

**SALE REPORT**

State ID # 79-02-201-R000142473  
 County ASHLAND  
 Municipality ASHLAND  
 Local Parcel # 201-05120-0101  
 Situs Address 900 Rail Dr  
 Situs Zip Code 54806  
 Appraiser BURGELL

IPAS Sale Key # 182022  
 SIC Code 0000  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 12/11/2018  
 Grantor SECURE ASSETS LLC

Grantee UP NORTH FOOD SERVICE LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 0000: Commercial Parcel  
 Intended Use 0000: Commercial Parcel  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$200,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$200,000  
 Land Value \$20,500  
 Improvement Value \$179,500  
 Time on Market 5 - 11 months  
 Recent Asking Price \$239,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 2008  
 Number of Building Sections 2  
 Predominant OCC Code 470  
 Primary Area 2,976  
 Additional Useable Area 0  
 Total Area 2,976  
 Basement Area  
 Office Area (SF) / (%) 576 19%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 576 19%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 16  
 Non-office ave clear height 16  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

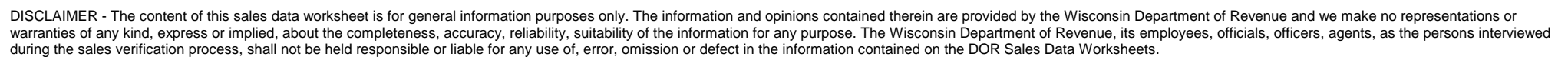
Adj Sale Price \$ / SF \$67.20  
 Adj Sale Price Imps \$ / SF \$60.32  
 Acres 3.180  
 Land Value \$ / Acre \$6,447  
 SCR 46.55  
 RCN + OBY / SF \$71.28  
 Physical Res. % 82%  
 Functional Res. % 95%  
 Functional OBS 1 Layout  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 86%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 126%

COMMENTS

APPR: GRANTOR: REFUSED TO GIVE ANY INFORMATIONGRANTEE: INDICATED THAT BUILDING WAS ORIGINALLY BUILT FOR BOAT REPAIR SERVICE. GRANTEE HAS A REFRIGERATED FOOD DISTRIBUTION BUSINESS, HE LEASES ANOTHER NEARBY BUILDING AND IS USING THIS BUILDING FOR ADDITIONAL STORAGE.BROKER: LISTED WITH LOCAL BROKER, ORIGINAL ASKING PRICE \$239,000PHYSICAL: OBSOLESCENCE OBSERVED FOR MULTIPLE SECTION LAYOUT AND OFFICE TO PLANT RATIOFUNCTIONAL: PROPERTY APPEARS TO BE WELL MAINTAINED WITH NO OBSERVABLE SIGNS OF WEAR & TEAECONOMIC: LOCATED ON THE EAST SIDE OF ASHLAND NEAR INDUSTRIAL PARK AND OTHER COMMERCIAL BUILDINGSLAND ANALYSIS: BASED ON AN ANALYSIS OF LOCAL COMMERCIAL AND MANUFACTURING LAND VALUES







**SALE REPORT**

State ID # 79-03-032-R000142205  
 County BARRON  
 Municipality OAK GROVE  
 Local Parcel # 032-1900-05-033  
 Situs Address 2686 18 3/4 St  
 Situs Zip Code 54841  
 Appraiser ROBOTAD

IPAS Sale Key # 181782  
 SIC Code 0000  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 01/29/2020  
 Grantor BEAR CREEK OUTFITTERS LLC

Grantee JESSE D AND HEIDI L LUSSON

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 0000: Commercial Parcel  
 Intended Use 0000: Commercial Parcel  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$95,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$95,000  
 Land Value \$21,200  
 Improvement Value \$73,800  
 Time on Market 0 - 4 months  
 Recent Asking Price \$99,900

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1960  
 Number of Building Sections 1  
 Predominant OCC Code 494  
 Primary Area 5,760  
 Additional Useable Area 0  
 Total Area 5,760  
 Basement Area  
 Office Area (SF) / (%) 864 15%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 5,760 100%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 10  
 Non-office ave clear height 10  
 Frame Type 05: Wood Joist Typical Wood  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$16.49  
 Adj Sale Price Imps \$ / SF \$12.81  
 Acres 3.400  
 Land Value \$ / Acre \$6,235  
 SCR 25.7  
 RCN + OBY / SF \$50.25  
 Physical Res. % 45%  
 Functional Res. % 90%  
 Functional OBS 1 Ceiling Height  
 Functional OBS 2 Layout  
 Functional OBS 3  
 Community rating % 76%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason

Major Thoroughfare 1 to 3 miles  
 Market Variance 83%

**COMMENTS**

OTHR: GRANTOR: NOT AVAILABLE FOR COMMENT.GRANTEE: GRANTOR WAS ATTRACTED TO THIS PROPERTY BECAUSE IT WAS ZONED COMMERCIAL AND HAS A WELL AND SEPTIC. HE OFFERED \$80,000 AND THE TWO PARTIES SETTLED ON \$95,000. GRANTOR FEELS HE PAID FAIR MARKET VALUE FOR THIS BUILDING IN FAIR CONDITION.PHYSICAL: BUILDING IS FULLY HEATED AND AIR CONDITIONED WITH AN OFFICE, RESTROOM, KITCHEN, SEPTIC AND WELL. IT WAS COMPLETELY REWIRED AND HAS A NEW FURNACE AND AC. PLUMBING AND SEPTIC HAVE RECENT UPDATES ALSO. THE STRUCTURE IS IN FAIR CONDITION EVEN WITH ALL THE UPDATES. FUNCTIONAL: FUNCTIONAL OBSOLESCENCE OBSERVED FOR LOW CEILING HEIGHT AND LAYOUT.ECONOMIC: LOCATED 1.2 MILES FROM HWY 53 IN A RURAL AREA.LAND ANALYSIS: THE LAND VALUE IS BASED ON SURROUNDING AREA VACANT LAND SALES AND ASSESSED VALUES IN THE AREA. LISTING AGENT: GRANTORS OPERATED AN ONLINE FISHING BAIT BUSINESS THAT DISSOLVED. THE GRANTEE AND GRANTOR DID NOT KNOW ONE ANOTHER. ASSESSOR REMARKS: NO INTERIOR INSPECTION, BUT DID VIEW PHOTOS ON THE MLS LISTING. EXTRA STRUCTURE IN AERIAL PHOTO HAD NO VALUE AND WAS DEMOLISHED AFTER THE SALE.



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**SALE REPORT**

State ID # 79-03-036-R000128415  
 County BARRON  
 Municipality PRAIRIE LAKE  
 Local Parcel # 036-0800-24-001  
 Situs Address 1005 19 3/4 St  
 Situs Zip Code 54822  
 Appraiser ROBOTAD

IPAS Sale Key # 167643  
 SIC Code 3564  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 03/11/2019  
 Grantor KELLY AND KIM COLE

Grantee JOHN MORNEAU

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3564: Blowers & Fans-Mfg  
 Intended Use 4225: General Warehousing & Storage-Trans  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$160,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$160,000  
 Land Value \$48,100  
 Improvement Value \$111,900  
 Time on Market 0 - 4 months  
 Recent Asking Price \$180,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 2000  
 Number of Building Sections 3  
 Predominant OCC Code 406  
 Primary Area 11,088  
 Additional Useable Area 0  
 Total Area 11,088  
 Basement Area  
 Office Area (SF) / (%) 900 8%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 900 8%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 15  
 Non-office ave clear height 12  
 Frame Type 07: Wood Pole  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$14.43  
 Adj Sale Price Imps \$ / SF \$10.09  
 Acres 4.200  
 Land Value \$ / Acre \$11,452  
 SCR 16.5  
 RCN + OBY / SF \$45.72  
 Physical Res. % 35%  
 Functional Res. % 85%  
 Functional OBS 1 Layout  
 Functional OBS 2 Ceiling Height  
 Functional OBS 3  
 Community rating % 76%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason

Major Thoroughfare 1 to 3 miles  
 Market Variance 98%

## COMMENTS

GRTR: DECIDED TO SELL AND INVEST IN A DIFFERENT TYPE OF RENTAL PROPERTY VERSUS FIXING UP THIS PROPERTY.

GRTE: COULD NOT BE REACHED FOR COMMENT.

APPR: REMARKS: EXTERNAL INSPECTION ONLY. USED PHOTOS FROM INTERNET LISTING FOR INTERNAL.

PHYS: THE PROPERTY WAS OBSERVED TO BE IN DISTRESSED CONDITION DUE MOSTLY TO A TORNADO HITTING THE AREA TWO YEARS AGO. THE SIDING IS MISSING FROM THE FRONT OF THE BUILDING. THE OFFICE AREA IS UNFINISHED AND HAS A/C BUT WAS INOPERABLE AT THE TIME OF THE SALE. AS A RESULT OF THESE ISSUES, THE EFFECTIVE AGE IS OLDER THAN ACTUAL AGE. THE BUILDING HAS TWO LOADING DOCKS WITH 9' X 10' DOORS AND A TWO CAR 10' X 16' DOOR.

FUNC: OBSOLESCENCE IS OBSERVED FOR VARYING CEILING HEIGHTS AND INTERNAL LAYOUT WITH WALLS IMPEDING PRODUCTION FLOW.

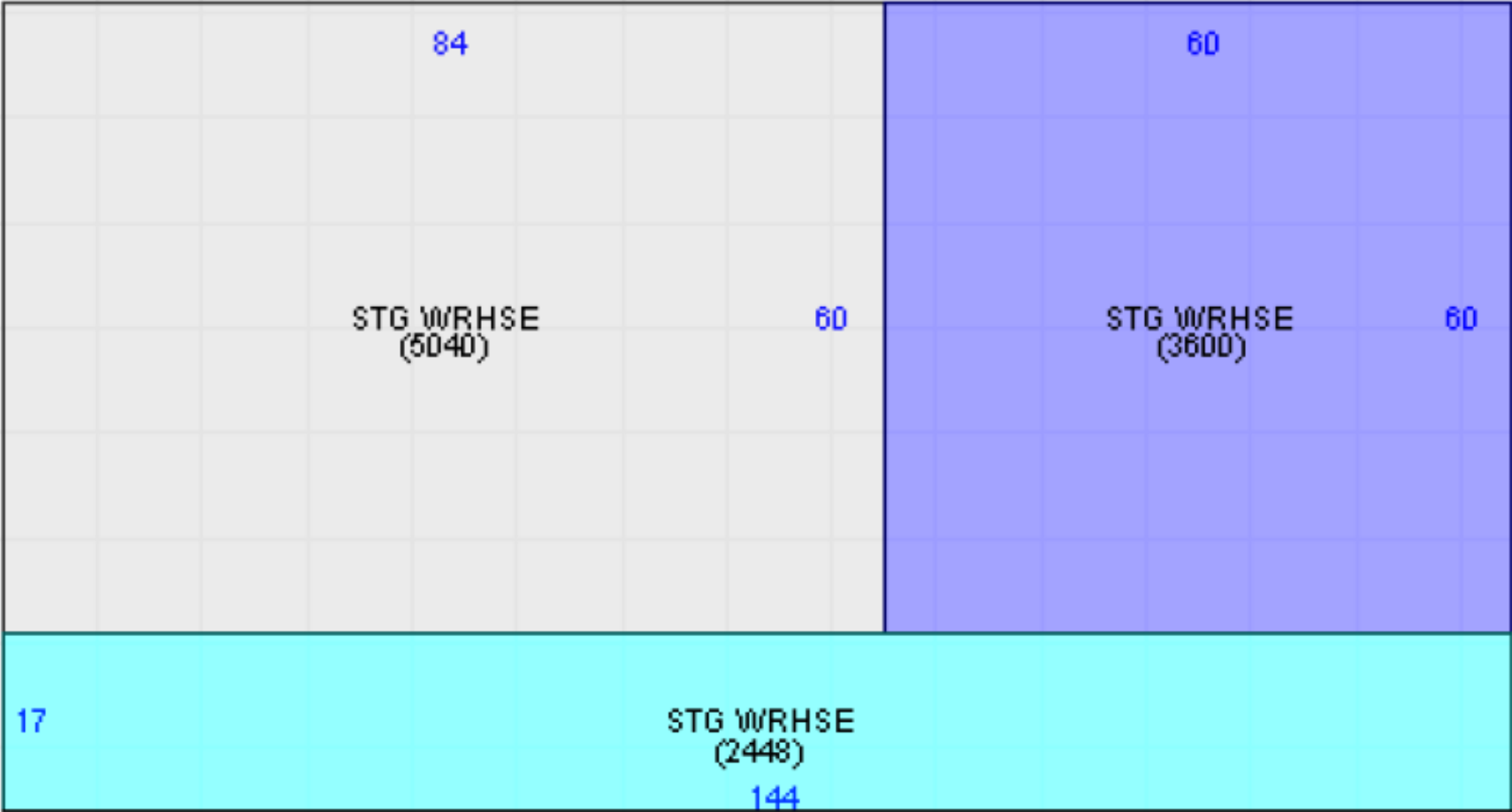
ECON: THE PROPERTY IS LOCATED IN A RURAL AREA WITH VERY LITTLE TRAFFIC

OTHR: LAND ANALYSIS: THE LAND VALUE IS BASED ON SURROUNDING AREA VACANT LAND SALES AND ASSESSED VALUES IN THE AREA. THIS PROPERTY HAS 291 FT OF FRONTAGE ON THE RED CEDAR RIVER.



Photo 2





**SALE REPORT**

State ID # 79-03-038-R000091258  
 County BARRON  
 Municipality RICE LAKE  
 Local Parcel # 038-1900-07-010  
 Situs Address 2088 18 3/4 St  
 Situs Zip Code 54868  
 Appraiser SMITHBA

IPAS Sale Key # 178605  
 SIC Code 5181  
 Interior Inspection Date 07/17/2018  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 07/28/2020  
 Grantor TYST LLC  
  
 Grantee ROB AND CELINA AVERY  
  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 5181: Beer & Ale-WholeSL  
 Intended Use 7991: Physical Fitness Facilities-Svcs  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$300,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$300,000  
 Land Value \$40,200  
 Improvement Value \$259,800  
 Time on Market 0 - 4 months  
 Recent Asking Price \$315,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 2003  
 Number of Building Sections 1  
 Predominant OCC Code 494  
 Primary Area 4,320  
 Additional Useable Area 0  
 Total Area 4,320  
 Basement Area  
 Office Area (SF) / (%) 560 13%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 4,320 100%  
 Notable Features/OBYs  
  
 Stories 1  
 Non-office ave wall height 18  
 Non-office ave clear height 15  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

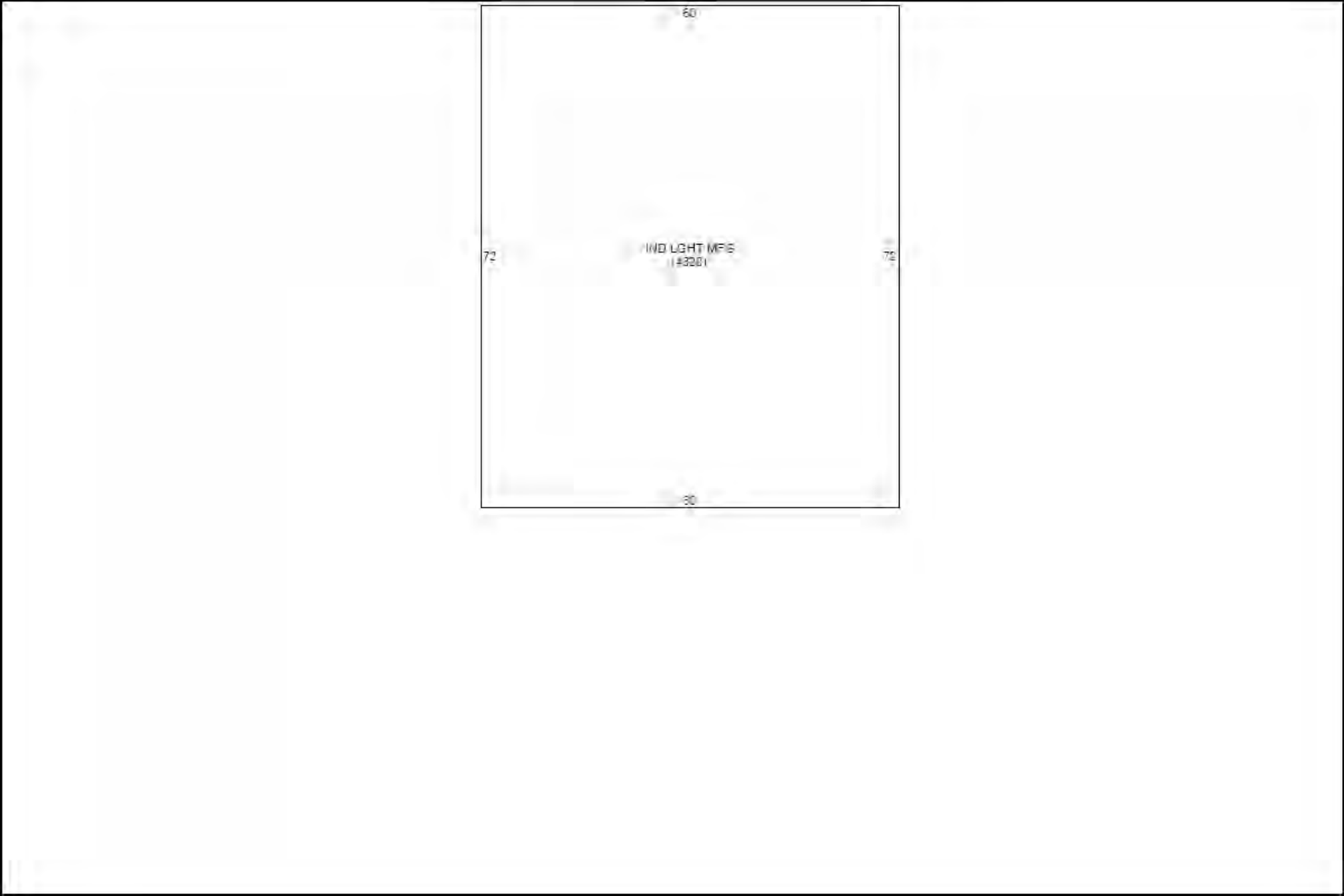
**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$69.44  
 Adj Sale Price Imps \$ / SF \$60.14  
 Acres 1.436  
 Land Value \$ / Acre \$27,994  
 SCR 14.48  
 RCN + OBY / SF \$84.02  
 Physical Res. % 83%  
 Functional Res. % 100%  
 Functional OBS 1  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 85%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
  
 Major Thoroughfare 1 to 3 miles  
 Market Variance 101%

**COMMENTS**

APPR: GRANTOR: OWNER HAD BEEN LEASING PROPERTY. TENANT VACATED AND OWNER DECIDED TO SELL, SO LISTED PROPERTY WITH REAL ESTATE BROKER.  
GRANTEE: DID NOT RESPOND TO REQUEST FOR INFORMATION. BROKER: REAL ESTATE WAS EXPOSED TO MARKET VIA MLS AND VARIOUS INTERNET SITES. BROKER  
FELT THE SALE REPRESENTED THE FAIR MARKET VALUE OF THE PROPERTY. BROKER INDICATED THE INTENDED USE WAS TO BE OWNER OCCUPIED AND USED AS A FITNESS  
FACILITY. PHYSICAL: APPEARS TO BE NO MAJOR REPAIRS REQUIRED AT THIS TIME. FUNCTIONAL: NO FUNCTIONAL ISSUES WITH PROPERTY.  
ECONOMIC: THIS LOCATION CONSISTS OF A FEW SMALLER COMMERCIAL PARCELS, LOCATED A SHORT DISTANCE WEST OF RICE LAKE WITH EASY ACCESS TO RICE LAKE AND  
HWY 53. LAND ANALYSIS: DETERMINED THROUGH RECENT LAND SALES SEARCH AND MARKET ANALYSIS. REMARKS: PREVIOUS SALE IN DATABASE AS 18-79-  
001-1 TYST LLC - SOLD FOR \$260,000. NO CHANGES TO BUILDING FROM INITIAL SALE. SIC CODE REFLECTS ORIGINAL USE OF BUILDING.





**SALE REPORT**

State ID # 79-03-038-R000141610  
 County BARRON  
 Municipality RICE LAKE  
 Local Parcel # 038-1900-09-000  
 Situs Address 2081 18 3/4 St  
 Situs Zip Code 54868  
 Appraiser SMITHBA

IPAS Sale Key # 181092  
 SIC Code 5172  
 Interior Inspection Date 10/26/2020  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 10/23/2020  
 Grantor THOMAS AND CHRISTINE CLEMENTS  
 Grantee TYST LLC  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 5172: Petroleum Products Nec-WholeSL  
 Intended Use 5172: Petroleum Products Nec-WholeSL  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$350,000  
 Adjustment \$58,970  
 Adjusted Reason Multi-parcel  
 Adjusted Sale Price \$291,030  
 Land Value \$89,700  
 Improvement Value \$201,330  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 2001  
 Number of Building Sections 3  
 Predominant OCC Code 471  
 Primary Area 8,080  
 Additional Useable Area 0  
 Total Area 8,080  
 Basement Area  
 Office Area (SF) / (%) 1,600 20%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 1,600 20%  
 Notable Features/OBYs  
 Stories 1  
 Non-office ave wall height 20  
 Non-office ave clear height 20  
 Frame Type 07: Wood Pole  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$36.02  
 Adj Sale Price Imps \$ / SF \$24.92  
 Acres 4.932  
 Land Value \$ / Acre \$18,187  
 SCR 26.59  
 RCN + OBY / SF \$51.94  
 Physical Res. % 55%  
 Functional Res. % 95%  
 Functional OBS 1 Layout  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 85%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason  
 Major Thoroughfare 1 to 3 miles  
 Market Variance 108%

COMMENTS

APPR: GRANTOR: DID NOT RESPOND TO REQUEST FOR INFORMATION. GRANTEE: PROPERTY WAS PREVIOUSLY LISTED FOR SALE A FEW YEARS AGO AND DID NOT SELL. BUYER SOLD ANOTHER PROPERTY, CONTACTED SELLER AND NEGOTIATED THE PURCHASE OF THIS PROPERTY. PROPERTY TO BE USED FOR INVESTMENT PURPOSES. BROKER: PROPERTY WAS NOT LISTED ON THE OPEN MARKET, BUT IS RELATED TO GRANTOR AND DID ASSIST BUYER AND SELLER WITH THE SALE. PHYSICAL: BUILDINGS IN FAIR CONDITION, WITH SOME SIGNS OF WEAR AND TEAR. APPEARS TO BE NO MAJOR REPAIRS REQUIRED AT THIS TIME. FUNCTIONAL: LAYOUT ADJUSTMENT FOR MULTI-SECTION BUILDING. ECONOMIC: LOCATED WEST RICE LAKE WITH EASY ACCESS TO HWY 53. LAND ANALYSIS: DETERMINED THROUGH RECENT LAND SALES SEARCH AND MARKET ANALYSIS. REMARKS: GRANTOR WAS LEASING THE BUILDING TO CURRENT TENANT. GRANTEE PURCHASED THE BUILDING AND EXTENDED THE LEASE WITH CURRENT TENANT FOR 5 YEARS AT \$3,600/MONTH.





36	72
COM UTL LGT (2160)	COM UTL LGT (4320)
60	60
36	72
40	
OFFICE BLDG (1600)	
40	
40	

**SALE REPORT**

State ID # 79-03-101-R000142329  
 County BARRON  
 Municipality ALMENA  
 Local Parcel # 101-8085-02-002  
 Situs Address 380 Us Hwy 8 E  
 Situs Zip Code 54805  
 Appraiser BELLDP

IPAS Sale Key # 181905  
 SIC Code 2511  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 04/12/2019  
 Grantor L & M GAZEBOS INC

Grantee THE ROBERTSON GROUP

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2511: Wood Household Furniture-Mfg  
 Intended Use 3089: Plastics Products Nec-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$170,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$170,000  
 Land Value \$15,000  
 Improvement Value \$155,000  
 Time on Market 0 - 4 months  
 Recent Asking Price \$199,900

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1990  
 Number of Building Sections 3  
 Predominant OCC Code 494  
 Primary Area 8,208  
 Additional Useable Area 0  
 Total Area 8,208  
 Basement Area  
 Office Area (SF) / (%) 1,008 12%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 14  
 Non-office ave clear height 14  
 Frame Type 07: Wood Pole  
 Exterior Wall Type 07: Metal Light

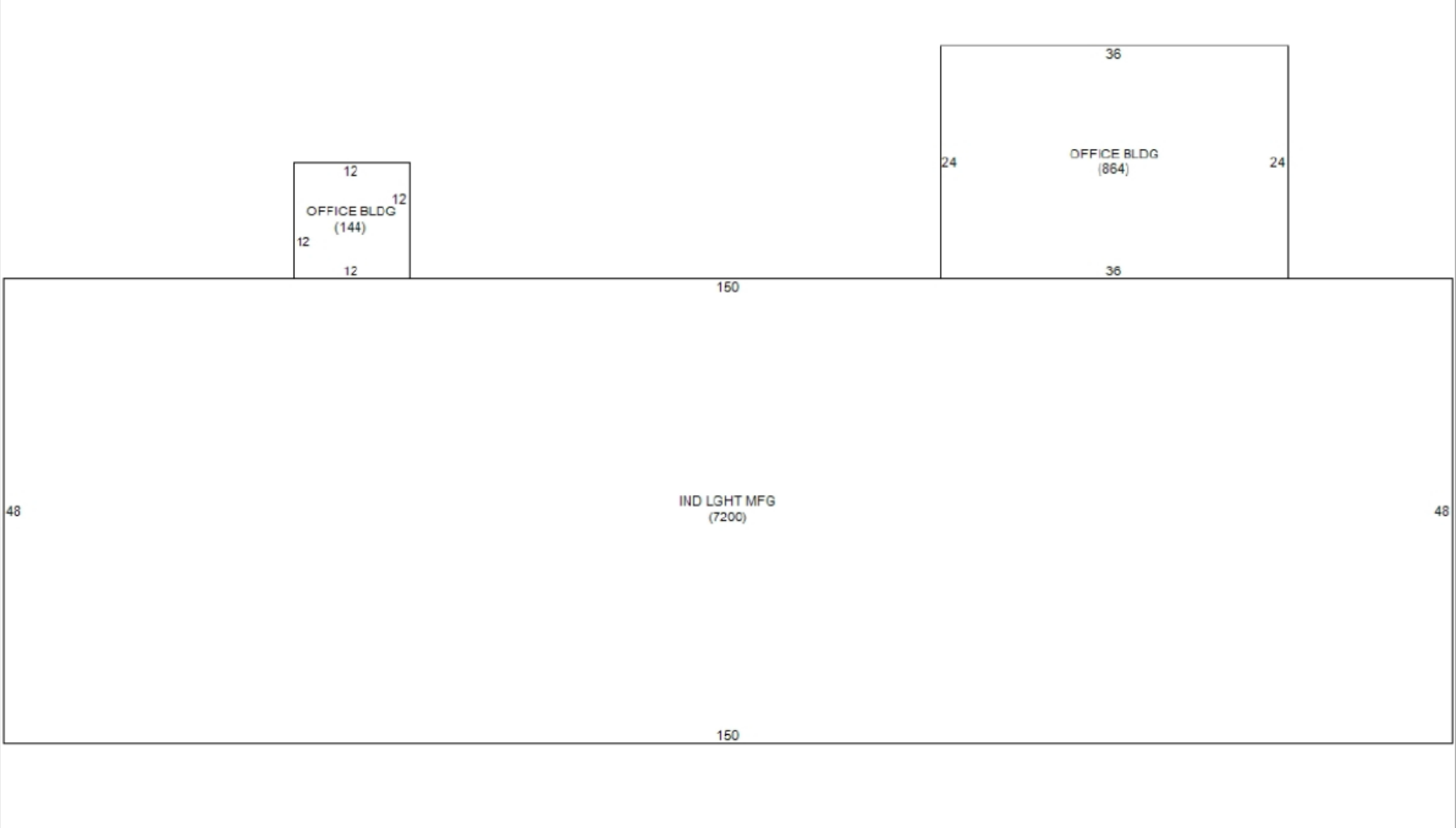
**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$20.71  
 Adj Sale Price Imps \$ / SF \$18.88  
 Acres 1.840  
 Land Value \$ / Acre \$8,152  
 SCR 9.76  
 RCN + OBY / SF \$55.38  
 Physical Res. % 45%  
 Functional Res. % 95%  
 Functional OBS 1 Layout  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 80%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 1 to 3 miles  
 Market Variance 100%

COMMENTS

APPR: GRANTOR: UNABLE TO BE REACHED FOR COMMENT. MADE AND SOLD YARD GAZEBOS ON SITE, AT ONE POINT SOLD USED CARS, LISTED VIA MLS. GRANTEE:  
FELT SALE REPRESENTED FAIR MARKET VALUE, WIFE DOES FOOD R&D IN ONE BUILDING, ONE BUILDING IS OFFICE FOR THE ROBERTSON GROUP, FUTURE HOME OF POLY PATIO  
FURNITURE MANUFACTURING PHYSICAL: COMPONENTS MOSTLY ORIGINAL, SOME DENTING AND BROWNING OF SIDING, NO MAJOR REPAIRS NEEDED AS OF 11/19/20  
FUNCTIONAL: MULTIPLE BUILDING LAYOUT ECONOMIC: THIS PROPERTY IS LOCATED ON THE FRINGE OF V ALMENA, BUT HAS FRONTAGE ON MAJOR THOROUGHFARE  
US HIGHWAY 8 LAND ANALYSIS: BASED ON ANALYSIS OF SALES IN THE AREA BROKER: UNABLE TO BE REACHED FOR COMMENT





**SALE REPORT**

State ID # 79-03-212-R000007369  
 County BARRON  
 Municipality CUMBERLAND  
 Local Parcel # 212-1420-72-000  
 Situs Address 1365 1st Ave  
 Situs Zip Code 54829  
 Appraiser ROBOTAD

IPAS Sale Key # 168193  
 SIC Code 3545  
 Interior Inspection Date 07/06/2016  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 08/22/2019  
 Grantor ARDISAM INC  
  
 Grantee BEAVER DAM PROCESSING LLC  
  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3545: Machine Tool Accessories-Mfg  
 Intended Use 2013: Sausages & Other Prepared Meats-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$200,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$200,000  
 Land Value \$30,200  
 Improvement Value \$169,800  
 Time on Market 0 - 4 months  
 Recent Asking Price \$215,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1939  
 Number of Building Sections 3  
 Predominant OCC Code 315  
 Primary Area 16,172  
 Additional Useable Area 0  
 Total Area 16,172  
 Basement Area  
 Office Area (SF) / (%) 0 0%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs  
  
 Stories 1  
 Non-office ave wall height 10  
 Non-office ave clear height 10  
 Frame Type 02: Masonry Load Bearing  
 Exterior Wall Type 04: Brick & Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$12.37  
 Adj Sale Price Imps \$ / SF \$10.50  
 Acres 0.695  
 Land Value \$ / Acre \$43,453  
 SCR 1.87  
 RCN + OBY / SF \$61.57  
 Physical Res. % 37%  
 Functional Res. % 65%  
 Functional OBS 1 Ceiling Height  
 Functional OBS 2 Office/Plant Ratio  
 Functional OBS 3 Layout  
 Community rating % 85%  
 NBHD Rating / Other % 90%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 93%

**COMMENTS**

GRTR: COULDN'T BE REACHED FOR COMMENT. WAS USING ONLY FOR STORAGE AT THE TIME OF THE SALE. THIS BUILDING HAD DESIRABLE CEILING HEIGHTS, IS CLOSE TO HIS RETAIL STORE AND WAS MORE COST EFFECTIVE THAN BUILDING NEW. GRANTEE FELT HE PAID FMV.

GRTE: HAD BEEN CONSIDERING BUILDING OR BUYING A FACILITY FOR HIS MEAT PROCESSING BUSINESS FOR 3 YEARS. A REPRESENTATIVE OF THE GRANTOR'S CONTACTED THE GRANTEE WITH AN OFFER TO SELL FOR \$215,000. GRANTOR ACCEPTED \$200,000.

APPR: ORIGINALLY BUILT FOR CHEESE PRODUCTION AND COULD BE EASILY CONVERTED FOR OTHER FOOD PROCESSING.

PHYS: OBSERVED TO BE IN POOR CONDITION DUE TO AGE AND DEFERRED MAINTENANCE. THE ROOF NEEDS REPAIR.

FUNC: OBSOLESCENCE IS OBSERVED FOR VARYING AND LOW CEILING HEIGHTS, LAYOUT THAT IMPEDES PRODUCTION FLOW, OFFICE TO PLANT RATIO AND LOW SITE COVERAGE.

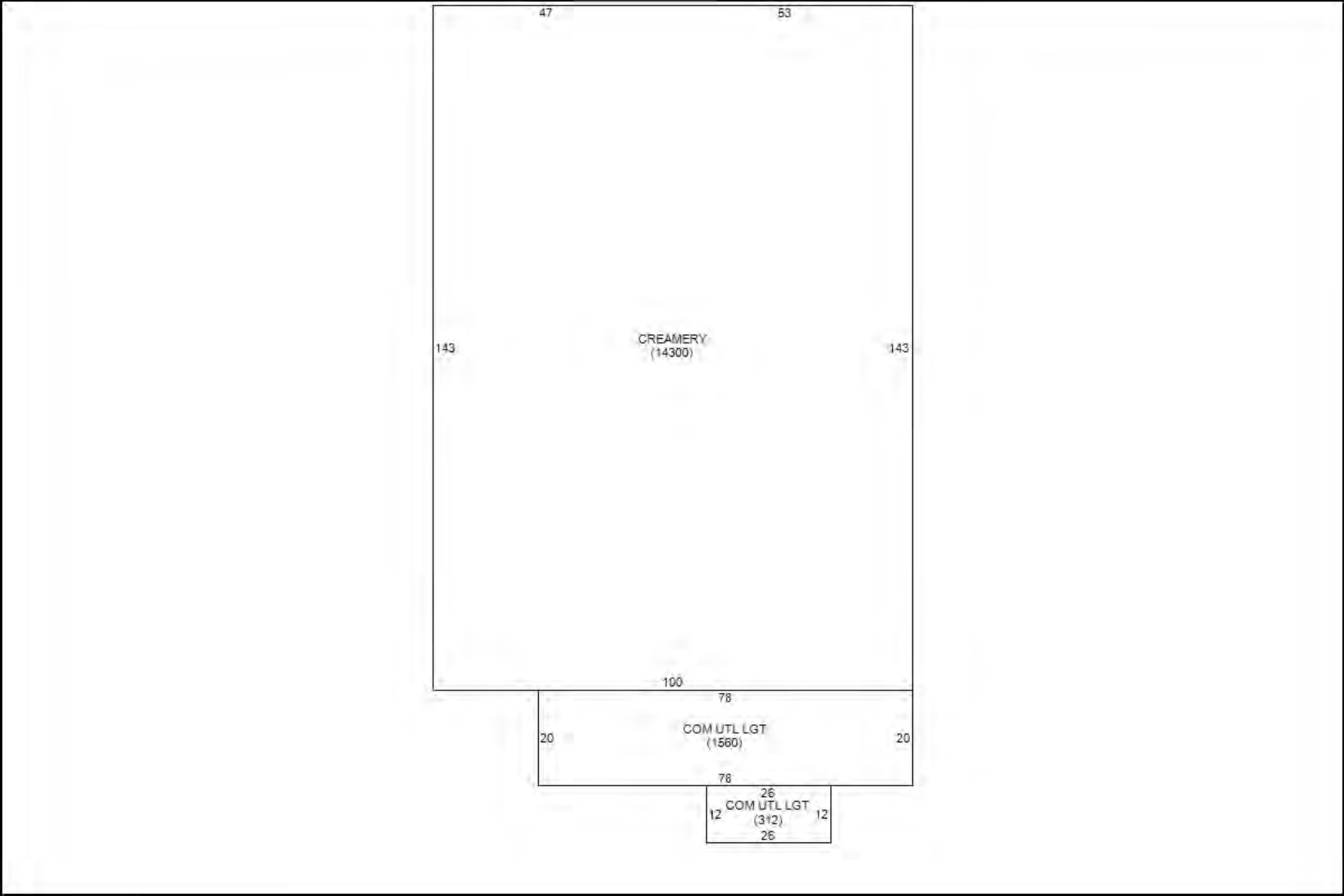
ECON: THE PROPERTY IS LOCATED ON A CORNER LOT CLOSE TO A WELL TRAVELED HIGHWAY IN A MIX USE AREA.

OTHR: LAND ANALYSIS: THE LAND VALUE IS BASED ON SURROUNDING AREA VACANT LAND SALES AND ASSESSED VALUES IN THE AREA.

OTHR: MARKET VARIENCE: MAY BE DUE TO THE LACK OF INTERESTED BUYERS FOR THIS TYPE OF BUILDING AND NO REALTOR INVOLVED.







**SALE REPORT**

State ID # 79-03-276-R000064960  
 County BARRON  
 Municipality RICE LAKE  
 Local Parcel # 276-8001-33-022  
 Situs Address 2500 College Dr  
 Situs Zip Code 54868  
 Appraiser SMITHBA

IPAS Sale Key # 160298  
 SIC Code 2099  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 09/04/2018  
 Grantor LMG HOLDINGS LLC

Grantee TRI-SINZ INC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2011: Meat Packing Plants-Mfg  
 Intended Use 1711: Plumbing Heating Air-Conditioning-Cons  
 No Months Vacant 0 - 1 years  
 Environmental Site

**SALE DATA**

Sale Price \$370,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$370,000  
 Land Value \$95,900  
 Improvement Value \$274,100  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1997  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 7,200  
 Additional Useable Area 0  
 Total Area 7,200  
 Basement Area  
 Office Area (SF) / (%) 1,200 17%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 7,200 100%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 21  
 Non-office ave clear height 19  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

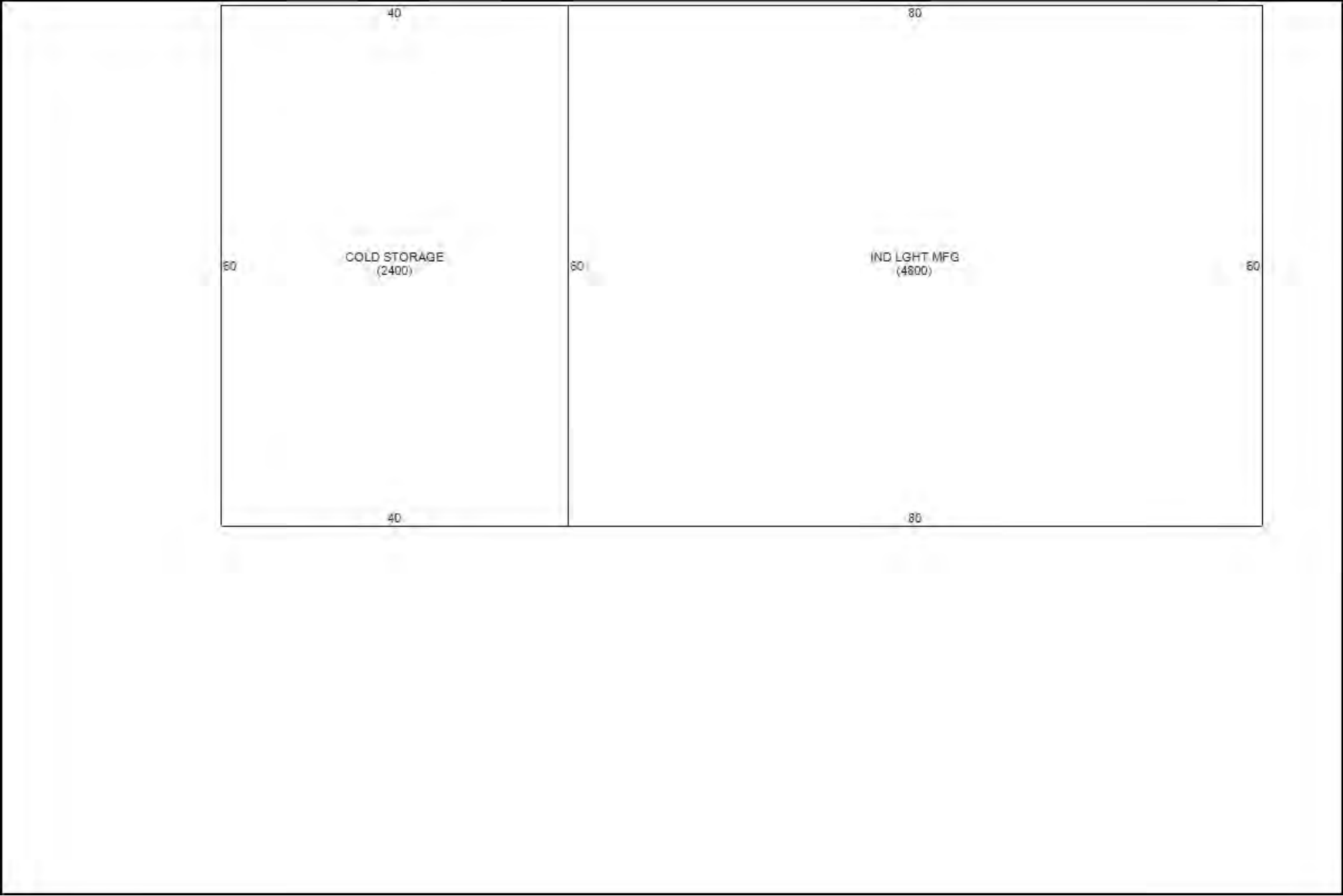
**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$51.39  
 Adj Sale Price Imps \$ / SF \$38.07  
 Acres 2.132  
 Land Value \$ / Acre \$44,981  
 SCR 12.9  
 RCN + OBY / SF \$102.98  
 Physical Res. % 58%  
 Functional Res. % 95%  
 Functional OBS 1 Office/Plant Ratio  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 90%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 1 to 3 miles  
 Market Variance 75%

COMMENTS

APPR: GRANTOR: OWNER RELOCATED BUSINESS TO ANOTHER LOCATION AND OFFERED THIS PROPERTY FOR SALE. GRANTEE: DID NOT RESPOND TO REQUEST FOR INFORMATION. BROKER: REAL ESTATE WAS EXPOSED TO MARKET VIA MLS AND VARIOUS INTERNET SITES. BROKER FELT THE SALE REPRESENTED THE FAIR MARKET VALUE OF THE PROPERTY. PHYSICAL: APPEARS TO BE NO MAJOR REPAIRS REQUIRED AT THIS TIME. FUNCTIONAL: LARGER OFFICE TO PLANT RATIO THAN NORMAL. ECONOMIC: PROPERTY IS LOCATED IN COMMERCIAL ZONED INDUSTRIAL LOCATION, WITH EASY ACCESS TO HWY 53. LAND ANALYSIS: DETERMINED THROUGH RECENT LAND SALES SEARCH AND MARKET ANALYSIS. REMARKS: SIC CODE REFLECTS ORIGINAL USE OF PROPERTY, WHICH INCLUDES SOME SECTIONS WITH REFRIGERATION AND COOLING. THE BUYER WILL CHANGE THE USE OF THE PROPERTY TO BE USED AS PLUMBING BUSINESS. EXTERIOR PHOTOS TAKEN 8/28/20.





**SALE REPORT**

State ID # 81-05-030-R000042961  
 County BROWN  
 Municipality PITTSFIELD  
 Local Parcel # PI-465-1  
 Situs Address 4575 Anston Rd  
 Situs Zip Code 54162  
 Appraiser BARRERM

IPAS Sale Key # 166209  
 SIC Code 2491  
 Interior Inspection Date 11/14/2019  
 Revision Date  
 Sale Validity Valid - Additional Parcels included  
 Sale Index # 2  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 05/31/2019  
 Grantor AMTM ENTERPRISES LLC

Grantee LOUISIANA-PACIFIC CORPORATION

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2491: Wood Preserving-Mfg  
 Intended Use 2491: Wood Preserving-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$1,152,200  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$1,152,200  
 Land Value \$90,600  
 Improvement Value \$1,061,600  
 Time on Market 0 - 4 months  
 Recent Asking Price \$1,152,200

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1990  
 Number of Building Sections 8  
 Predominant OCC Code 494  
 Primary Area 45,922  
 Additional Useable Area 200  
 Total Area 46,122  
 Basement Area  
 Office Area (SF) / (%) 1,400 3%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 1,200 3%  
 Notable Features/OBYS

Stories 1  
 Non-office ave wall height 17  
 Non-office ave clear height 17  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$24.98  
 Adj Sale Price Imps \$ / SF \$23.02  
 Acres 6.043  
 Land Value \$ / Acre \$14,993  
 SCR 5.73  
 RCN + OBY / SF \$56.87  
 Physical Res. % 65%  
 Functional Res. % 80%  
 Functional OBS 1 Layout  
 Functional OBS 2 Office/Plant Ratio  
 Functional OBS 3 Construction Materials  
 Community rating % 95%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason

Major Thoroughfare 1 to 3 miles  
 Market Variance 82%

**COMMENTS**

GRTR: SALE PRICE INCLUDED TWO NEIGHBORING PARCELS, EACH WITH BUILDINGS. THERE WAS A CUSTOMER RELATIONSHIP BETWEEN PARTIES, AS GRANTOR PAINTED SIDING THAT THE GRANTEE SUPPLIED THEM WITH. THIS WAS A TOTAL BUSINESS ACQUISITION. HOWEVER, THE GRANTOR SUPPLIED APPRAISALS FOR BOTH PARCELS WHICH WERE USED TO SET THE REAL ESTATE SALE PRICE.

GRTE: GRANTEE IS A MANUFACTURER OF VARIOUS BUILDING PRODUCTS, INCLUDING PREFINISHED SIDING WHICH IS DONE AT SUBJECT SITE. GRANTEE MADE THE BUSINESS ACQUISITION TO ENABLE THEM TO PAINT THEIR OWN SIDING IN-HOUSE.

PHYS: SALE INCLUDED THE ORIGINAL FACILITY BUILT IN THE 1970S AND 80S, AS WELL AS A WAREHOUSE BUILDING RECENTLY CONSTRUCTED IN 2018. THE ORIGINAL FACILITY IS A MIX OF PRE-ENGINEERED STEEL AND WOOD FRAMED SECTIONS IN FAIR CONDITION OVERALL. THERE IS A 1,200 SQ FT OFFICE BUILDING THAT WAS COMPLETELY REMODELED IN 2016 WITH NICE FINISH. THE WAREHOUSE BUILDING IS HEATED AND HAS NO OFFICE AREA.

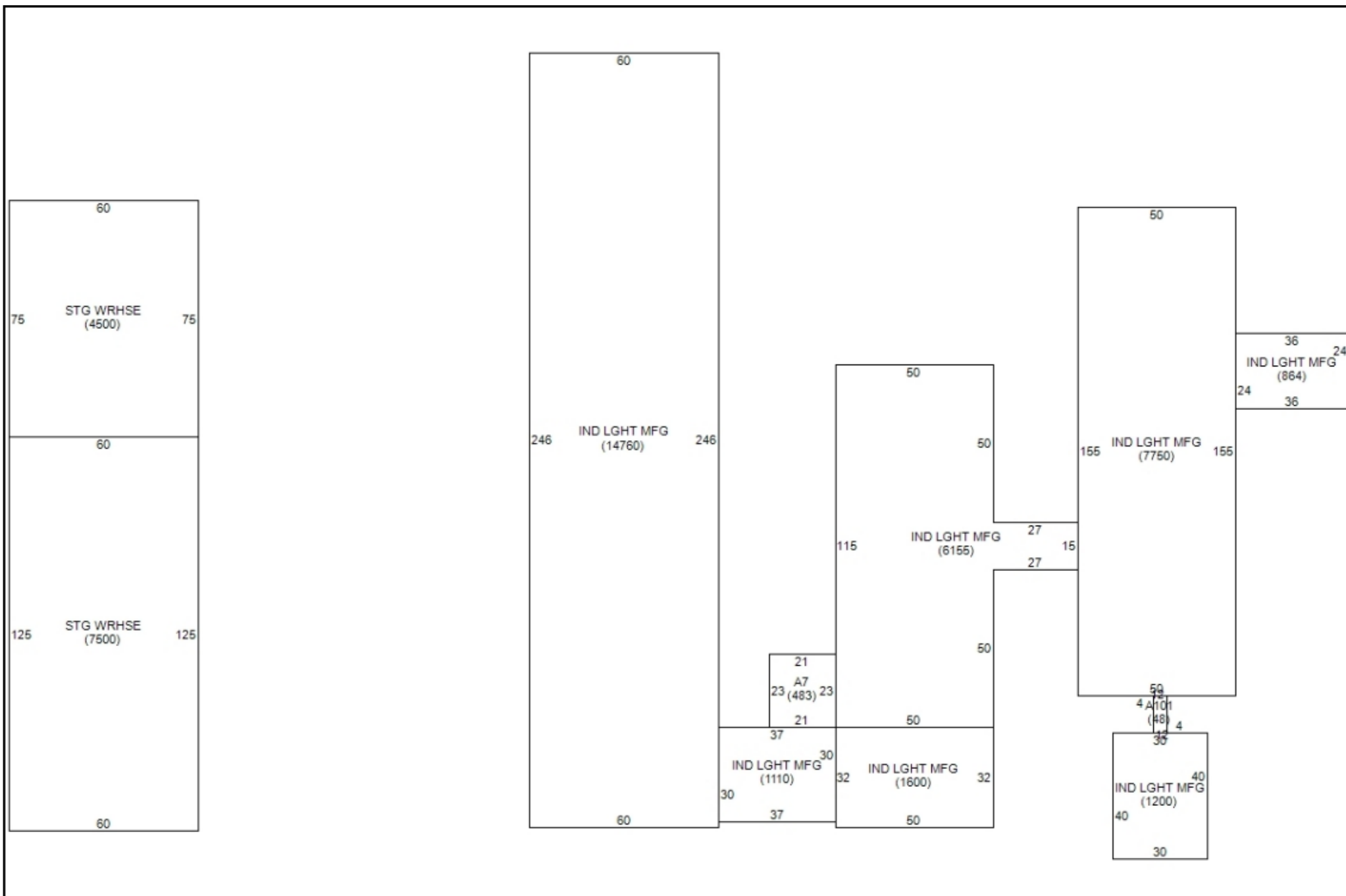
FUNC: FUNCTIONAL OBSOLESCENCE IS OBSERVED FOR LAYOUT ISSUES IN THE ORIGINAL FACILITY, WHICH CONSISTS OF LARGE SECTIONS CONNECTED BY WALKWAYS. THE NEWER WAREHOUSE BUILDING IS ALSO SEPARATE FROM THE MAIN FACILITY, ALTHOUGH IT DOES SIT ON ITS OWN PARCEL.

ECON: SUBJECT IS LOCATED THREE MILES NORTH OF STATE HIGHWAY 29 IN THE TOWN OF PITTSFIELD, WHICH IS ROUGHLY 10 MILES OUTSIDE OF THE CITY OF GREEN BAY. THE IMMEDIATE SURROUNDING AREA IS MAINLY AGRICULTURAL PROPERTY.

OTHR: LAND: ANALYZED VALUES OF SURROUNDING LOCAL ASSESSMENTS TO DETERMINE LAND VALUE.







**SALE REPORT**

State ID # 81-05-102-R000009816  
 County BROWN  
 Municipality ALLOUEZ  
 Local Parcel # AL-1042  
 Situs Address 536 Greene Ave  
 Situs Zip Code 54301  
 Appraiser KRUIKA

IPAS Sale Key # 186703  
 SIC Code 2499  
 Interior Inspection Date 04/15/2021  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 06/05/2020  
 Grantor HERBERT ERIC E

Grantee MMJR PROPERTIES LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2499: Wood Products Nec-Mfg  
 Intended Use 1500: General Building Contractors-Const  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$150,000  
 Adjustment \$50,000  
 Adjusted Reason Multi-parcel  
 Adjusted Sale Price \$100,000  
 Land Value \$44,500  
 Improvement Value \$55,500  
 Time on Market 0 - 4 months  
 Recent Asking Price \$150,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1951  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 4,760  
 Additional Useable Area 0  
 Total Area 4,760  
 Basement Area  
 Office Area (SF) / (%) 1,080 23%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYS

Stories 1  
 Non-office ave wall height 11  
 Non-office ave clear height 10  
 Frame Type 02: Masonry Load Bearing  
 Exterior Wall Type 04: Brick & Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$21.01  
 Adj Sale Price Imps \$ / SF \$11.66  
 Acres 0.377  
 Land Value \$ / Acre \$118,037  
 SCR 3.45  
 RCN + OBY / SF \$65.42  
 Physical Res. % 28%  
 Functional Res. % 74%  
 Functional OBS 1 Ceiling Height  
 Functional OBS 2 Construction Materials  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 90%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 96%

## COMMENTS

GRTR: GRANTOR DECIDED TO RETIRE AND MOVE TO FLORIDA.

GRTE: GRANTEE HAD BEEN INTERESTED IN THIS PROPERTY FOR APPROXIMATELY 30 YEARS AND HAD LET GRANTOR KNOW THAT THEY WERE WILLING TO PURCHASE THE PROPERTY. NO APPRAISAL WAS DONE, JUST NEGOTIATION TO THE SALE PRICE. GRANTOR LEFT A NUMBER ITEMS THAT WERE ALL DISPOSED OF BY THE GRANTEE. GRANTEE PLANNING TO USE THE BACK PORTION FOR A CONTRACTOR STORAGE AND RENT THE FRONT FOR RETAIL.

PHYS: SUBJECT IS A ONE STORY CONCRETE BLOCK BUILDING THAT HAS SOME DEFERRED MAINTENANCE.

FUNC: A SMALL BASEMENT AREA (1080 SF) IS LOCATED UNDER BUILDING 1, BUT NOT INCLUDED IN THE TOTAL SQUARE FOOTAGE.

ECON: PROPERTY IS LOCATED IN A MIXED RESIDENTIAL/COMMERCIAL AREA.

OTHR: LAND ANALYSIS: REVIEWED SALES AND ASSESSMENTS OF OTHER COMMERCIAL PARCELS IN THE AREA.



40'

39'

IND LGHT MFG  
(1560)

40'

80'

IND LGHT MFG  
(3200)

40'

4760 sq ft

**SALE REPORT**

State ID # 81-05-104-R000123602  
 County BROWN  
 Municipality ASHWAUBENON  
 Local Parcel # VA-228-14-K-48-A  
 Situs Address 1049 Ashwaubenon St  
 Situs Zip Code 54307  
 Appraiser KRUIKA

IPAS Sale Key # 161736  
 SIC Code 3599  
 Interior Inspection Date 06/12/2019  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 02/02/2018  
 Grantor KATHLEEN MASSE

Grantee MSI INVESTORS OF WISCONSIN LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 0000: Commercial Parcel  
 Intended Use 3599: Industrial Machinery Nec-Mfg  
 No Months Vacant 1 - 3 years  
 Environmental Site

**SALE DATA**

Sale Price \$480,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$480,000  
 Land Value \$110,500  
 Improvement Value \$369,500  
 Time on Market 5 - 11 months  
 Recent Asking Price \$549,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1979  
 Number of Building Sections 1  
 Predominant OCC Code 494  
 Primary Area 12,000  
 Additional Useable Area 0  
 Total Area 12,000  
 Basement Area  
 Office Area (SF) / (%) 1,920 16%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYS

Stories 1  
 Non-office ave wall height 14  
 Non-office ave clear height 14  
 Frame Type 05: Wood Joist Typical Wood  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$40.00  
 Adj Sale Price Imps \$ / SF \$30.79  
 Acres 1.674  
 Land Value \$ / Acre \$66,010  
 SCR 6.08  
 RCN + OBY / SF \$57.06  
 Physical Res. % 52%  
 Functional Res. % 90%  
 Functional OBS 1 Layout  
 Functional OBS 2 Building Mechanics  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason

Major Thoroughfare 0 to 1 mile  
 Market Variance 115%

## COMMENTS

GRTR: GRANTOR - GRANTOR MOVED TO A NEW LOCATION AND NO LONGER NEEDED THIS BUILDING.

GRTE: GRANTEE - PER GRANTEE, SUBJECT WAS VACANT FOR SEVERAL YEARS AND WAS LOCATED ACROSS THE STREET FROM THE GRANTEE'S BUSINESS. NEEDED OFFICE SPACE DUE TO COLLAPSE OF GRANTEE'S OFFICE SPACE IN SNOW STORM. THE SUBJECT FIT THEIR NEEDS, PAID A PREMIUM DUE TO NEED AND PROXIMITY TO THEIR BUSINESS. NEGATIVE FEATURES WERE THE LAYOUT AND THE LOCATION OF THE LOADING DOCK. THE GRANTEE FELT THAT THE SUBJECT WAS IN FAIR CONDITION AND PLANS TO REMOVE THE DATED OFFICES AND CONVERT THIS PROPERTY INTO A WAREHOUSE ONCE THE MAIN OFFICES ARE RESTORED.

PHYS: PHYSICAL - A ONE STORY PRE-ENGINEERED STEEL BUILDING THAT WAS MAINTAINED AS NEEDED.

FUNC: FUNCTIONAL - THE SUBJECT HAS A NUMBER OF WALLS AND WAS PREVIOUSLY DESIGNED FOR TWO TENANTS. DUPLICATION OF OFFICE AREAS IS EXCESSIVE FOR THIS SIZE OF BUILDING. OFFICES NEED EXTENSIVE UPDATING.

ECON: ECONOMIC - THE SUBJECT IS LOCATED IN AN INDUSTRIAL PARK WHERE THERE HAS BEEN A LOT OF SALES ACTIVITY IN THE PAST YEAR. ACCESS TO USH 41 IS APPROXIMATELY 1 MILE AWAY.

OTHR: LAND ANALYSIS - CONSISTENT WITH LAND VALUES IN THE ASHWAUBENON INDUSTRIAL PARKS.





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**SALE REPORT**

State ID # 81-05-104-R000032969  
 County BROWN  
 Municipality ASHWAUBENON  
 Local Parcel # VA-228-14-K-7  
 Situs Address 2955 Ramada Way  
 Situs Zip Code 54304  
 Appraiser KRUIKA

IPAS Sale Key # 164120  
 SIC Code 5093  
 Interior Inspection Date 06/12/2019  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 02/13/2019  
 Grantor G & H REALTY LLC

Grantee LRI PROPERTIES LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3089: Plastics Products Nec-Mfg  
 Intended Use 5093: Scrap & Waste Materials-WholeSL  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$825,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$825,000  
 Land Value \$202,300  
 Improvement Value \$622,700  
 Time on Market 0 - 4 months  
 Recent Asking Price \$850,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1984  
 Number of Building Sections 3  
 Predominant OCC Code 494  
 Primary Area 20,652  
 Additional Useable Area 0  
 Total Area 20,652  
 Basement Area  
 Office Area (SF) / (%) 2,896 14%  
 Sprinkler (SF) / (%) 20,652 100%  
 Air Conditioning (SF) / (%) 2,896 14%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 20  
 Non-office ave clear height 19  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$39.95  
 Adj Sale Price Imps \$ / SF \$30.15  
 Acres 2.529  
 Land Value \$ / Acre \$79,992  
 SCR 5.33  
 RCN + OBY / SF \$64.64  
 Physical Res. % 45%  
 Functional Res. % 90%  
 Functional OBS 1 Size  
 Functional OBS 2 Layout  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating

Major Thoroughfare 0 to 1 mile  
 Market Variance 115%

**COMMENTS**

GRTR: GRANTOR CONSTRUCTED A NEW BUILDING IN A NEARBY INDUSTRIAL PARK. THIS BUILDING WAS NO LONGER NEEDED AND WAS LISTED FOR SALE IN OCTOBER 2018 FOR \$850,000.

GRTE: GRANTEE - CONSIDERED 15 OTHER PROPERTIES BEFORE NEGOTIATING TO SALE PRICE. POSITIVE FEATURES WERE THE US 41 VISIBILITY, CEILING HEIGHT, AND LOADING DOCK. NEGATIVES WERE THE OVERALL CONDITION OF THE BUILDING AND PARKING LOT, NEEDED HIGHER POWER CAPABILITIES. GRANTEE FELT THAT THEY PAID A HIGHER PRICE BECAUSE OF THE GOOD VISIBILITY FROM US HWY 41. GRANTEE IS DOING A COMPLETE REMODEL OF THE BUILDING TO FIT HIS NEEDS.

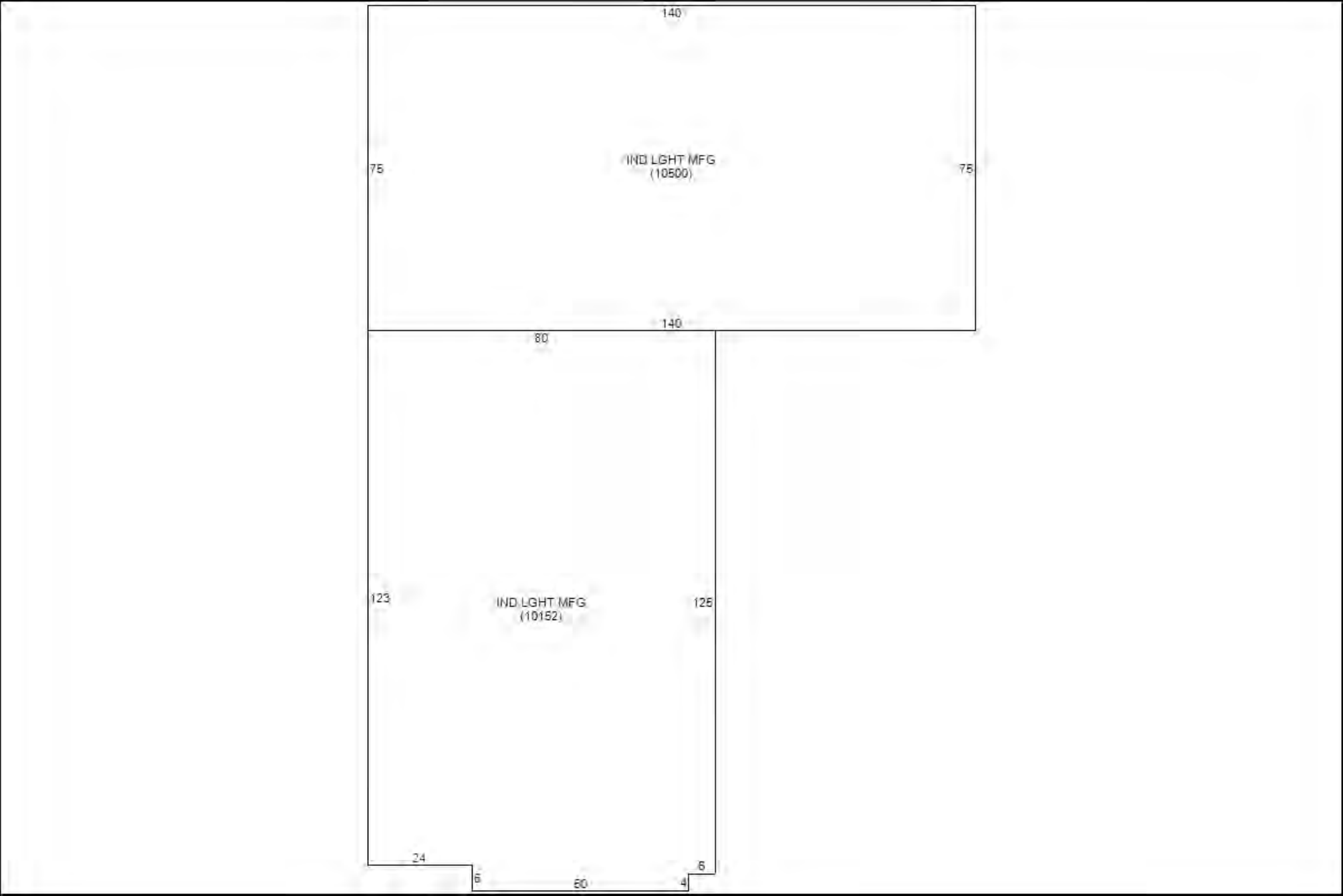
PHYS: PHYSICAL - SUBJECT IS A ONE STORY PRE-ENGINEERED STEEL BUILDING THAT RECEIVED MINIMAL MAINTENANCE OVER THE PAST SEVERAL YEARS.

FUNC: FUNCTIONAL - SUBJECT HAS SOME INTERIOR WALLS WITH ANTIQUATED MECHANICAL SYSTEMS.

ECON: ECONOMIC - PROPERTY IS LOCATED IN A MOSTLY COMMERCIAL AREA JUST OFF OF A MAJOR COMMERCIAL CORRIDOR. THIS LOCATION HAS GOOD VISIBILITY FROM US 41 AND THE NEARBY OFF-RAMP.

OTHR: LAND ANALYSIS - CONSISTENT WITH THE COMMERCIAL LAND VALUES IN THE AREA.





**SALE REPORT**

State ID # 81-05-104-R000130601  
 County BROWN  
 Municipality ASHWAUBENON  
 Local Parcel # VA-228-14-K-46  
 Situs Address 1037 Ashwaubenon St  
 Situs Zip Code 54307  
 Appraiser KRUIKA

IPAS Sale Key # 169397  
 SIC Code 3599  
 Interior Inspection Date 06/12/2019  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 01/24/2019  
 Grantor J & M VALLEY HOLDINGS LLC  
 Grantee MSI INVESTORS OF WISCONSIN LLC  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 0000: Commercial Parcel  
 Intended Use 3599: Industrial Machinery Nec-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$430,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$430,000  
 Land Value \$89,200  
 Improvement Value \$340,800  
 Time on Market 5 - 11 months  
 Recent Asking Price \$430,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1979  
 Number of Building Sections 1  
 Predominant OCC Code 494  
 Primary Area 12,322  
 Additional Useable Area 0  
 Total Area 12,322  
 Basement Area  
 Office Area (SF) / (%) 1,860 15%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 1,860 15%  
 Notable Features/OBYS  
 Stories 1  
 Non-office ave wall height 14  
 Non-office ave clear height 14  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$34.90  
 Adj Sale Price Imps \$ / SF \$27.66  
 Acres 1.352  
 Land Value \$ / Acre \$65,976  
 SCR 4.78  
 RCN + OBY / SF \$54.41  
 Physical Res. % 48%  
 Functional Res. % 90%  
 Functional OBS 1 Layout  
 Functional OBS 2 Ceiling Height  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 118%

**COMMENTS**

GRTR: GRANTOR - UNABLE TO CONTACT.

GRTE: GRANTEE - GRANTEE WAS RUNNING OUT OF SPACE IN THEIR PLANT ACROSS THE STREET. THIS BUILDING BECAME AVAILABLE AND NEGOTIATED TO THE SALE PRICE. NO APPRAISAL DONE FOR THE SALE, PAID CASH. GRANTEE FEELS THAT THEY MAY HAVE OVERPAID FOR THE PROPERTY DUE TO CLOSE PROXIMITY TO THEIR PLANT. PLANNING TO MAKE SIGNIFICANT UPDATES TO MODERNIZE THE BUILDING IN THE FUTURE.

PHYS: A ONE STORY PRE-ENGINEERED BUILDING THAT HAS SOME DEFERRED MAINTENANCE. NEEDED REPAIRS: ROOF, OVERHEAD DOORS, ELECTRICAL, DRYWALL IN OFFICE AREAS.

FUNC: FUNCTIONAL - SUBJECT HAS NUMEROUS WALLS THAT WILL NEED TO BE REMOVED TO IMPROVE THE FUNCTIONALITY OF THE BUILDING. OFFICES NEED A COMPLETE UPDATE, INCLUDING MECHANICALS.

ECON: ECONOMIC - THE SUBJECT IS LOCATED IN AN INDUSTRIAL PARK WHERE THERE HAS BEEN A LOT OF SALES ACTIVITY IN THE PAST YEAR. ACCESS TO USH 41 IS APPROXIMATELY 1 MILE AWAY.

OTHR: LAND ANALYSIS - CONSISTENT WITH LAND VALUES IN THE ASHWAUBENON INDUSTRIAL PARKS.





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**SALE REPORT**

State ID # 81-05-104-R000025814  
 County BROWN  
 Municipality ASHWAUBENON  
 Local Parcel # VA-228-14-K-80-2  
 Situs Address 1026 Centennial St  
 Situs Zip Code 54304  
 Appraiser KRUIKA

IPAS Sale Key # 169479  
 SIC Code 3543  
 Interior Inspection Date 09/26/2017  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 04/26/2019  
 Grantor GREEN BAY PATTERN INC  
  
 Grantee 1026 CENTENNIAL STREET LLC  
  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3543: Industrial Patterns-Mfg  
 Intended Use 5122: Drugs Proprietaries & Sundries-WholeSL  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$650,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$650,000  
 Land Value \$74,100  
 Improvement Value \$575,900  
 Time on Market 0 - 4 months  
 Recent Asking Price \$695,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1983  
 Number of Building Sections 6  
 Predominant OCC Code 494  
 Primary Area 20,940  
 Additional Useable Area 0  
 Total Area 20,940  
 Basement Area  
 Office Area (SF) / (%) 5,133 25%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 18,540 89%  
 Notable Features/OBYs  
  
 Stories 1  
 Non-office ave wall height 12  
 Non-office ave clear height 12  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$31.04  
 Adj Sale Price Imps \$ / SF \$27.50  
 Acres 1.090  
 Land Value \$ / Acre \$67,982  
 SCR 2.48  
 RCN + OBY / SF \$59.16  
 Physical Res. % 45%  
 Functional Res. % 85%  
 Functional OBS 1 Layout  
 Functional OBS 2 Ceiling Height  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 122%

**COMMENTS**

GRTR: GRANTOR - COMPANY CLOSED AND AUCTION OCCURRED ON MARCH 25, 2019. THE GRANTOR NO LONGER NEEDED THIS BUILDING AND IT WAS MARKETING BY A LOCAL BROKER.

GRTE: GRANTEE - GRANTEE HAD BEEN LOOKING FOR A NEW LOCATION FOR ABOUT 6 MONTHS WHEN THIS PROPERTY BECAME AVAILABLE. THIS PROPERTY FIT THE GRANTEE'S NEEDS AND WAS NEAR THE CURRENT LEASED LOCATION WITH MORE SPACE. GRANTEE CONSIDERED THIS PROPERTY TO BE IN GOOD CONDITION, BUT NEEDS SOME UPDATES AND ROOF REPAIRS PRIOR TO OCCUPANCY. ORIGINAL ASKING PRICE WAS \$695,000 AND NEGOTIATED TO THE FINAL SALE PRICE. GRANTEE FEELS THAT IS A FAIR PRICE FOR THE PROPERTY.

BRKR: BROKER - BROKER CONFIRMED THAT THE SALE PRICE WAS ARMS-LENGTH AND REPRESENTATIVE OF THE MARKET. OWNERS CLEANED OUT ANY REMAINING PERSONAL PROPERTY AFTER THE AUCTION IN MARCH 2019.

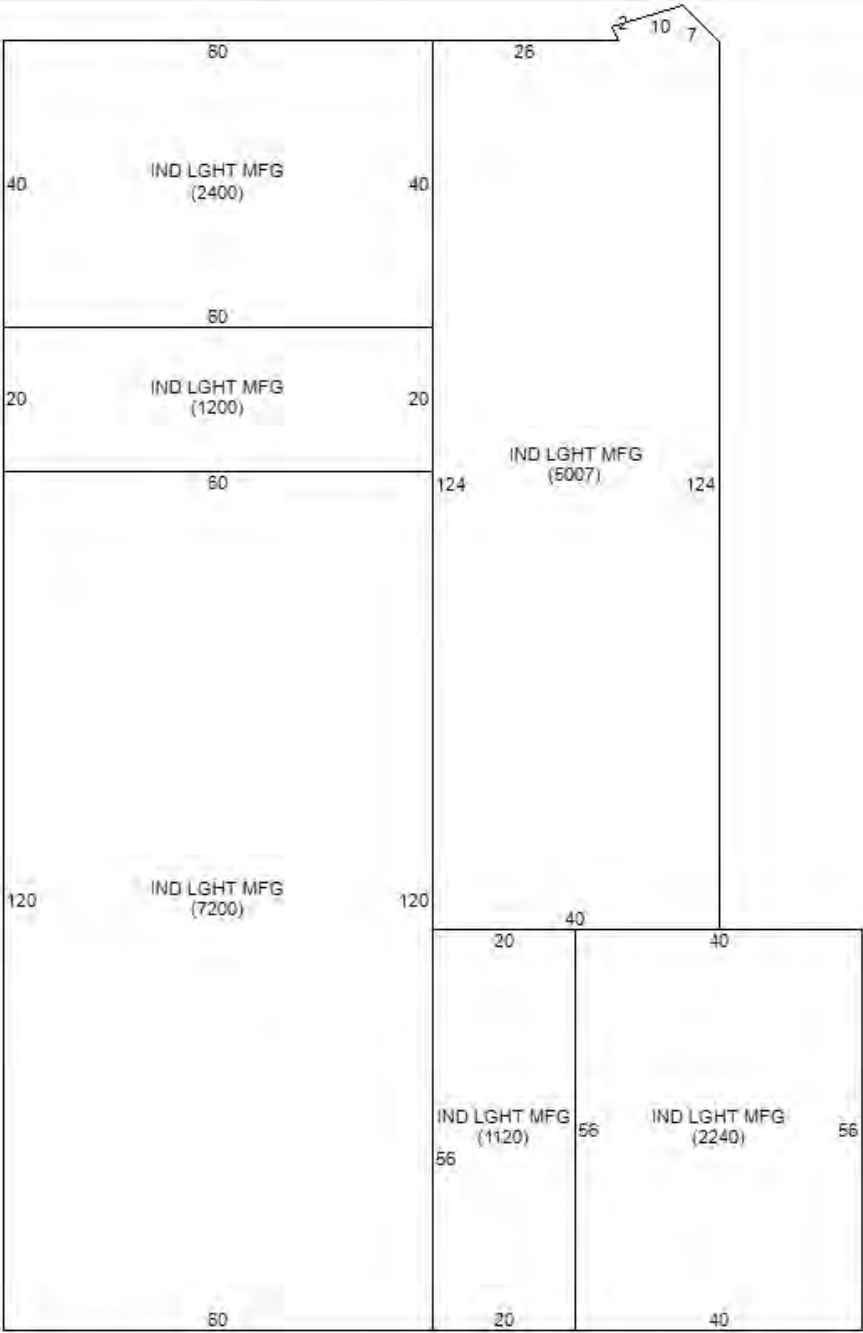
PHYS: PHYSICAL - A ONE STORY PRE-ENGINEERED STEEL BUILDING WITH FACE BRICK FAÇADE AREAS THAT WAS MAINTAINED AS NEEDED.

FUNC: FUNCTIONAL - THE SUBJECT EXHIBITS THE FOLLOWING DEFICIENCIES: NUMEROUS INTERIOR WALLS, LOWER CEILING HEIGHTS, LIMITED ACCESS TO THE DOCK DUE TO PROXIMITY TO THE NORTH PARCEL LINE. A MAJORITY OF THE BUILDING IS AIR CONDITIONED.

ECON: ECONOMIC - THE SUBJECT IS LOCATED IN AN INDUSTRIAL PARK THAT HAS A MIX OF COMMERCIAL AND INDUSTRIAL TENANTS AND DESIRABILITY IS STABLE. USH 41 IS WITHIN ONE MILE OF THE SUBJECT PROPERTY.

OTHR: LAND ANALYSIS - CONSISTENT WITH LAND VALUES IN THE ASHWAUBENON INDUSTRIAL PARKS.





**SALE REPORT**

State ID # 81-05-104-R000125287  
 County BROWN  
 Municipality ASHWAUBENON  
 Local Parcel # VA-228-14-K-39  
 Situs Address 3166 Market St  
 Situs Zip Code 54304  
 Appraiser KRUIKA

IPAS Sale Key # 169943  
 SIC Code 3443  
 Interior Inspection Date 06/24/2019  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 09/27/2018  
 Grantor FX DICKERT REV TRUST

Grantee MARKET STREET REALTY LLC

Affinity None  
 Conveyance Type Trustees Deed  
 Prior Use 0000: Commercial Parcel  
 Intended Use 3443: Fabricated Plate Work (Boiler Shops)-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$360,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$360,000  
 Land Value \$78,700  
 Improvement Value \$281,300  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1983  
 Number of Building Sections 1  
 Predominant OCC Code 494  
 Primary Area 7,910  
 Additional Useable Area 0  
 Total Area 7,910  
 Basement Area  
 Office Area (SF) / (%) 1,560 20%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 1,560 20%  
 Notable Features/OBYS

Stories 1  
 Non-office ave wall height 14  
 Non-office ave clear height 14  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 17: Masonry & Metal

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$45.51  
 Adj Sale Price Imps \$ / SF \$35.56  
 Acres 1.152  
 Land Value \$ / Acre \$68,316  
 SCR 6.34  
 RCN + OBY / SF \$56.29  
 Physical Res. % 52%  
 Functional Res. % 95%  
 Functional OBS 1 Layout  
 Functional OBS 2 Ceiling Height  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason

Major Thoroughfare 0 to 1 mile  
 Market Variance 128%

## COMMENTS

GRTR: GRANTOR - UNABLE TO CONTACT.

GRTE: GRANTEE - ONE OF GRANTEE'S BUILDINGS CAUGHT FIRE AND THEY NEEDED TO REPLACE THE OFFICE/SHOP AREA. THIS BUILDING WAS NEARBY AND AVAILABLE AT THE TIME. PER THE GRANTEE, THIS BUILDING WAS A FAIR PRICE WITH ROOM TO EXPAND TO THE REAR AS NEEDED. IN ADDITION, THERE WAS EASY ACCESS TO US 41. NEGATIVES WERE THE NEED TO UPDATE THE MECHANICALS AND SHORTER HEIGHT THAN WHAT THEY ACTUALLY NEEDED. GRANTEE PROVIDED AN OPINION OF VALUE FOR \$365,400 BY A LOCAL APPRAISAL FIRM.

PHYS: PHYSICAL - SUBJECT IS A ONE STORY STEEL FRAMED BUILDING THAT WAS MAINTAINED AS NEEDED.

FUNC: FUNCTIONAL - SUBJECT HAS LOWER CLEAR HEIGHTS THAN WHAT IS CURRENTLY IDEAL FOR A PIPE FITTING SHOP.

ECON: ECONOMIC - SUBJECT IS LOCATED IN THE ASHWAUBENON INDUSTRIAL PARK WHERE THERE HAS BEEN A NUMBER OF SALES OVER THE PAST SEVERAL YEARS. ACCESS TO US 41 IS A GREAT POSITIVE FOR THIS LOCATION.

OTHR: LAND ANALYSIS - LAND VALUES WERE ANALYZED IN THE AREA BASED UPON SALES AND COMMERCIAL ASSESSMENTS.







**SALE REPORT**

State ID # 81-05-104-R000040707  
 County BROWN  
 Municipality ASHWAUBENON  
 Local Parcel # VA-228-14-K-44-1  
 Situs Address 977 Ashwaubenon St  
 Situs Zip Code 54304  
 Appraiser KRUIKA

IPAS Sale Key # 179800  
 SIC Code 3599  
 Interior Inspection Date 07/11/2017  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 05/01/2020  
 Grantor MJ AXIS PROPERTIES LLC

Grantee AXIS REAL ESTATE LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3599: Industrial Machinery Nec-Mfg  
 Intended Use 3599: Industrial Machinery Nec-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$525,000  
 Adjustment \$61,900  
 Adjusted Reason Multi-parcel  
 Adjusted Sale Price \$463,100  
 Land Value \$52,600  
 Improvement Value \$410,500  
 Time on Market 0 - 4 months  
 Recent Asking Price \$525,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1978  
 Number of Building Sections 1  
 Predominant OCC Code 494  
 Primary Area 20,000  
 Additional Useable Area 0  
 Total Area 20,000  
 Basement Area  
 Office Area (SF) / (%) 1,058 5%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYS

Stories 1  
 Non-office ave wall height 20  
 Non-office ave clear height 20  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$23.16  
 Adj Sale Price Imps \$ / SF \$20.53  
 Acres 1.087  
 Land Value \$ / Acre \$48,390  
 SCR 2.37  
 RCN + OBY / SF \$58.22  
 Physical Res. % 45%  
 Functional Res. % 100%  
 Functional OBS 1 Office/Plant Ratio  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 78%

## COMMENTS

GRTR: NO RESPONSE

GRTE: GRANTEE HAD LOOKED FOR SIX MONTHS FOR A BUILDING TO EXPAND IN THE AREA. PURCHASED BUSINESS IN SEPARATE TRANSACTION, NO APPRAISAL WAS COMPLETED BY THE GRANTEE. GRANTEE MADE COMMENTS THAT THE OFFICES NEED TO BE REMODELED AND THE ROOF/INSULATION WERE IN BAD SHAPE. DUE TO COVID, THE GRANTEE DID NOT HAVE A FULL VIEW OF THE CONDITION OF THE PROPERTY AND STATED THAT THE BUILDING WAS WORTH \$100,000 LESS DUE TO THE CONDITION AND REPAIRS NEEDED. UPDATED LIGHTING AFTER THE SALE. CONFIRMED SALE PRICE BY COMPLETING A NEW SCAR.

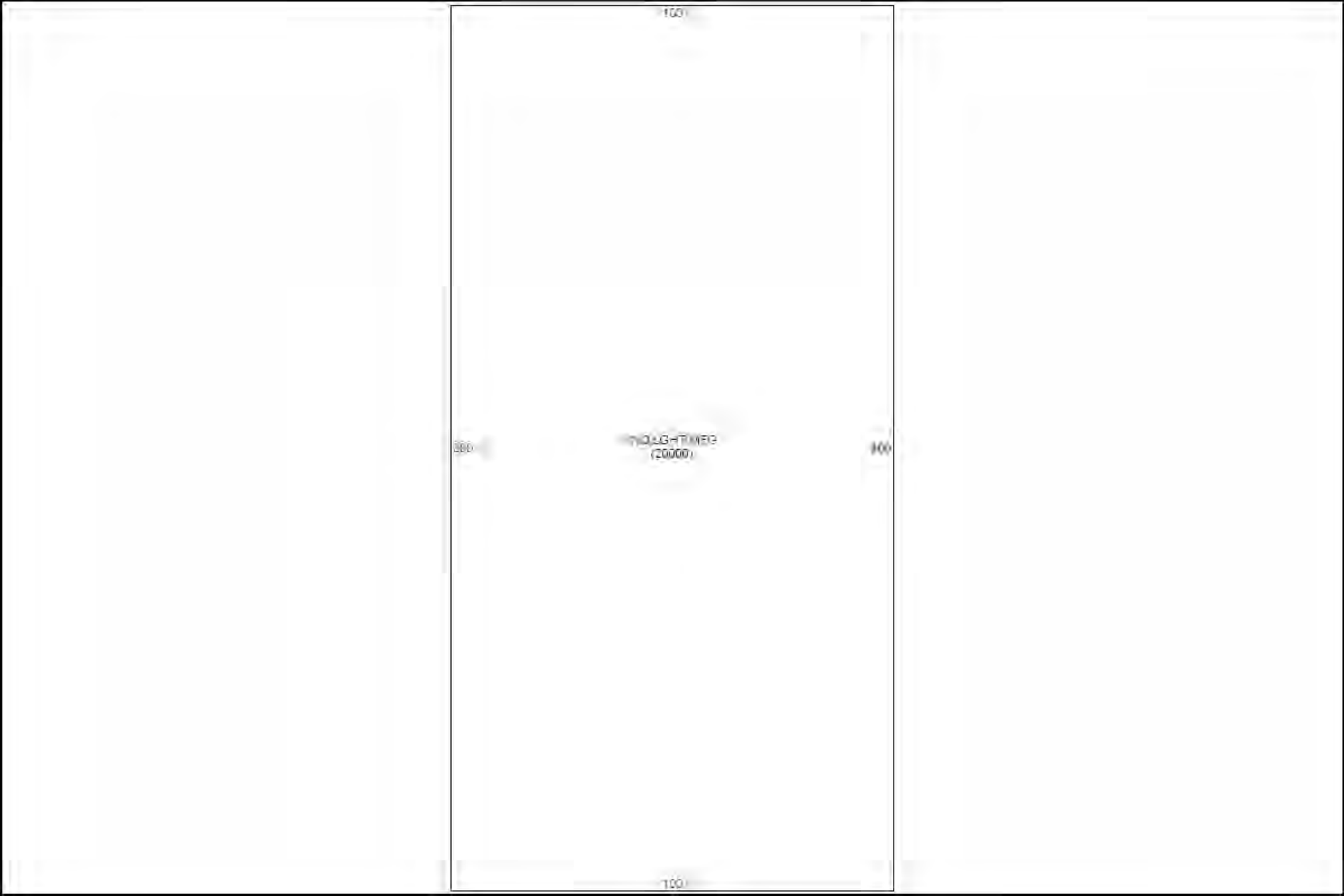
PHYS: ONE STORY PRE-ENGINEERED STEEL BUILDING THAT RECEIVED MINIMAL MAINTENANCE.

FUNC: NEEDS UPDATES TO MECHANICALS, OFFICE AREA SUFFICIENT FOR THE SIZE OF THE BUILDING.

ECON: SUBJECT IS LOCATED IN THE ASHWAUBENON INDUSTRIAL PARK WITH A MIX OF COMMERCIAL AND INDUSTRIAL PROPERTIES. THIS AREA IS VERY DESIRABLE DUE TO THE CLOSE PROXIMITY OF I-41.

OTHR: LAND VALUE: BASED UPON INDUSTRIAL AND COMMERCIAL SALES IN THE GREEN BAY METRO AREA. VALUES OF NEIGHBORING LOCALLY ASSESSED COMMERCIAL PROPERTIES WERE ALSO CONSIDERED.





**SALE REPORT**

State ID # 81-05-104-R000108554  
 County BROWN  
 Municipality ASHWAUBENON  
 Local Parcel # VA-228-14-K-46-1  
 Situs Address 1021 Ashwaubenon St  
 Situs Zip Code 54304  
 Appraiser KRUIKA

IPAS Sale Key # 181727  
 SIC Code 2759  
 Interior Inspection Date 09/22/2017  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 07/07/2020  
 Grantor COLORTECH REAL ESTATE LLC

Grantee STEPHANO PROPERTIES LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2759: Commercial Printing Nec-Mfg  
 Intended Use 4225: General Warehousing & Storage-Trans  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$620,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$620,000  
 Land Value \$51,400  
 Improvement Value \$568,600  
 Time on Market 0 - 4 months  
 Recent Asking Price \$620,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1980  
 Number of Building Sections 1  
 Predominant OCC Code 494  
 Primary Area 11,600  
 Additional Useable Area 0  
 Total Area 11,600  
 Basement Area  
 Office Area (SF) / (%) 1,650 14%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 1,650 14%  
 Notable Features/OBYS

Stories 1  
 Non-office ave wall height 14  
 Non-office ave clear height 14  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$53.45  
 Adj Sale Price Imps \$ / SF \$49.02  
 Acres 1.061  
 Land Value \$ / Acre \$48,445  
 SCR 3.98  
 RCN + OBY / SF \$55.37  
 Physical Res. % 55%  
 Functional Res. % 90%  
 Functional OBS 1 Layout  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason

Major Thoroughfare 0 to 1 mile  
 Market Variance 179%

**COMMENTS**

GRTR: GRANTOR: SOLD PRINTING BUSINESS TO ANOTHER COMPANY IN THE AREA IN EARLY 2020. PROCEEDED TO MARKET REAL ESTATE. FELT THAT THE SALE PRICE WAS FAIR.

GRTE: GRANTEE: NO RESPONSE

PHYS: PHYSICAL: SUBJECT IS A ONE STORY STEEL BUILDING IN FAIR CONDITION. IT WAS BUILT AS A MULTI-TENANT BUILDING WITH A PARTITION WALL DOWN THE MIDDLE. SELLER REMOVED HALF OF THE DIVIDING WALL AFTER 2017 PURCHASE.

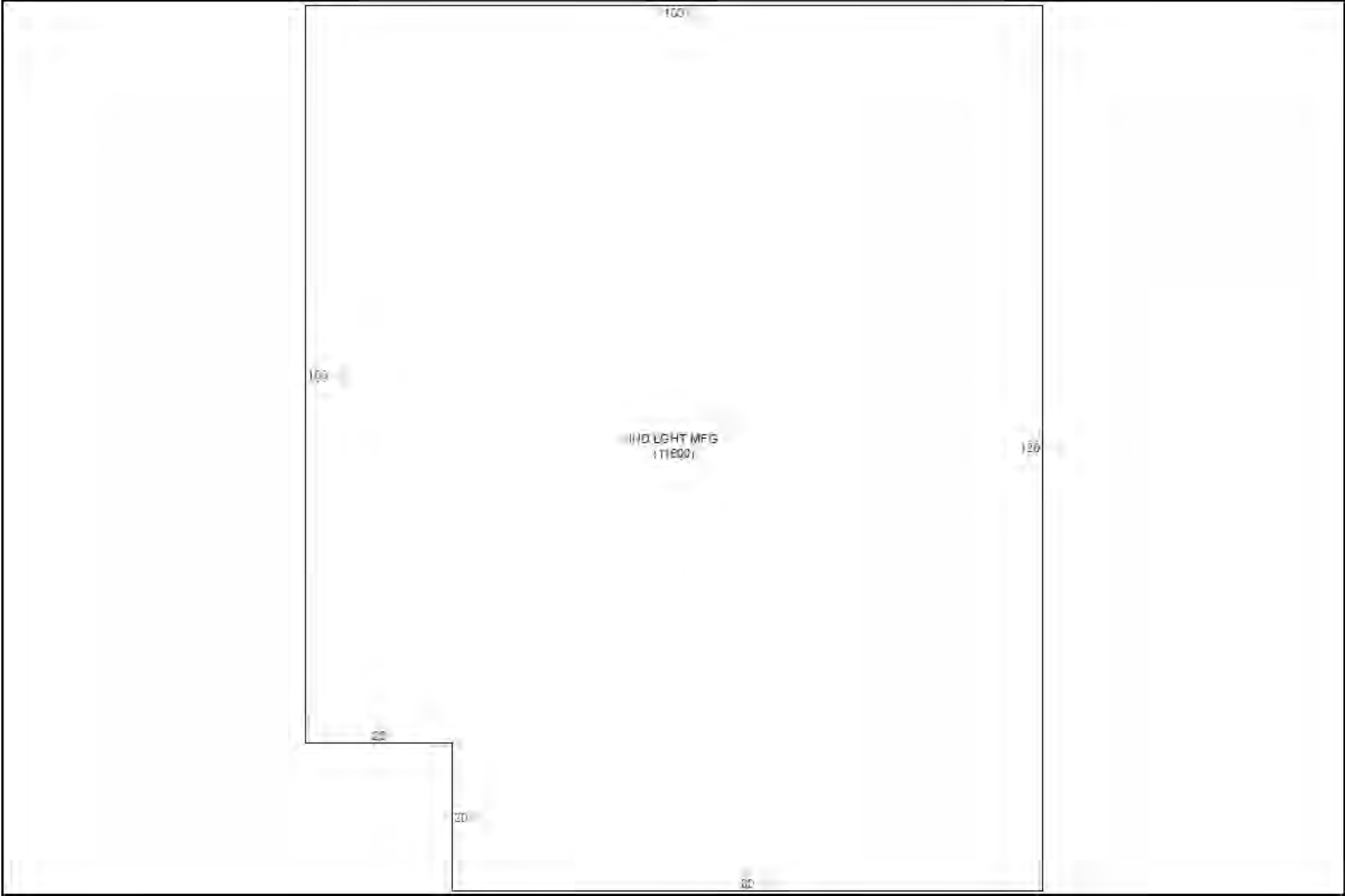
FUNC: FUNCTIONAL: SUBJECT WAS DESIGNED AS TWO UNITS, PARTITION WALL WAS PARTIALLY REMOVED. GOOD SITE COVERAGE.

ECON: ECONOMIC: SUBJECT IS LOCATED IN THE ASHWAUBENON INDUSTRIAL PARK WITH A MIX OF COMMERCIAL AND INDUSTRIAL PROPERTIES. THIS AREA IS VERY DESIRABLE DUE TO THE CLOSE PROXIMITY OF I-41.

OTHR: LAND VALUE: BASED UPON INDUSTRIAL AND COMMERCIAL SALES IN THE GREEN BAY METRO AREA. VALUES OF NEIGHBORING LOCALLY ASSESSED COMMERCIAL PROPERTIES WERE ALSO CONSIDERED.







**SALE REPORT**

State ID # 81-05-104-R000050268  
 County BROWN  
 Municipality ASHWAUBENON  
 Local Parcel # VA-228-14-L-92  
 Situs Address 1140 1142 Glory Rd  
 Situs Zip Code 54304  
 Appraiser KRUIKA

IPAS Sale Key # 181904  
 SIC Code 4225  
 Interior Inspection Date 07/27/2017  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 07/01/2020  
 Grantor ALGREM PAUL D

Grantee GLORY WAREHOUSING LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 4225: General Warehousing & Storage-Trans  
 Intended Use 4225: General Warehousing & Storage-Trans  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$3,050,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$3,050,000  
 Land Value \$292,900  
 Improvement Value \$2,757,100  
 Time on Market 0 - 4 months  
 Recent Asking Price \$3,050,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1990  
 Number of Building Sections 2  
 Predominant OCC Code 407  
 Primary Area 154,000  
 Additional Useable Area 0  
 Total Area 154,000  
 Basement Area  
 Office Area (SF) / (%) 150 0%  
 Sprinkler (SF) / (%) 154,000 100%  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYS

Stories 1  
 Non-office ave wall height 25  
 Non-office ave clear height 25  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$19.81  
 Adj Sale Price Imps \$ / SF \$17.90  
 Acres 6.321  
 Land Value \$ / Acre \$46,338  
 SCR 1.79  
 RCN + OBY / SF \$43.39  
 Physical Res. % 47%  
 Functional Res. % 85%  
 Functional OBS 1 Size  
 Functional OBS 2 Office/Plant Ratio  
 Functional OBS 3 Site Coverage  
 Community rating % 100%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason

Major Thoroughfare 0 to 1 mile  
 Market Variance 103%

## COMMENTS

GRTR: NO FORMAL RESPONSE. CURRENT TENANT'S LEASE WAS EXPIRING 11/2021. THE GRANTOR IS A LOCAL DEVELOPER IN THE AREA.

GRTE: GRANTEE IS A LOCAL DEVELOPER WHO SPECIALIZES IN WAREHOUSES IN THE STATE OF WISCONSIN. FELT THAT THE PROPERTY WAS IN GOOD CONDITION FOR IT'S AGE. FOUND OUT ABOUT THE PROPERTY BEING AVAILABLE THROUGH WORD OF MOUTH. NO APPRAISAL WAS AVAILABLE, BUT CONFIRMED SALE PRICE THROUGH SCAR ANALYSIS.

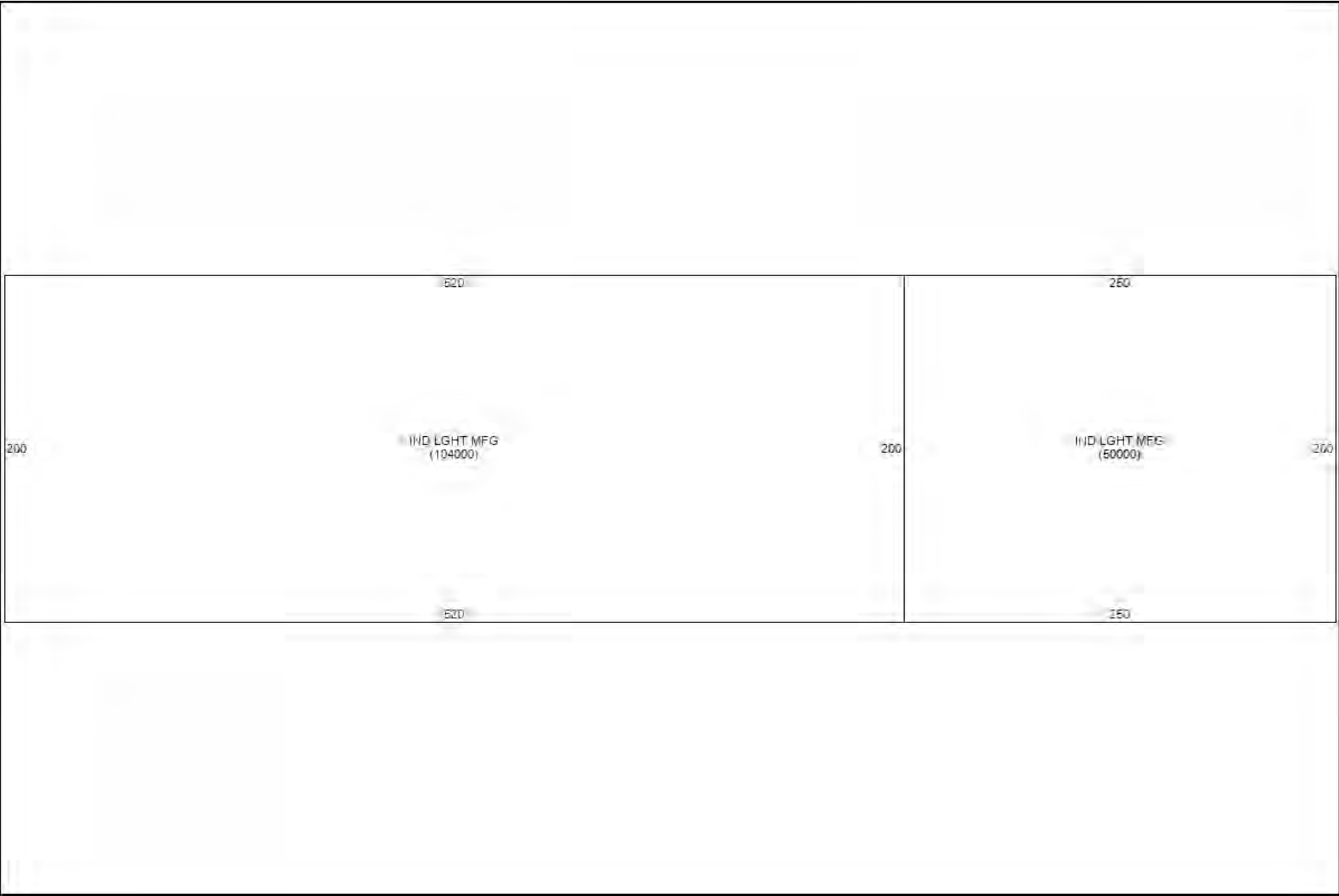
PHYS: SUBJECT IS A ONE STORY STRUCTURAL STEEL BUILDING THAT WAS MAINTAINED AS NEEDED.

FUNC: SUBJECT HAS MINIMAL OFFICE AREA AND LOW SITE COVERAGE FOR THIS SIZE BUILDING. RAIL SPUR IS PRESENT, BUT NOT BEING UTILIZED AT THIS TIME.

ECON: SUBJECT IS LOCATED IN THE ASHWAUBENON INDUSTRIAL PARK WITH A MIX OF COMMERCIAL AND INDUSTRIAL PROPERTIES. THIS AREA IS VERY DESIRABLE DUE TO THE CLOSE PROXIMITY OF I-41. ACCESS TO I-41 IS JUST OVER A MILE AWAY.

OTHR: LAND VALUE: BASED UPON INDUSTRIAL AND COMMERCIAL SALES IN THE GREEN BAY METRO AREA. VALUES OF NEIGHBORING LOCALLY ASSESSED COMMERCIAL PROPERTIES WERE ALSO CONSIDERED.





**SALE REPORT**

State ID # 81-05-104-R000009877  
 County BROWN  
 Municipality ASHWAUBENON  
 Local Parcel # VA-228-14-L-13  
 Situs Address 817 Marquis Way  
 Situs Zip Code 54304  
 Appraiser KRUIKA

IPAS Sale Key # 187209  
 SIC Code 3599  
 Interior Inspection Date 07/19/2017  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 01/19/2021  
 Grantor VMI REAL ESTATE LLC

Grantee MARQUIS WAY HOLDINGS LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3599: Industrial Machinery Nec-Mfg  
 Intended Use 3599: Industrial Machinery Nec-Mfg  
 No Months Vacant 1 - 3 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$1,500,000  
 Adjustment \$240,000  
 Adjusted Reason Cranes Included  
 Adjusted Sale Price \$1,260,000  
 Land Value \$146,300  
 Improvement Value \$1,113,700  
 Time on Market 12 - 24 months  
 Recent Asking Price \$1,950,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1984  
 Number of Building Sections 8  
 Predominant OCC Code 494  
 Primary Area 38,954  
 Additional Useable Area 0  
 Total Area 38,954  
 Basement Area  
 Office Area (SF) / (%) 2,890 7%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 38,138 98%  
 Notable Features/OBYS

Stories 1  
 Non-office ave wall height 21  
 Non-office ave clear height 21  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$32.35  
 Adj Sale Price Imps \$ / SF \$28.59  
 Acres 2.927  
 Land Value \$ / Acre \$49,983  
 SCR 3.27  
 RCN + OBY / SF \$76.10  
 Physical Res. % 50%  
 Functional Res. % 80%  
 Functional OBS 1 Layout  
 Functional OBS 2 Site Coverage  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason

Major Thoroughfare 0 to 1 mile  
 Market Variance 94%

**COMMENTS**

GRTR: GRANTOR HAD MOVED INTO A LARGER FACILITY IN THE AREA, SO THIS PROPERTY WAS NO LONGER NEEDED. LISTED WITH A LOCAL REALTOR FOR ABOUT 15 MONTHS, ONLY 1 OFFER FROM ANOTHER MANUFACTURER THAT WAS LOOKING TO EXPAND. NO APPRAISAL DONE AS PART OF THE SALE. SALE INCLUDED OVERHEAD CRANES. GRANTOR ATTRIBUTES COVID-19 TO FINAL SALE PRICE. 2019 ASKING PRICE WAS \$2,200,000, THAT WAS LOWERED TO \$1,950,000 JUST PRIOR TO SALE AT \$1,500,00 INCLUDING 14 CRANES.

GRTE: GRANTEE NEEDED A NEW BUILDING QUICKLY FOR ADDITIONAL PRODUCTION SPACE. LOOKED AT ONE OTHER PROPERTY, BUT THIS PROPERTY FIT THEIR NEEDS BETTER. FELT THAT THEY OVERPAID \$200,000 TO 300,00 BECAUSE THEY NEEDED TO MOVE QUICKLY IN ORDER TO FULFILL A LARGE ORDER. ESTIMATED \$140,000 +/- IN PERSONAL PROPERTY & APPROXIMATELY \$100,000 FOR 14 CRANES/JIBS THAT WERE PART OF THE PURCHASE. PRESENCE OF CRANES IN THE BUILDING WAS AN ADDED BONUS ALONG WITH SOME ROOM FOR FUTURE EXPANSION.

PHYS: A ONE STORY PRE-ENGINEERED STEEL BUILDING THAT WAS MAINTAINED AS NEEDED. PROPERTY VACANT SINCE 2019, SOME DEFERRED MAINTENANCE OCCURRED PER CONVERSATION WITH GRANTEE.

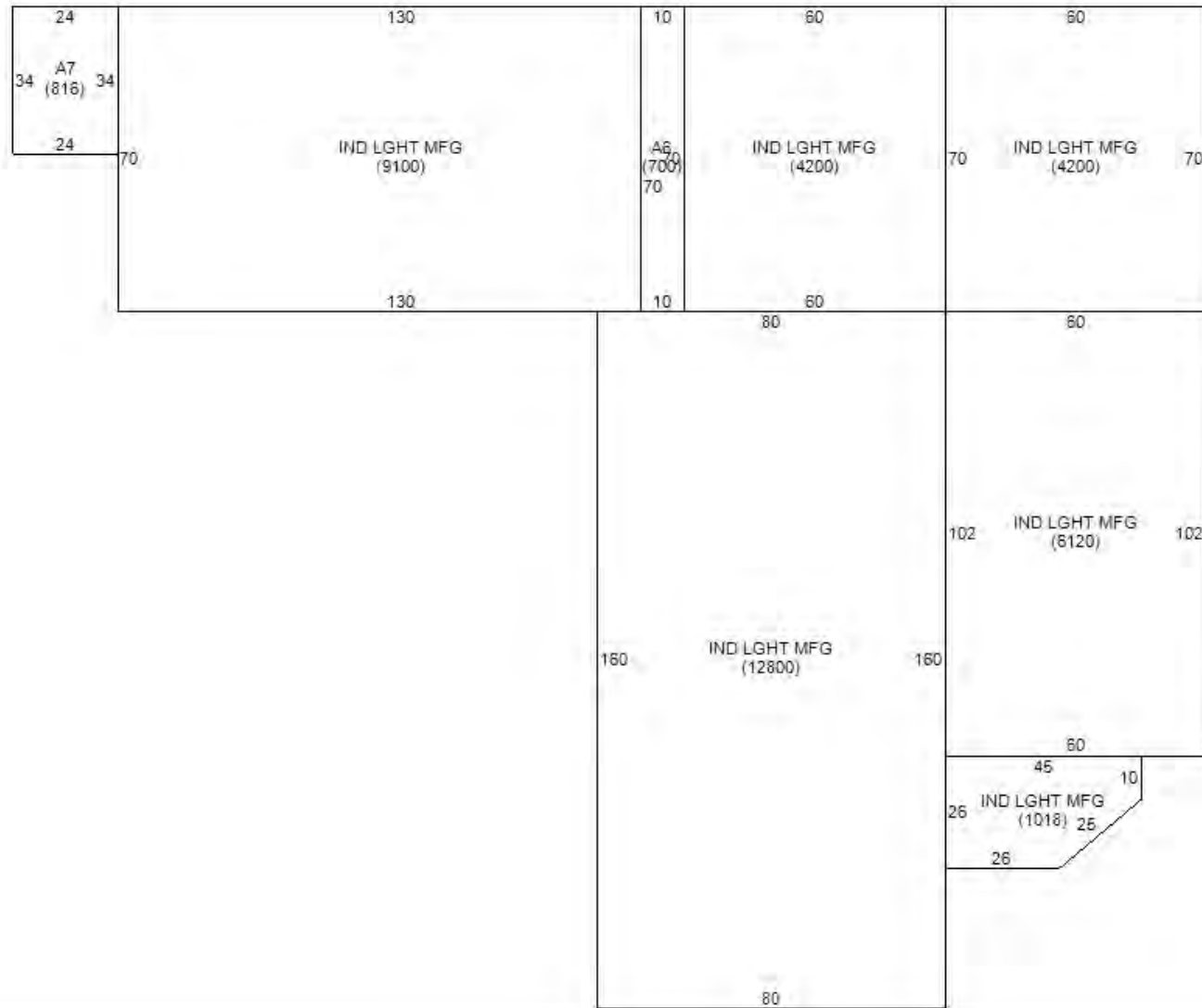
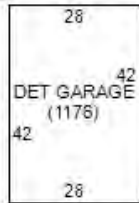
FUNC: SUBJECT IS 6 MAIN SECTIONS, ALONG WITH A LARGER POLE SHED THAT IS LISTED AS A OBY. PARCEL IS IRREGULAR U SHAPE PARCEL WITH SELF STORAGE SHEDS IN FRONT OF THE BUILDING. BUILDINGS ARE 100% A/C WITH UNIT HEATERS FOR BACKUP.

ECON: PROPERTY IS LOCATED IN A MIXED COMMERCIAL AND INDUSTRIAL AREA ON THE EAST SIDE OF US 41. MULTIPLE ACCESS ROUTES TO THE PROPERTY ARE AVAILABLE.

OTHR: PERSONAL PROPERTY - SALE INCLUDED 14 CRANES FROM 1-10 TONS, INVENTORY ELEVATOR, SCREW COMPRESSORS, AIR DRYER PER ESTIMATES IN VALUE FROM THE GRANTEE







**SALE REPORT**

State ID # 81-05-104-R000036357  
 County BROWN  
 Municipality ASHWAUBENON  
 Local Parcel # VA-228-14-K-62-A  
 Situs Address 995 Waube Ln  
 Situs Zip Code 54302  
 Appraiser KRUIKA

IPAS Sale Key # 191539  
 SIC Code 3479  
 Interior Inspection Date 09/11/2017  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 04/26/2021  
 Grantor LCM FUNDS 44 WAUBE LLC  
 Grantee BERTRAM REAL ESTATE HOLDINGS LLC  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3479: Metal Coating & Allied Services-Mfg  
 Intended Use 3087: Custom Compound Purchased Resins-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$1,085,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$1,085,000  
 Land Value \$470,600  
 Improvement Value \$614,400  
 Time on Market 5 - 11 months  
 Recent Asking Price \$1,250,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1978  
 Number of Building Sections 3  
 Predominant OCC Code 494  
 Primary Area 34,100  
 Additional Useable Area 0  
 Total Area 34,100  
 Basement Area  
 Office Area (SF) / (%) 1,488 4%  
 Sprinkler (SF) / (%) 34,100 100%  
 Air Conditioning (SF) / (%) 1,488 4%  
 Notable Features/OBYS  
 Stories 1  
 Non-office ave wall height 16  
 Non-office ave clear height 16  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$31.82  
 Adj Sale Price Imps \$ / SF \$18.02  
 Acres 1.518  
 Land Value \$ / Acre \$310,013  
 SCR 1.94  
 RCN + OBY / SF \$42.50  
 Physical Res. % 52%  
 Functional Res. % 90%  
 Functional OBS 1 Site Coverage  
 Functional OBS 2 Layout  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 91%

**COMMENTS**

GRTR: TENANT MOVED OUT AND DECIDE TO LIST PROPERTY FOR SALE. ORIGINAL ASKING PRICE WAS \$1,250,000 IN DECEMBER 2020.

GRTE: GRANTEE NEEDED MORE SPACE FOR THEIR GROWING BUSINESS. THIS LOCATION WAS IDEAL FOR SPACE AND EASY ACCESS TO I-41. PAINTED, REPAIRED INSULATION/METAL PANELS, AND BASIC UPDATING AFTER PURCHASE.

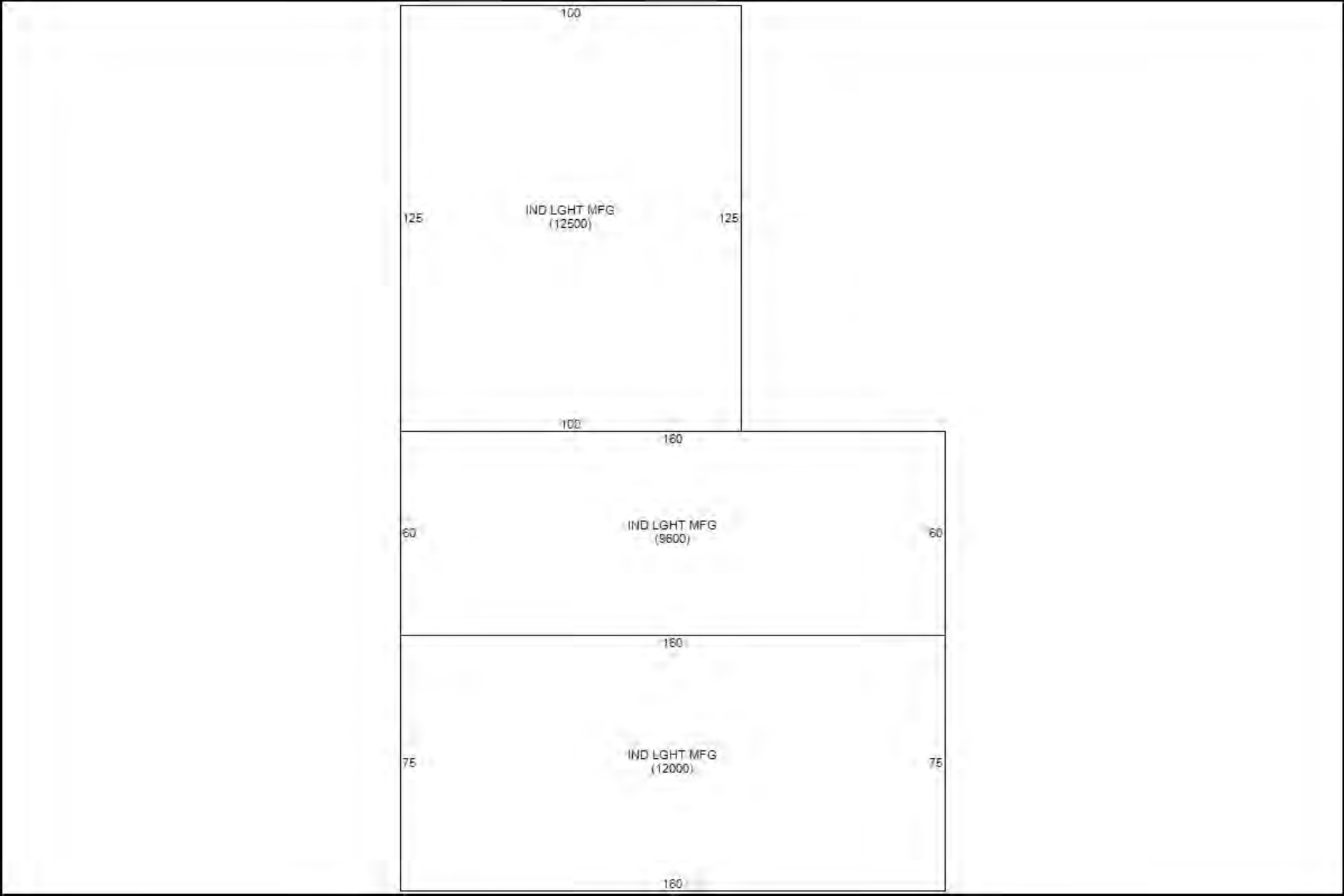
PHYS: SUBJECT IS A PRE-ENGINEERED ONE STORY BUILDING THAT WAS MAINTAINED AS NEEDED.

FUNC: SUBJECT HAS NO ROOM FOR EXPANSION AND AVERAGE HEIGHT IS LOW BY MODERN STANDARDS. A STORAGE MEZZANINE IS LOCATED IN THE FRONT OF THE BUILDING THAT IS NOT CONSIDERED PART OF THE TOTAL SQUARE FOOTAGE OF THE BUILDING.

ECON: SUBJECT IS LOCATED ON A MAJOR THOROUGHFARE ON THE NORTHERN BOUNDARY OF AN ESTABLISHED INDUSTRIAL PARK. THIS AREA IS HIGHLY DESIRABLE FOR BOTH COMMERCIAL AND INDUSTRIAL PROPERTIES IN THE AREA.

OTHR: LAND ANALYSIS: LAND VALUES WERE DETERMINED BASED ON VACANT LAND SALES IN THE AREA AND CONSIDERED THE COMMERCIAL LAND ASSESSMENTS IN THE AREA.





**SALE REPORT**

State ID # 81-05-104-R000009872  
 County BROWN  
 Municipality ASHWAUBENON  
 Local Parcel # VA-228-14-K-79  
 Situs Address 1010 Centennial St  
 Situs Zip Code 54304  
 Appraiser KRUIKA

IPAS Sale Key # 191829  
 SIC Code 3444  
 Interior Inspection Date 08/26/2017  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 08/05/2021  
 Grantor KDMJG LLC  
  
 Grantee GREAT LAKES PROPERTY MANAGEMENT LLC  
  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3444: Sheet Metalwork-Mfg  
 Intended Use 5065: Electronic Parts & Equipment-WholeSL  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$1,750,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$1,750,000  
 Land Value \$156,700  
 Improvement Value \$1,593,300  
 Time on Market 12 - 24 months  
 Recent Asking Price \$1,950,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 2005  
 Number of Building Sections 3  
 Predominant OCC Code 494  
 Primary Area 39,520  
 Additional Useable Area 0  
 Total Area 39,520  
 Basement Area  
 Office Area (SF) / (%) 1,092 3%  
 Sprinkler (SF) / (%) 12,250 31%  
 Air Conditioning (SF) / (%) 1,200 3%  
 Notable Features/OBYs  
  
 Stories 1  
 Non-office ave wall height 25  
 Non-office ave clear height 25  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$44.28  
 Adj Sale Price Imps \$ / SF \$40.32  
 Acres 2.089  
 Land Value \$ / Acre \$75,012  
 SCR 2.3  
 RCN + OBY / SF \$61.95  
 Physical Res. % 74%  
 Functional Res. % 80%  
 Functional OBS 1 Layout  
 Functional OBS 2 Site Coverage  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 110%

**COMMENTS**

GRTR: GRANTOR CONSTRUCTED NEW BUILDING AND NO LONGER NEEDED THIS PROPERTY. MOVED OUT BECAUSE THEY NEEDED TO EXPAND, BUT NO ROOM FOR FURTHER EXPANSION AT THIS LOCATION. ORIGINAL ASKING PRICE WAS \$1,950,000 JUST PRIOR TO SALE. NO WRITTEN OFFERS OVER THE 15 MONTHS THAT THE PROPERTY WAS ON THE MARKET, AND ONLY ONE ACTUAL OFFER TO PURCHASE. DUE TO THE SHAPE OF THE PARCEL, THE GRANTOR FEELS THAT THE SALE PRICE WAS LOWER THAN POTENTIAL MARKET VALUE. NEGATIVE FACTORS WERE LAYOUT OF THE PARCEL/BUILDING, LIMITED PARKING, AND ACCESS TO THE TRUCK BAY ON THE WEST END OF THE PLANT.

GRTE: GRANTEE PURCHASED FOR USE AS A DISTRIBUTION/WAREHOUSE OF TELECOMMUNICATION EQUIPMENT. SALE PRICE WAS NEGOTIATED FROM ASKING PRICE.

PHYS: SUBJECT IS A ONE STORY PRE-ENGINEERED STEEL BUILDING THAT WAS MAINTAINED AS NEEDED.

FUNC: SUBJECT HAS THE FOLLOWING DEFICIENCIES: IRREGULAR LAYOUT, LOW SITE COVERAGE RATIO, ISSUES ACCESSING THE TRUCK DOCK ON THE WEST END OF THE BUILDING, A 5 FOOT DIFFERENCE IN THE FLOOR HEIGHT BETWEEN SECTIONS 2 & 3.

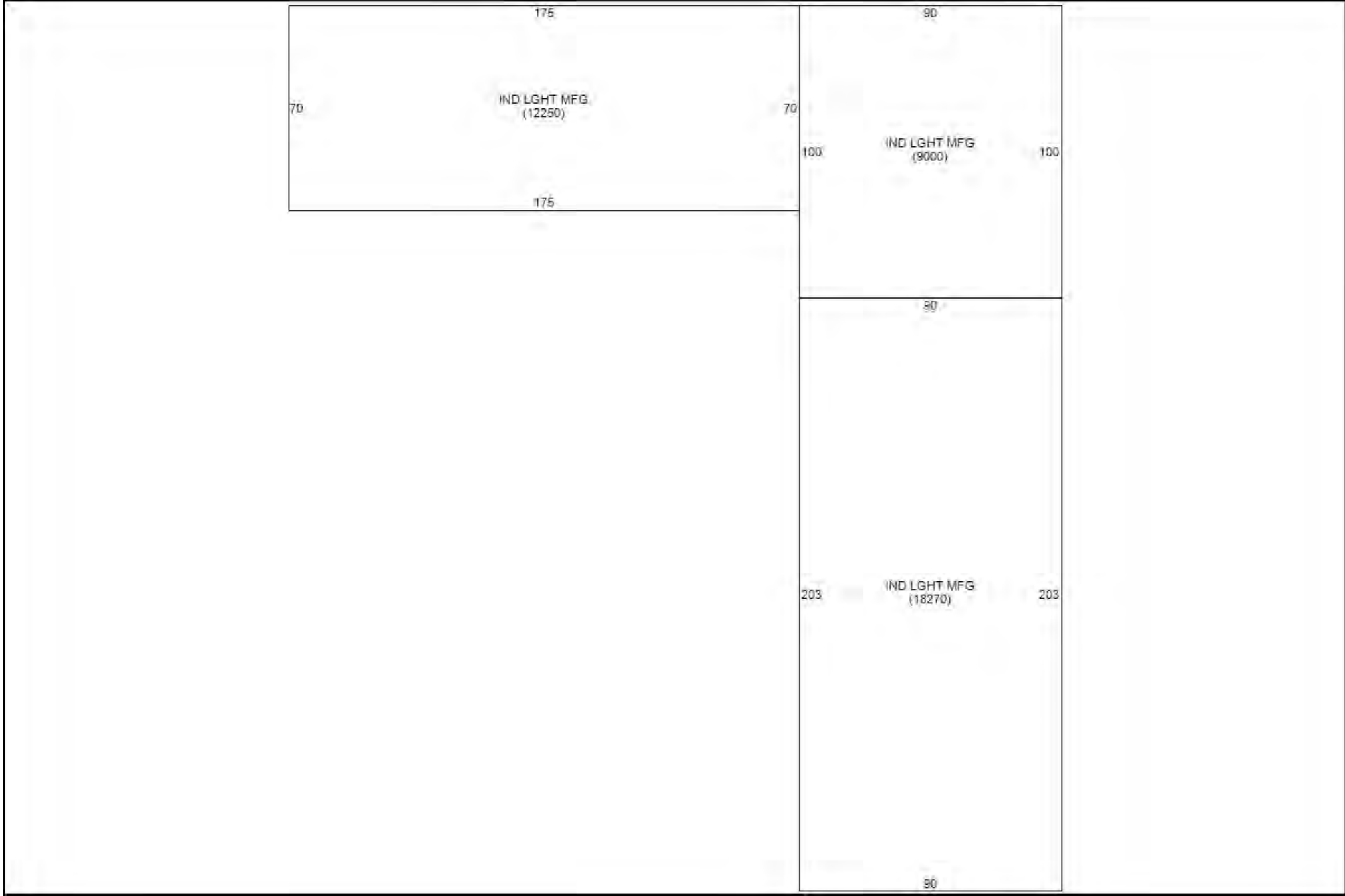
ECON: THE SUBJECT IS LOCATED IN A MIXED COMMERCIAL AND INDUSTRIAL AREA WITH GOOD ACCESS TO I-41. THE DESIRABILITY OF THIS AREA IS STABLE.

OTHR: LAND ANALYSIS: LAND VALUES ARE BASED UPON LOCAL COMMERCIAL SALES AND THE VALUATION OF OTHER COMMERCIAL PARCELS IN THE AREA.

OTHR: MARKET: THIS PROPERTY SAT FOR ABOUT 15 MONTHS ON THE MARKET DURING THE PANDEMIC. THE GRANTOR WAS WILLING TO ACCEPT A LOWER PRICE TO SELL THE PROPERTY.







**SALE REPORT**

State ID # 81-05-106-R000009748  
 County BROWN  
 Municipality BELLEVUE  
 Local Parcel # B-440  
 Situs Address 1836 Sal St  
 Situs Zip Code 54302  
 Appraiser KRUIKA

IPAS Sale Key # 179737  
 SIC Code 2679  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 10/02/2020  
 Grantor MCC-WISCONSIN LLC

Grantee ALLIANCE LAND HOLDINGS LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2759: Commercial Printing Nec-Mfg  
 Intended Use 3081: Unsupported Plastics Film & Sheet-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$995,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$995,000  
 Land Value \$109,900  
 Improvement Value \$885,100  
 Time on Market 5 - 11 months  
 Recent Asking Price \$1,050,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1978  
 Number of Building Sections 6  
 Predominant OCC Code 494  
 Primary Area 39,548  
 Additional Useable Area 0  
 Total Area 39,548  
 Basement Area  
 Office Area (SF) / (%) 7,051 18%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 39,548 100%  
 Notable Features/OBYS

Stories 1  
 Non-office ave wall height 13  
 Non-office ave clear height 13  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$25.16  
 Adj Sale Price Imps \$ / SF \$22.38  
 Acres 1.865  
 Land Value \$ / Acre \$58,928  
 SCR 2.05  
 RCN + OBY / SF \$61.70  
 Physical Res. % 40%  
 Functional Res. % 80%  
 Functional OBS 1 Layout  
 Functional OBS 2 Site Coverage  
 Functional OBS 3 Ceiling Height  
 Community rating % 100%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating

Major Thoroughfare 0 to 1 mile  
 Market Variance 113%

**COMMENTS**

GRTR: GRANTOR: GRANTOR MOVED OPERATIONS TO OTHER PLANTS, NO LONGER NEEDED THIS FACILITY.

GRTE: GRANTEE: DECIDED TO MOVE OPERATIONS FROM CHICAGO TO EXPAND PRODUCTION AND DISTRIBUTION IN THE MIDWEST. LOOKED THROUGHOUT THE MIDWEST FOR 2 YEARS BEFORE DECIDING ON THE GREEN BAY MARKET. LOOKED AT A FEW OTHER PROPERTIES, MADE ONE OTHER OFFER BEFORE MAKING AN OFFER ON THIS PROPERTY. CONSIDERS THE PURCHASE PRICE FAIR CONSIDERING THAT IT WAS AN OLDER FACILITY.

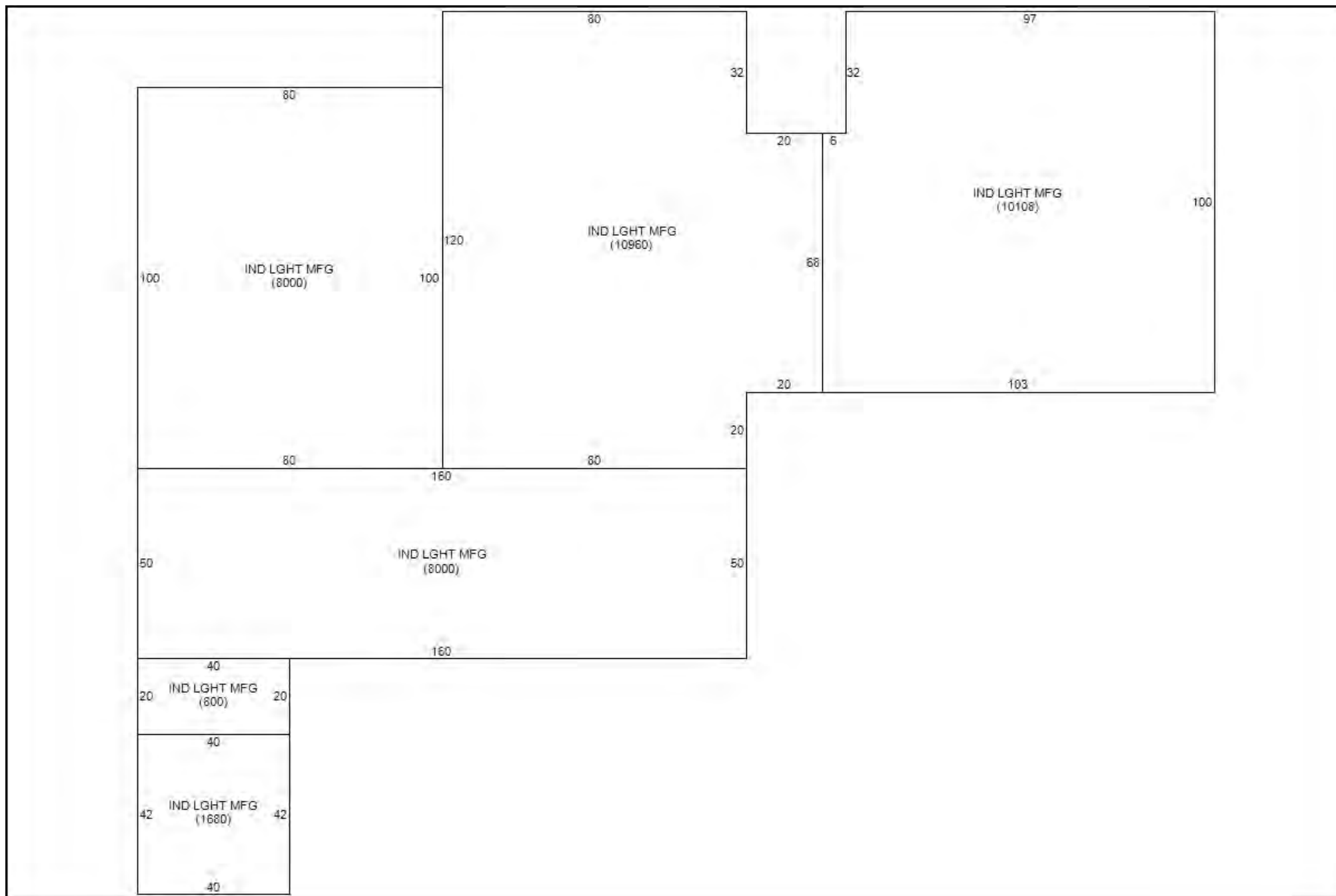
PHYS: PHYSICAL: THIS IS AN OLDER MULTI-BUILDING PRE-ENGINEERED PROPERTY THAT HAS BEEN MAINTAINED AS NEEDED.

FUNC: FUNCTIONAL: SUBJECT HAS SOME LAYOUT ISSUES DUE TO THE CONSTRUCTION OF 5 BUILDINGS FROM 1971 TO 1988. CEILING HEIGHT IS LOWER THAN WHAT IS EXPECTED FOR THIS SIZE. GRANTEE WILL BE ADDING ANOTHER LOADING DOCK TO IMPROVE TRUCK ACCESS.

ECON: ECONOMIC: PROPERTY IS LOCATED IN A SMALL INDUSTRIAL AREA THAT IS A MIX OF COMMERCIAL AND INDUSTRIAL. ACCESS TO STATE HIGHWAY 172 IS ABOUT 2.5 MILES AWAY. STATE HIGHWAY 172 OFFERS EASY ACCESS TO BOTH US HWY 41 AND 43 FOR TRANSPORTATION. DESIRABILITY IS STABLE FOR THIS AREA.

OTHR: LAND VALUE: BASED UPON INDUSTRIAL AND COMMERCIAL SALES IN THE GREEN BAY METRO AREA. VALUES OF NEIGHBORING LOCALLY ASSESSED COMMERCIAL PROPERTIES WERE ALSO CONSIDERED.





**SALE REPORT**

State ID # 81-05-106-R000009744  
 County BROWN  
 Municipality BELLEVUE  
 Local Parcel # B-422  
 Situs Address 1735 Sal St  
 Situs Zip Code 54302  
 Appraiser KRUIKA

IPAS Sale Key # 184185  
 SIC Code 2434  
 Interior Inspection Date 09/04/2020  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 12/10/2020  
 Grantor SAL STREET REAL ESTATE LLC

Grantee PAUL D ALGREM

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2431: Millwork-Mfg  
 Intended Use 4225: General Warehousing & Storage-Trans  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$2,950,000  
 Adjustment \$150,000  
 Adjusted Reason Personal Property Included  
 Adjusted Sale Price \$2,800,000  
 Land Value \$218,900  
 Improvement Value \$2,581,100  
 Time on Market 5 - 11 months  
 Recent Asking Price \$3,275,900

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1987  
 Number of Building Sections 8  
 Predominant OCC Code 494  
 Primary Area 62,150  
 Additional Useable Area 4945  
 Total Area 67,095  
 Basement Area  
 Office Area (SF) / (%) 10,075 15%  
 Sprinkler (SF) / (%) 67,627 101%  
 Air Conditioning (SF) / (%) 67,627 101%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 17  
 Non-office ave clear height 16  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$41.73  
 Adj Sale Price Imps \$ / SF \$38.47  
 Acres 2.919  
 Land Value \$ / Acre \$74,991  
 SCR 2.05  
 RCN + OBY / SF \$70.83  
 Physical Res. % 59%  
 Functional Res. % 80%  
 Functional OBS 1 Size  
 Functional OBS 2 Layout  
 Functional OBS 3 Site Coverage  
 Community rating % 100%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating

Major Thoroughfare 0 to 1 mile  
 Market Variance 115%

**COMMENTS**

GRTR: GRANTOR CLOSED BUSINESS THE END OF 2019 AND LISTED THE PROPERTY FOR SALE WITH A LOCAL BROKER. 2019 ASKING PRICE WAS \$3,275,900. GRANTOR FELT THAT THE SALE PRICE WAS FAIR

GRTE: GRANTEE IS A LOCAL INVESTOR/OWNER OF MULTIPLE COMMERCIAL BUILDINGS IN THE AREA. THIS BUILDING CONVERTED TO A WAREHOUSE.

PHYS: SUBJECT IS A ONE STORY PRE-ENGINEERED STEEL BUILDING THAT WAS CONSTRUCTED FORM 1978 TO 1992.

FUNC: SUBJECT HAS 7 ADDITIONS TO THE ORIGINAL BUILDING, WITH SEVERAL WALL IN THE MIDDLE SECTION. THE OFFICE IS 2-STORY WITH AN ELEVATOR FOR ACCESS. THE BUILDING COVERS A MAJORITY OF THE PARCEL WITH LITTLE ROOM TO EXPAND. SUBJECT IS 100% AIR CONDITIONED

ECON: PROPERTY IS LOCATED IN A MIXED COMMERCIAL AND INDUSTRIAL AREA APPROXIMATELY 3 MILES FROM STH 172 AND APPROXIMATELY 5 MILES FROM I-43. DESIRABILITY OF THE METRO GREEN BAY AREA IS STABLE.

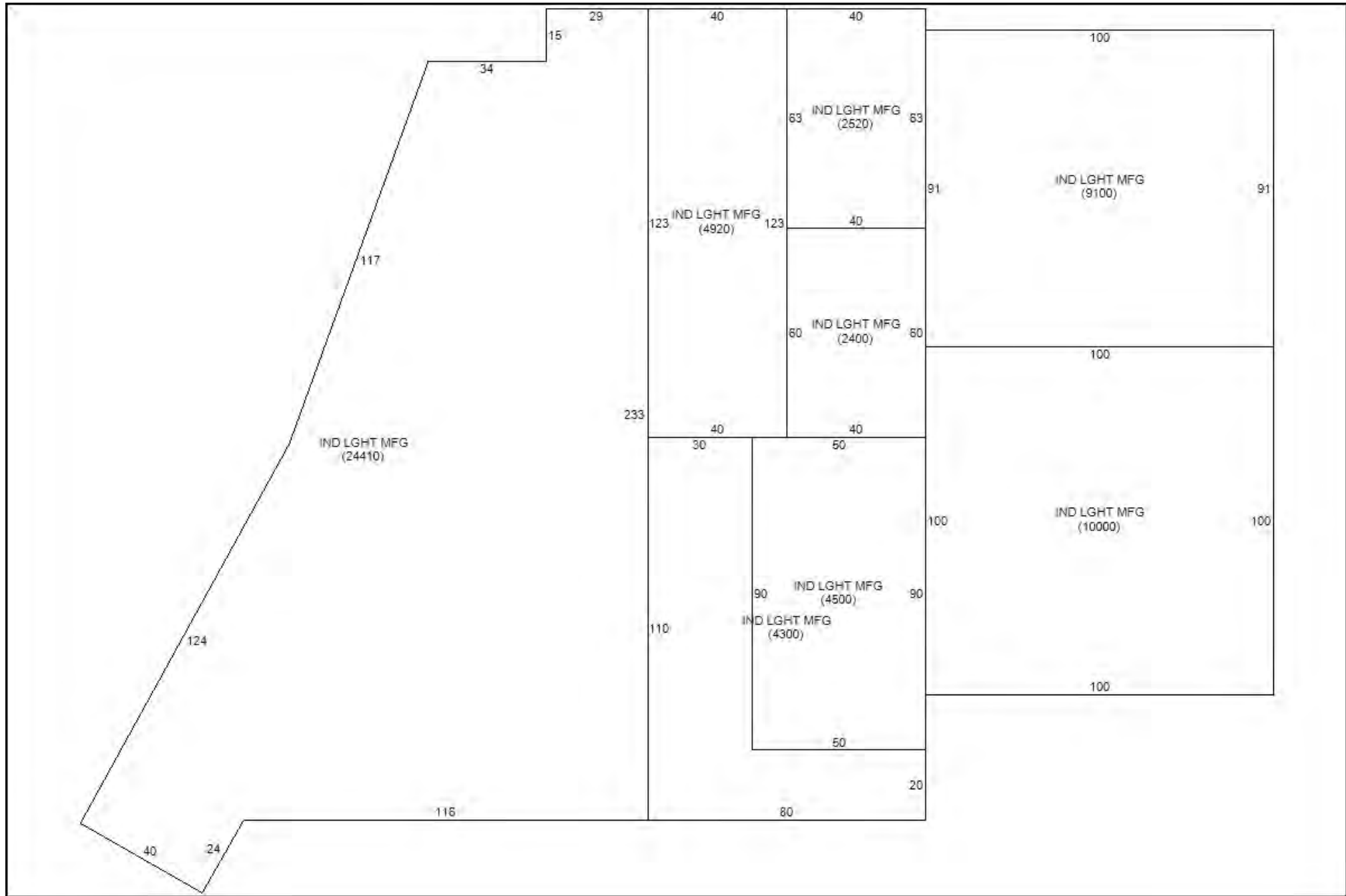
OTHR: LAND VALUES WERE DETERMINED BY REVIEWING EXISTING SALES AND THE ASSESSMENTS OF COMMERCIAL PROPERTIES IN THE AREA.

OTHR: PERSONAL PROPERTY: INCLUDED 2 COPIERS, TELEPHONE SYSTEM, DUST COLLECTION SYSTEM, AND SOME OFFICE FURNITURE - ESTIMATED VALUE.

OTHR: MARKET: THE MARKET FOR WAREHOUSE AREAS IS IN HIGH DEMAND IN THE METRO GREEN BAY AREA.







**SALE REPORT**

State ID # 81-05-136-R000034812  
 County BROWN  
 Municipality HOWARD  
 Local Parcel # VH-747-A-247-1  
 Situs Address 1470 Gruber Rd  
 Situs Zip Code 54313  
 Appraiser KRUIKA

IPAS Sale Key # 182351  
 SIC Code 2759  
 Interior Inspection Date 09/14/2021  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 09/28/2020  
 Grantor BAY PROMOTIONS LLC

Grantee JKM INVESTMENTS LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2759: Commercial Printing Nec-Mfg  
 Intended Use 2759: Commercial Printing Nec-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$385,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$385,000  
 Land Value \$37,600  
 Improvement Value \$347,400  
 Time on Market 0 - 4 months  
 Recent Asking Price \$385,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 2002  
 Number of Building Sections 3  
 Predominant OCC Code 494  
 Primary Area 7,850  
 Additional Useable Area 0  
 Total Area 7,850  
 Basement Area  
 Office Area (SF) / (%) 672 9%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 1,200 15%  
 Notable Features/OBYS

Stories 1  
 Non-office ave wall height 14  
 Non-office ave clear height 14  
 Frame Type 05: Wood Joist Typical Wood  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$49.04  
 Adj Sale Price Imps \$ / SF \$44.25  
 Acres 0.939  
 Land Value \$ / Acre \$40,043  
 SCR 5.21  
 RCN + OBY / SF \$62.83  
 Physical Res. % 65%  
 Functional Res. % 100%  
 Functional OBS 1  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason

Major Thoroughfare 0 to 1 mile  
 Market Variance 108%

**COMMENTS**

GRTR: SOLD BUSINESS PERSONAL PROPERTY IN 2018, LEASED PROPERTY TO GRANTEE UNTIL SALE.

GRTE: PURCHASED BUSINESS IN 2018, WANTED TO IMPROVE PROPERTY SO NEGOTIATED WITH GRANTOR TO THE FINAL SALE PRICE. SALE PRICE BASED UPON APPRAISAL DONE BY GRANTOR. GRANTEE FELT THAT THE PURCHASE PRICE WAS FAIR FOR THE AGE AND CONDITION OF THE BUILDING.

PHYS: SUBJECT IS A ONE STORY WOOD FRAME BUILDING WITH FULL METAL LINER THAT HAS BEEN MAINTAINED AS NEEDED.

FUNC: SUBJECT IS COMPRISED OF 3 SECTIONS, BUT THE WALL BETWEEN THE 2 BACK SECTIONS HAS BEEN REMOVED. NO MAJOR ISSUES WITH PRODUCT FLOW ARE APPARENT. SIZE OF PARCEL ALLOWS FOR ADDITIONAL EXPANSION AS NEEDED.

ECON: SUBJECT IS LOCATED IN AN INDUSTRIAL PARK WITH A MIX OF MANUFACTURING AND COMMERCIAL BUSINESSES WHERE DESIRABILITY IS STABLE.

OTHR: LAND: VACANT LAND SALES AS WELL AS NEARBY COMMERCIAL AND MANUFACTURING ASSESSMENTS WERE ANALYZED.



	ED	
73	IND LGHT MFG (3650)	73
	ED	
50	IND LGHT MFG (3000)	50
	ED	
24	IND LGHT MFG (1200)	24
	ED	

**SALE REPORT**

State ID # 81-05-136-R000153363  
 County BROWN  
 Municipality HOWARD  
 Local Parcel # VH-747-B-747  
 Situs Address 2225 Pamperin Rd  
 Situs Zip Code 54313  
 Appraiser KRUIKA

IPAS Sale Key # 191633  
 SIC Code 3554  
 Interior Inspection Date 07/20/2021  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 03/28/2021  
 Grantor MGB OF WISCONSIN  
  
 Grantee PCH HOLDINGS  
  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 7349: Building Maintenance Services Nec-Svcs  
 Intended Use 3554: Paper Industries Machinery-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$710,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$710,000  
 Land Value \$86,700  
 Improvement Value \$623,300  
 Time on Market 5 - 11 months  
 Recent Asking Price \$750,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1988  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 14,400  
 Additional Useable Area 0  
 Total Area 14,400  
 Basement Area  
 Office Area (SF) / (%) 6,260 43%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 2,574 18%  
 Notable Features/OBYs  
  
 Stories 1  
 Non-office ave wall height 17  
 Non-office ave clear height 17  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$49.31  
 Adj Sale Price Imps \$ / SF \$43.28  
 Acres 1.286  
 Land Value \$ / Acre \$67,418  
 SCR 3.89  
 RCN + OBY / SF \$60.40  
 Physical Res. % 74%  
 Functional Res. % 95%  
 Functional OBS 1 Layout  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason  
  
 Major Thoroughfare 1 to 3 miles  
 Market Variance 102%

**COMMENTS**

GRTR: GRANTOR CONSOLIDATED OPERATIONS ONTO ANOTHER LOCATION, NO LONGER NEEDED THIS LOCATION. AN ESTIMATE OF VALUE WAS DONE WHICH ESTIMATED THE VALUE OF THE PROPERTY AT \$765,000.

GRTE: GRANTEE HAD BEEN LEASING SPACE IN A NEARBY BUILDING AND WANTED A NICER PLACE TO WORK & GROW. THE BROKER CALLED THE GRANTEE TO SEE IF HE WAS INTERESTED. POSITIVE FEATURES WERE LOCATION CLOSE TO HIS CURRENT LOCATION, PLENTY OF SPACE TO GROW THE BUSINESS, AND PROPERTY CAME WITH OPERATING SOLAR PANEL SYSTEM ON THE ROOF. NEGATIVES WERE ROOF LEAKS AND PARKING LOT NEEDED TO BE RE-DONE. FELT THAT THE SALE PRICE WAS FAIR, CONSIDERING THAT \$100,000 WAS SPENT IN RENOVATING THE PROPERTY FOR MANUFACTURING USE.

PHYS: A ONE STORY PRE-ENGINEERED STEEL BUILDING THAT WAS MAINTAINED AS NEEDED.

FUNC: BUILDING HAD A WALLED AREA IN THE BACK THAT WAS REMOVED AFTER SALE TO IMPROVE THE FLOW OF THE PROPERTY FOR MANUFACTURING USE.

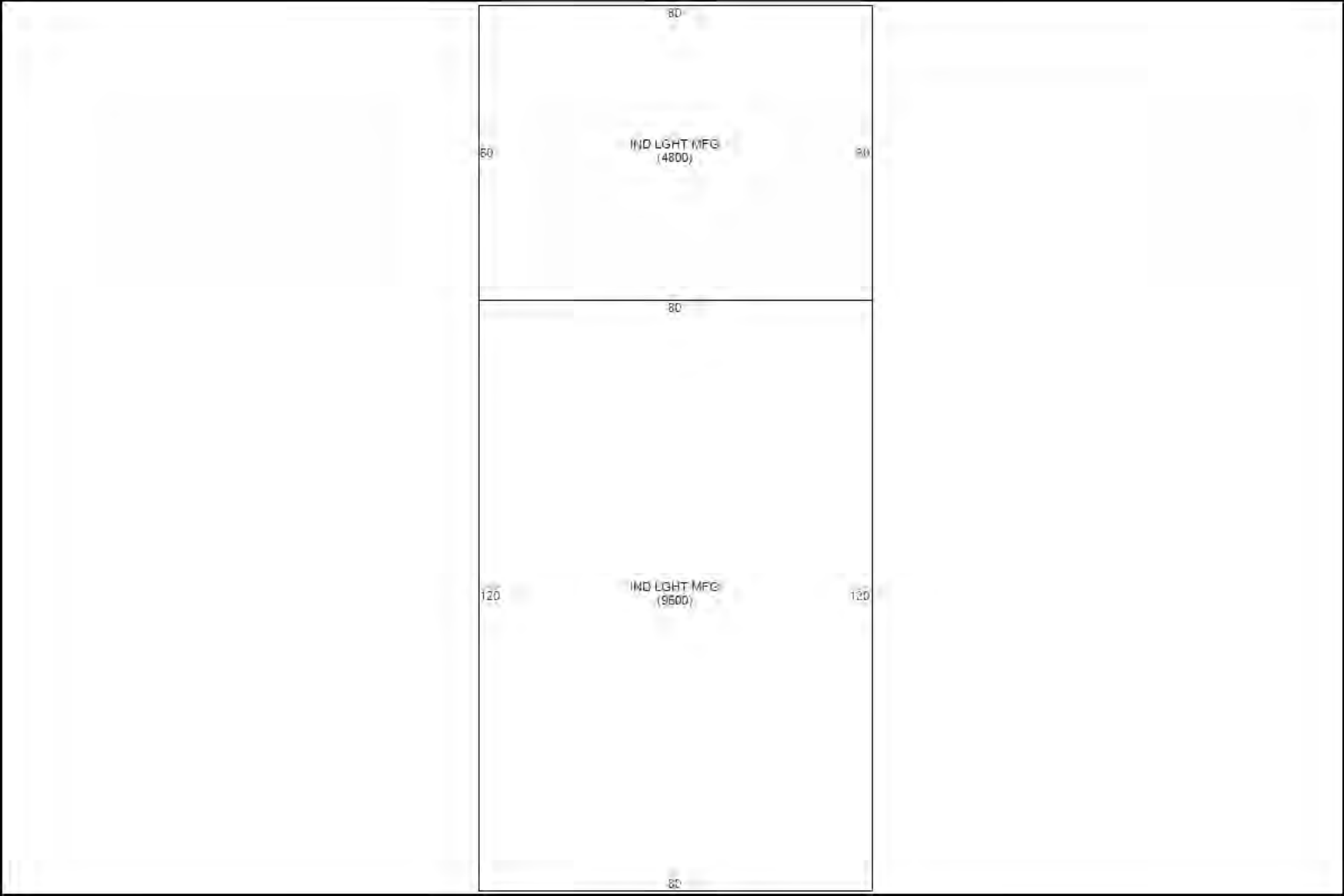
ECON: SUBJECT IS LOCATED IN AN INDUSTRIAL PARK WHERE THE DESIRABILITY IS STABLE.

OTHR: LAND VALUES WERE DETERMINED BY REVIEWING EXISTING SALES AND THE ASSESSMENTS OF COMMERCIAL PROPERTIES IN THE AREA.

OTHR: PERSONAL PROPERTY - NO ADDITIONAL VALUE WAS CONSIDERED FOR THE SOLAR PANEL SYSTEM ON THE ROOF. IT WAS JUST A NICE BONUS AS PART OF PURCHASING THE PROPERTY.







**SALE REPORT**

State ID # 81-05-171-R000009946  
 County BROWN  
 Municipality PULASKI  
 Local Parcel # VP-1857  
 Situs Address 308 S Wisconsin St  
 Situs Zip Code 54162  
 Appraiser BARRERM

IPAS Sale Key # 177234  
 SIC Code 3449  
 Interior Inspection Date 08/17/2020  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 02/12/2020  
 Grantor MARQUIS YACHTS LLC

Grantee BRIERWOOD PROPERTIES LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3732: Boat Building & Repairing-Mfg  
 Intended Use 3449: Miscellaneous Metal Work-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$300,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$300,000  
 Land Value \$65,700  
 Improvement Value \$234,300  
 Time on Market 5 - 11 months  
 Recent Asking Price \$310,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1967  
 Number of Building Sections 6  
 Predominant OCC Code 494  
 Primary Area 64,755  
 Additional Useable Area 0  
 Total Area 64,755  
 Basement Area  
 Office Area (SF) / (%) 3,695 6%  
 Sprinkler (SF) / (%) 68,719 106%  
 Air Conditioning (SF) / (%) 3,695 6%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 17  
 Non-office ave clear height 17  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$4.63  
 Adj Sale Price Imps \$ / SF \$3.62  
 Acres 3.286  
 Land Value \$ / Acre \$19,994  
 SCR 2.21  
 RCN + OBY / SF \$62.49  
 Physical Res. % 32%  
 Functional Res. % 60%  
 Functional OBS 1 Size  
 Functional OBS 2 Layout  
 Functional OBS 3 Site Coverage  
 Community rating % 95%  
 NBHD Rating / Other % 95%  
 NBHD Rating / Other Econ Reason Neighborhood Rating

Major Thoroughfare 5 to 10 miles  
 Market Variance 33%

**COMMENTS**

GRTR: GRANTOR IS AN AREA MANUFACTURER WHO NO LONGER NEEDED SUBJECT DUE TO DOWNSIZING. PROPERTY WAS FOR SALE FOR SIX MONTHS AND HAD TWO OFFERS. SUBJECT WAS MARKETING THROUGH WORD OF MOUTH AND GRANTOR USED ASSESSED VALUE TO HELP DETERMINE ASKING PRICE.

GRTE: GRANTEE IS AN AREA MANUFACTURER WHO WAS APPROACHED BY GRANTOR LETTING THEM KNOW THAT SUBJECT WAS FOR SALE. GRANTEE MADE OFFER TO PURCHASE TO EXPAND THEIR PRODUCTION SPACE.

PHYS: SUBJECT IS A MIX OF CONCRETE BLOCK AND STEEL FRAME/METAL LINED CONSTRUCTION WITH A WEIGHTED YEAR BUILT OF 1968, AND OBSERVED TO BE IN POOR CONDITION.

FUNC: FUNCTIONAL ISSUES OBSERVED FOR LARGE SIZE, LAYOUT ISSUES WITH MULTIPLE SECTIONS, AND A LOW SITE COVERAGE RATIO.

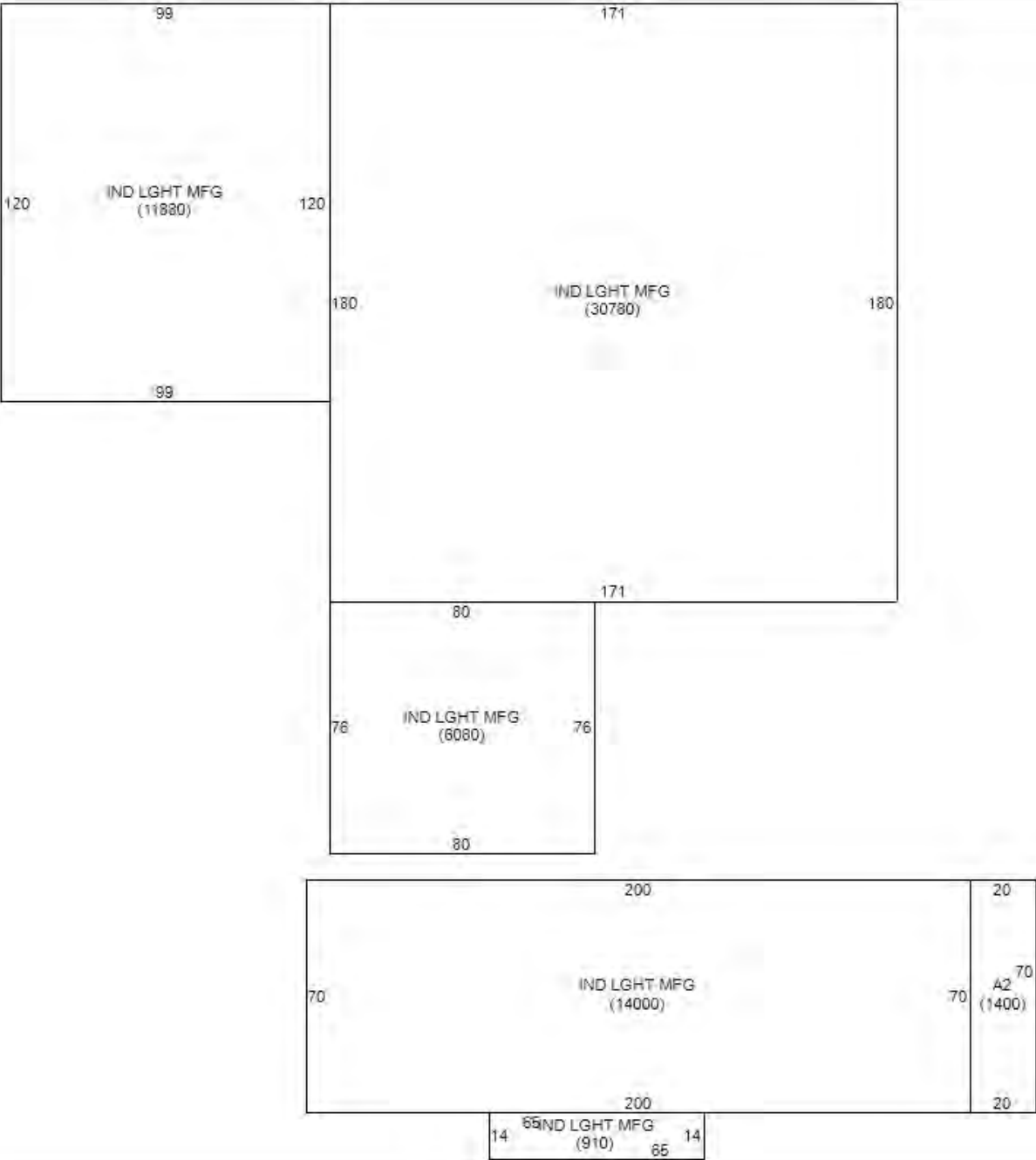
ECON: LOCATED IN AN INDUSTRIAL/COMMERCIAL AREA IN PULASKI, A VILLAGE OF APPROXIMATELY 3,500 PEOPLE. IT IS ROUGHLY 20 MILES NORTHWEST OF THE CITY OF GREEN BAY AND ABOUT 3 MILES FROM STATE HIGHWAY 29. THERE IS A DEPRESSED MARKET FOR LARGE INDUSTRIAL BUILDINGS IN THIS RURAL LOCATION.

OTHR: LAND ANALYSIS: SALES AND COMMERCIAL AND MANUFACTURING ASSESSMENTS WERE ANALYZED. SALE INCLUDES A SMALL VACANT LAND PARCEL (PARID 104104).

OTHR: IF USING THIS SALE AS A COMPARABLE, APPRAISER MAY WANT TO INCLUDE A 10% ADJUSTMENT FOR DEMAND FOR SPACE (SEE ECONOMIC COMMENT). THIS IS ALSO A BUILDING NEARING ITS END OF LIFE.

OTHR: MARKET VARIANCE: THERE WAS POSSIBLY A MOTIVATION TO SELL AS GRANTOR HAS SOLD OFF ALL OF THEIR BUILDINGS AND THEIR BUSINESS IN AREA OVER LAST FEW YEARS.





**SALE REPORT**

State ID # 81-05-171-R000009957  
 County BROWN  
 Municipality PULASKI  
 Local Parcel # VP-1859  
 Situs Address 517 E Cedar St  
 Situs Zip Code 54162  
 Appraiser BARRERM

IPAS Sale Key # 177238  
 SIC Code 3613  
 Interior Inspection Date 08/17/2020  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 02/17/2020  
 Grantor MARQUIS YACHTS LLC

Grantee BRIERWOOD PROPERTIES LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3732: Boat Building & Repairing-Mfg  
 Intended Use 3613: Switchgear & Switchboard Apparatus-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$610,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$610,000  
 Land Value \$62,700  
 Improvement Value \$547,300  
 Time on Market 5 - 11 months  
 Recent Asking Price \$600,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1977  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 60,891  
 Additional Useable Area 1502  
 Total Area 62,393  
 Basement Area  
 Office Area (SF) / (%) 1,392 2%  
 Sprinkler (SF) / (%) 62,393 100%  
 Air Conditioning (SF) / (%) 1,886 3%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 22  
 Non-office ave clear height 20  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 03: Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$9.78  
 Adj Sale Price Imps \$ / SF \$8.77  
 Acres 2.852  
 Land Value \$ / Acre \$21,985  
 SCR 2.04  
 RCN + OBY / SF \$65.99  
 Physical Res. % 32%  
 Functional Res. % 80%  
 Functional OBS 1 Size  
 Functional OBS 2 Site Coverage  
 Functional OBS 3 Office/Plant Ratio  
 Community rating % 95%  
 NBHD Rating / Other % 95%  
 NBHD Rating / Other Econ Reason Neighborhood Rating

Major Thoroughfare 0 to 1 mile  
 Market Variance 58%

**COMMENTS**

GRTR: GRANTOR IS AN AREA MANUFACTURER WHO NO LONGER NEEDED SUBJECT DUE TO DOWNSIZING. PROPERTY WAS FOR SALE FOR SIX MONTHS AND GRANTOR HAD TWO OFFERS. WAS MARKETING THROUGH WORD OF MOUTH AND USED ASSESSED VALUE TO HELP DETERMINE ASKING PRICE.

GRTE: GRANTEE IS AN AREA MANUFACTURER LOCATED NEARBY AND GRANTOR LET THEM KNOW THEY WERE SELLING. PURCHASED SUBJECT TO EXPAND THEIR PRODUCTION SPACE.

PHYS: CONCRETE BLOCK BUILDING BUILT IN 1977 AND OBSERVED TO BE IN POOR CONDITION.

FUNC: FUNCTIONAL OBSOLESCENCE OBSERVED FOR LARGE SIZE, LOW SITE COVERAGE RATIO, AND LOW OFFICE/PLANT RATIO.

ECON: LOCATED IN AN INDUSTRIAL/COMMERCIAL AREA IN PULASKI, A VILLAGE OF APPROXIMATELY 3,500 PEOPLE. IT IS ROUGHLY 20 MILES NORTHWEST OF THE CITY OF GREEN BAY AND ABOUT 3 MILES FROM STATE HIGHWAY 29. THERE HAS BEEN A DEPRESSED MARKET FOR LARGE INDUSTRIAL BUILDINGS IN THIS RURAL LOCATION.

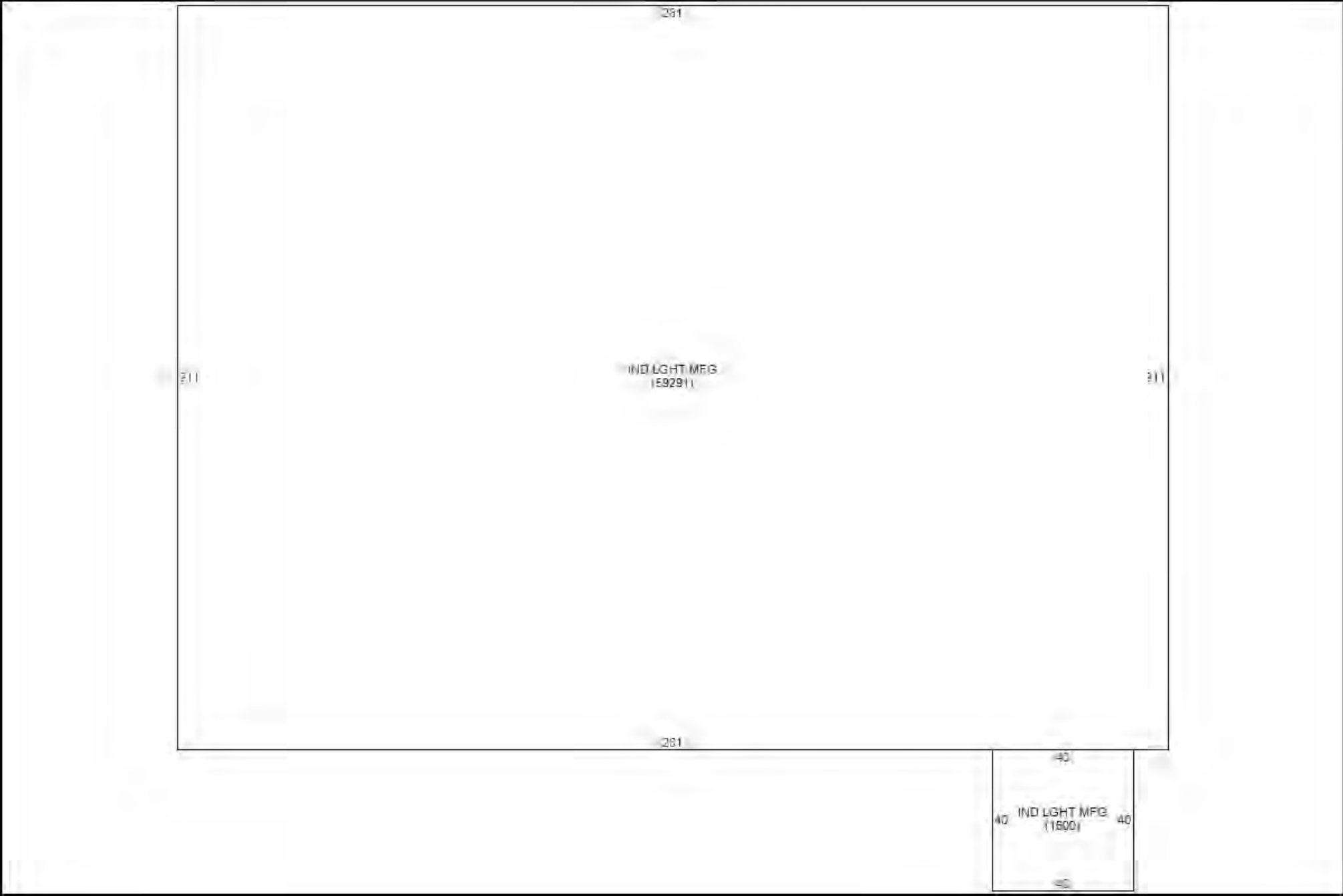
OTHR: LAND ANALYSIS: SALES AND COMMERCIAL AND MANUFACTURING ASSESSMENTS WERE ANALYZED TO DETERMINE VALUE.

OTHR: IF USING THIS SALE AS A COMPARABLE, APPRAISER MAY WANT TO INCLUDE A 10% ADJUSTMENT FOR DEMAND FOR SPACE (SEE ECONOMIC COMMENT). THIS IS ALSO A BUILDING NEARING ITS END OF LIFE.

OTHR: MARKET VARIANCE: THERE WAS POSSIBLY A MOTIVATION TO SELL AS GRANTOR HAS SOLD OFF ALL OF THEIR BUILDINGS AND THEIR BUSINESS IN AREA OVER LAST FEW YEARS.







**SALE REPORT**

State ID # 81-05-171-R000009947  
 County BROWN  
 Municipality PULASKI  
 Local Parcel # VP-41-2  
 Situs Address 790 Markham Dr  
 Situs Zip Code 54162  
 Appraiser BARRERM

IPAS Sale Key # 180542  
 SIC Code 3613  
 Interior Inspection Date 08/17/2020  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 08/18/2020  
 Grantor MARQUIS YACHTS LLC

Grantee CLT COUNTRYVIEW PROPERTIES LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3732: Boat Building & Repairing-Mfg  
 Intended Use 3613: Switchgear & Switchboard Apparatus-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$950,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$950,000  
 Land Value \$412,600  
 Improvement Value \$537,400  
 Time on Market 0 - 4 months  
 Recent Asking Price \$1,500,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1981  
 Number of Building Sections 11  
 Predominant OCC Code 494  
 Primary Area 136,458  
 Additional Useable Area 2160  
 Total Area 138,618  
 Basement Area  
 Office Area (SF) / (%) 20,180 15%  
 Sprinkler (SF) / (%) 145,426 105%  
 Air Conditioning (SF) / (%) 18,464 13%  
 Notable Features/OBYS

Stories 1  
 Non-office ave wall height 24  
 Non-office ave clear height 24  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$6.85  
 Adj Sale Price Imps \$ / SF \$3.88  
 Acres 19.646  
 Land Value \$ / Acre \$21,002  
 SCR 6.68  
 RCN + OBY / SF \$69.99  
 Physical Res. % 39%  
 Functional Res. % 70%  
 Functional OBS 1 Size  
 Functional OBS 2 Layout  
 Functional OBS 3 Office/Plant Ratio  
 Community rating % 95%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason

Major Thoroughfare 0 to 1 mile  
 Market Variance 21%

**COMMENTS**

GRTR: GRANTOR IS AN AREA YACHT MANUFACTURER. DUE TO BUSINESS DECLINE AND EXCESS BUILDING SPACE, THE DECISION WAS MADE TO SELL THE BUILDING. IT WAS LISTED WITH A BROKER, WHO PROVIDED A LIST PRICE RECOMMENDATION BASED ON REAL ESTATE MARKET DATA.

GRTE: GRANTEE IS A NEIGHBORING MANUFACTURER WHO PURCHASED BUILDING TO EXPAND THEIR BUSINESS.

PHYS: A PRE-ENGINEERED STEEL FRAMED, METAL LINED BUILDING TOTALING 138,618 SF, WITH AN OVERALL WEIGHTED YEAR BUILT OF 1982. SUBJECT WAS OBSERVED TO BE IN FAIR CONDITION OVERALL. SOME OF THE OFFICE AREA COULD ALSO USE UPDATING. INTERIOR PHOTOS FROM THE SALE LISTING AS WELL AS AN EXTERIOR FIELD AUDIT DONE TO ESTABLISH CONDITION.

FUNC: FUNCTIONAL ISSUES NOTED FOR LAYOUT ISSUES, LARGE SIZE, AND A SLIGHTLY HIGH OFFICE TO PLANT RATIO.

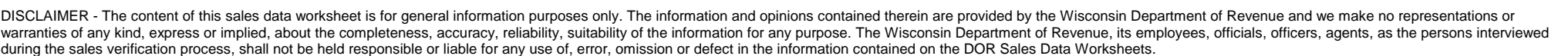
ECON: LOCATED IN AN INDUSTRIAL PARK AREA IN PULASKI, A VILLAGE OF APPROXIMATELY 3,500 PEOPLE. IT IS ROUGHLY 20 MILES NORTHWEST OF THE CITY OF GREEN BAY AND ABOUT 3 MILES FROM STATE HIGHWAY 29.

OTHR: LAND ANALYSIS: AREA LAND SALES AS WELL AS SURROUNDING COMMERCIAL AND MANUFACTURING ASSESSMENTS WERE ANALYZED.

OTHR: CAUTION SHOULD BE EXERCISED WHEN USING THIS SALE AS A COMPARABLE. WHILE SUBJECT WAS LISTED WITH A REALTOR, IT WAS ONLY ON THE MARKET FOR TWO MONTHS BEFORE AN OFFER WAS ACCEPTED AT \$550,000 LESS THAN ASKING PRICE. TYPICALLY, THE MARKETING TIME FOR BUILDINGS OF THIS SIZE IS OVER A YEAR. GRANTOR HAS BEEN REDUCING FOOTPRINT IN AREA SUBSTANTIALY OVER LAST FEW YEARS, SIGNALING POSSIBLE MOTIVATION TO SELL. NOT LONG AFTER THIS SALE, GRANTOR ALSO SOLD BUSINESS AND THE LAST BUILDING THEY OCCUPIED TO SEPARATE PARTY. PER COSTAR, GRANTOR FELT IT WAS SOLD TO GRANTEE FOR A GOOD DEAL. ALSO, THERE IS A DEPRESSED MARKET FOR LARGE INDUSTRIAL BUILDINGS IN THIS RURAL AREA. IF USING AS A COMPARABLE, A 10% ADJUSTMENT FOR TERMS (MARKETING TIME) AND A 10% ADJUSTMENT FOR DEMAND FOR SPACE WOULD BE RECOMMENDED.

OTHR: MARKET VARIANCE: SEE ABOVE COMMENT.





**SALE REPORT**

State ID # 81-05-216-R000036614  
 County BROWN  
 Municipality DE PERE  
 Local Parcel # ED-2305  
 Situs Address 777 Millennium Ct  
 Situs Zip Code 54115  
 Appraiser KRUIKA

IPAS Sale Key # 169891  
 SIC Code 3599  
 Interior Inspection Date 09/19/2019  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 07/23/2019  
 Grantor G & A REAL ESTATE LLC

Grantee V2 INVESTMENTS LLC

Affinity Tenant  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3599: Industrial Machinery Nec-Mfg  
 Intended Use 3599: Industrial Machinery Nec-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$445,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$445,000  
 Land Value \$51,100  
 Improvement Value \$393,900  
 Time on Market 0 - 4 months  
 Recent Asking Price \$445,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 2005  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 9,000  
 Additional Useable Area 0  
 Total Area 9,000  
 Basement Area  
 Office Area (SF) / (%) 1,200 13%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 9,000 100%  
 Notable Features/OBYS

Stories 1  
 Non-office ave wall height 15  
 Non-office ave clear height 15  
 Frame Type 05: Wood Joist Typical Wood  
 Exterior Wall Type 17: Masonry & Metal

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$49.44  
 Adj Sale Price Imps \$ / SF \$43.77  
 Acres 1.703  
 Land Value \$ / Acre \$30,006  
 SCR 8.24  
 RCN + OBY / SF \$78.13  
 Physical Res. % 69%  
 Functional Res. % 100%  
 Functional OBS 1  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 90%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 90%

## COMMENTS

GRTR: GRANTOR - GRANTOR SOLD BUSINESS IN 2018 AND RENTED BUILDING TO NEW BUSINESS OWNER.

GRTE: GRANTEE - GRANTEE DECIDED TO PURCHASE REAL ESTATE TO HAVE BETTER CONTROL OF THE BUILDING. NO APPRAISAL DONE BY EITHER PARTY, BUT GRANTEE FEELS THAT THE SALE PRICE WAS FAIR.

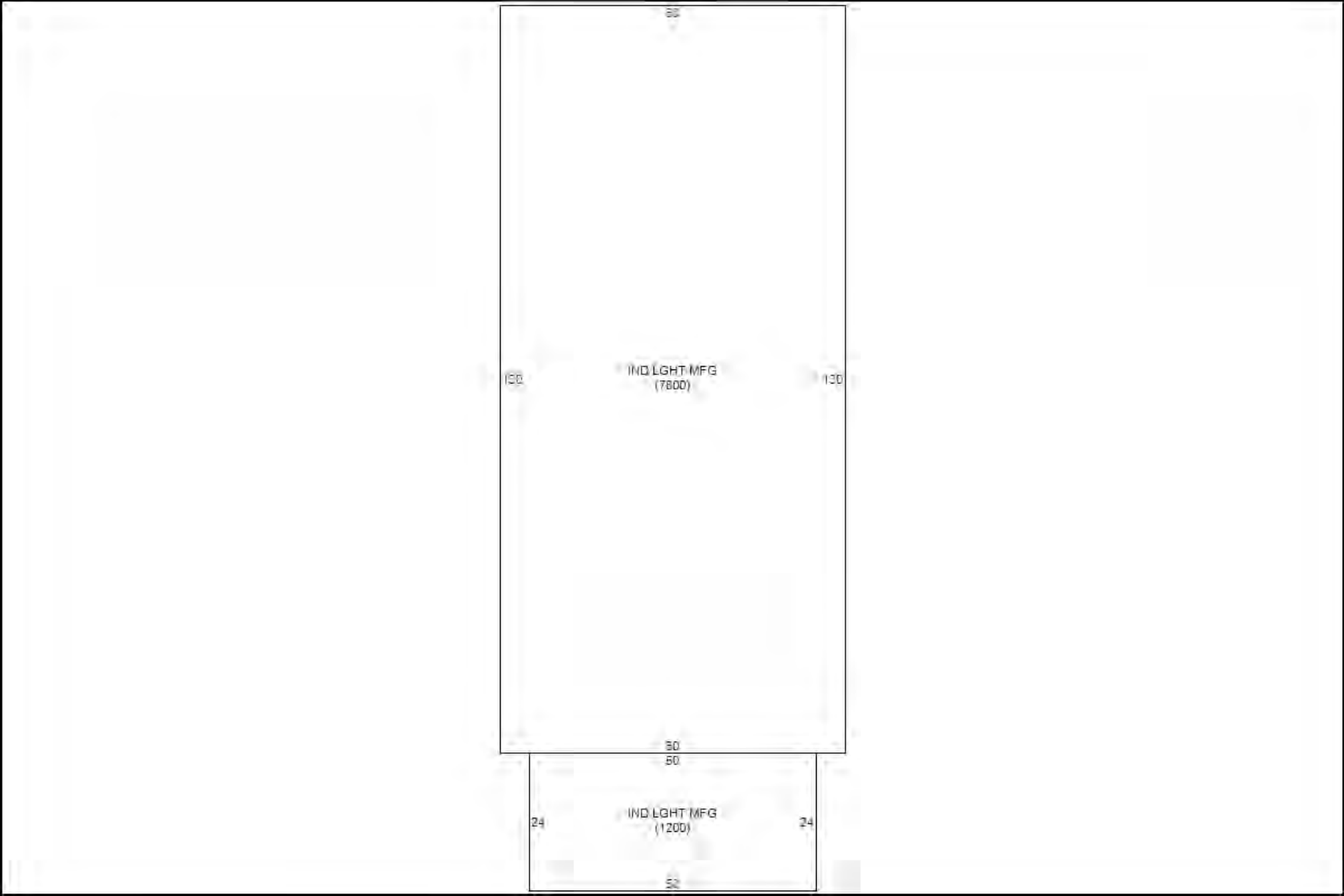
PHYS: PHYSICAL - SUBJECT IS A ONE STORY WOOD FRAME WITH STEEL/FACE BLOCK BUILDING THAT WAS MAINTAINED AS NEEDED.

ECON: ECONOMIC - SUBJECT IS LOCATED ON THE SOUTH END OF THE EAST DE PERE INDUSTRIAL PARK. ACCESS TO THE INTERSTATE SYSTEM IS LIMITED AND US 41 IS JUST UNDER 4 MILES AWAY. DESIRABILITY OF THIS INDUSTRIAL PARK IS SLIGHTLY DEPRESSED DUE TO DISTANCE FROM THE INTERSTATE SYSTEM.

OTHR: LAND ANALYSIS - LAND VALUES ARE CONSISTENT WITH THE COMMERCIAL LAND VALUES IN THE AREA AND PUBLISHED VALUES SET BY THE CITY OF DE PERE.







**SALE REPORT**

State ID # 81-05-216-R000025823  
 County BROWN  
 Municipality DE PERE  
 Local Parcel # ED-344-101-3  
 Situs Address 1882 Commerce Dr  
 Situs Zip Code 54115  
 Appraiser KRUIKA

IPAS Sale Key # 170031  
 SIC Code 2754  
 Interior Inspection Date 09/21/2019  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 10/24/2019  
 Grantor JAYMAR SCREEN PRINTERS INC  
  
 Grantee GREEN BAY LLC  
  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2754: Commercial Printing Gravure-Mfg  
 Intended Use 4225: General Warehousing & Storage-Trans  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$430,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$430,000  
 Land Value \$56,500  
 Improvement Value \$373,500  
 Time on Market 5 - 11 months  
 Recent Asking Price \$449,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1995  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 7,900  
 Additional Useable Area 0  
 Total Area 7,900  
 Basement Area  
 Office Area (SF) / (%) 1,671 21%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 1,671 21%  
 Notable Features/OBYs  
  
 Stories 1  
 Non-office ave wall height 12  
 Non-office ave clear height 12  
 Frame Type 05: Wood Joist Typical Wood  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$54.43  
 Adj Sale Price Imps \$ / SF \$47.28  
 Acres 1.884  
 Land Value \$ / Acre \$29,989  
 SCR 10.39  
 RCN + OBY / SF \$62.40  
 Physical Res. % 56%  
 Functional Res. % 100%  
 Functional OBS 1 Office/Plant Ratio  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 90%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 150%

## COMMENTS

GRTR: GRANTOR - GRANTOR SOLD BUSINESS TO A COMPETITOR IN MARCH 2019 AND NO LONGER NEEDED THIS BUILDING. ORIGINAL ASKING PRICE WAS \$449,000 AND WAS NEGOTIATED TO \$430,000 SALE PRICE.

GRTE: GRANTEE - GRANTEE PURCHASED PROPERTY TO WAREHOUSE PACKAGING SUPPLIES FOR DISTRIBUTION.

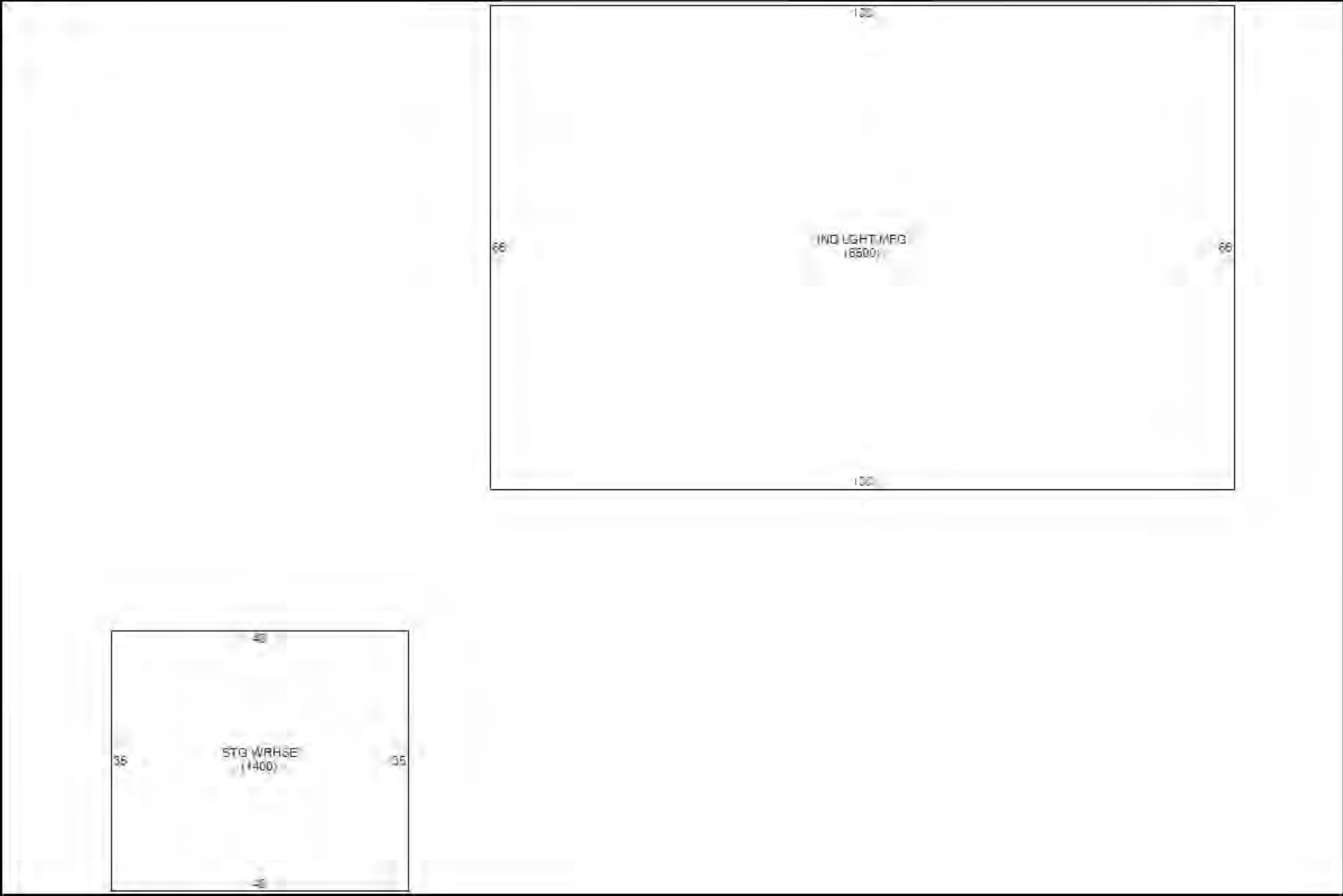
PHYS: PHYSICAL - SUBJECT IS A ONE STORY WOOD JOIST BUILDING WITH THE MAIN BUILDING HAVING A FULL LINER AND THE 36 X 40 BUILDING BEING A HEATED GARAGE. BOTH BUILDINGS WERE MAINTAINED AS NEEDED.

FUNC: FUNCTIONAL - SUBJECT HAS A LARGER OFFICE THAN AVERAGE.

ECON: ECONOMIC - SUBJECT IS LOCATED IN THE EAST DE PERE INDUSTRIAL PARK WHERE DESIRABILITY IS SLIGHTLY DEPRESSED DUE TO ACCESS TO THE INTERSTATE SYSTEM. US 41 IS JUST UNDER 4 MILES AWAY THROUGH DOWNTOWN. ACCESS TO STATE HIGHWAY 57 IS LESS THAN A MILE.

OTHR: LAND ANALYSIS - LAND VALUES ARE CONSISTENT WITH THE COMMERCIAL LAND VALUES IN THE AREA AND PUBLISHED VALUES SET BY THE CITY OF DE PERE.





**SALE REPORT**

State ID # 81-05-216-R000137648  
 County BROWN  
 Municipality DE PERE  
 Local Parcel # WD-609  
 Situs Address 715 N 8th St  
 Situs Zip Code 54115  
 Appraiser BARRERM

IPAS Sale Key # 177550  
 SIC Code 5075  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 06/18/2019  
 Grantor F&O PARTNERSHIP LLP

Grantee R&G LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 4225: General Warehousing & Storage-Trans  
 Intended Use 5075: Warm Air Heating & Air-Conditioning-Whol  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$950,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$950,000  
 Land Value \$214,600  
 Improvement Value \$735,400  
 Time on Market 5 - 11 months  
 Recent Asking Price \$949,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1964  
 Number of Building Sections 2  
 Predominant OCC Code 406  
 Primary Area 26,222  
 Additional Useable Area 0  
 Total Area 26,222  
 Basement Area  
 Office Area (SF) / (%) 4,200 16%  
 Sprinkler (SF) / (%) 26,222 100%  
 Air Conditioning (SF) / (%) 4,200 16%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 16  
 Non-office ave clear height 16  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 17: Masonry & Metal

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$36.23  
 Adj Sale Price Imps \$ / SF \$28.05  
 Acres 3.576  
 Land Value \$ / Acre \$60,011  
 SCR 5.9  
 RCN + OBY / SF \$58.62  
 Physical Res. % 46%  
 Functional Res. % 100%  
 Functional OBS 1  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason

Major Thoroughfare 0 to 1 mile  
 Market Variance 104%

## COMMENTS

GRTR: NO CONTACT.

GRTE: GRANTEE PURCHASED SUBJECT FOR HVAC DISTRIBUTION BUSINESS. PAID ROUGHLY ASKING PRICE AND PLANS TO REMODEL INSIDE AND OUT FOLLOWING PURCHASE.

PHYS: SUBJECT CONSISTS OF A WAREHOUSE SECTION CONSTRUCTED OF MASONRY AND METAL, AND A SHOWROOM/OFFICE AREA WHICH HAS STEEL FRAMING AND MOSTLY GLASS EXTERIOR. THERE ARE A TOTAL OF 12 OVERHEAD DOORS. THE ENTIRE LOT IS PAVED AND FENCED IN. SUBJECT IN NEED OF MAINTENANCE, CLEANING, AND OFFICE REMODELING...ALTHOUGH A NEW ROOF HAD RECENTLY BEEN INSTALLED. INTERIOR PHOTOS FROM SALE LISTING WERE USED TO HELP DETERMINE CONDITION.

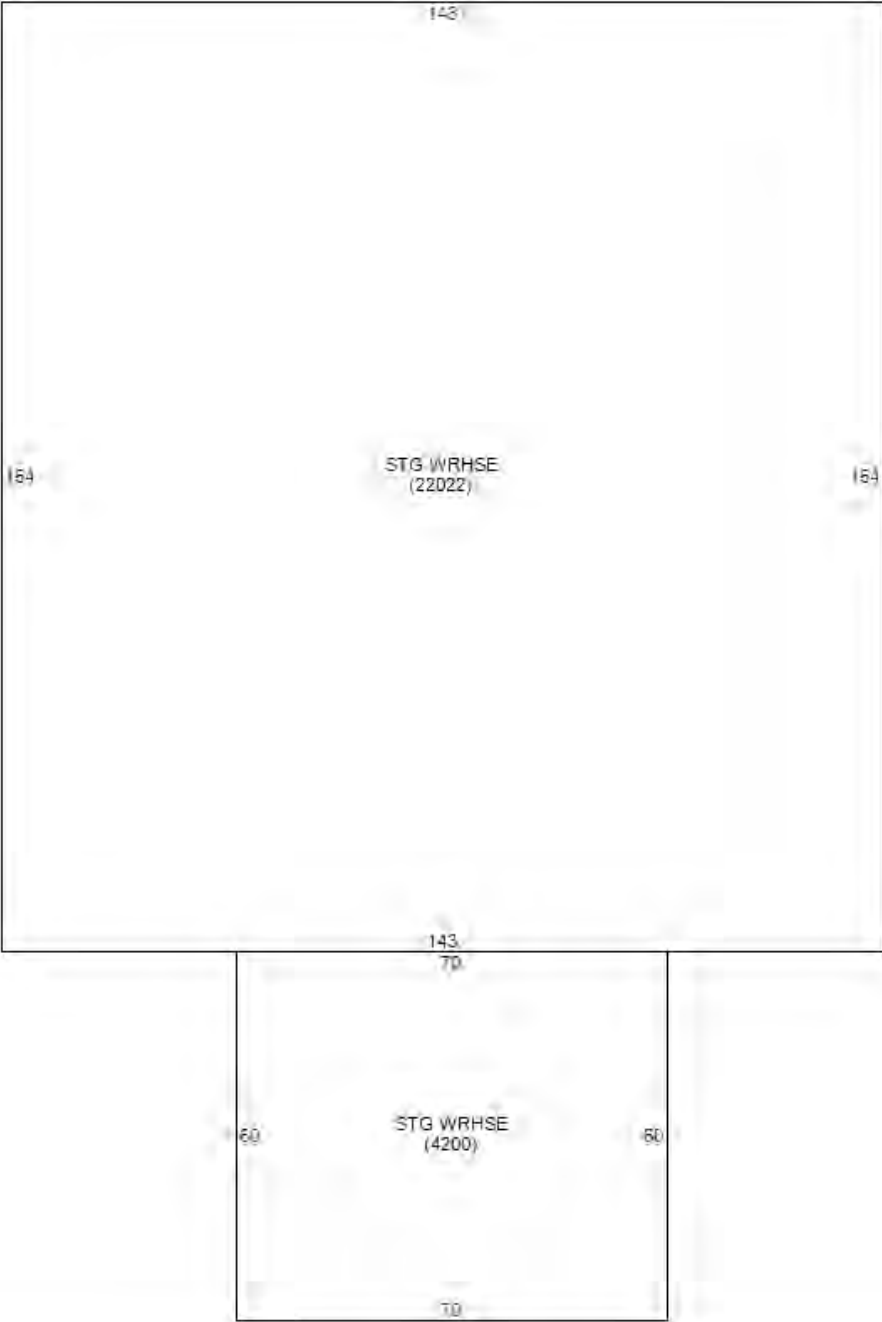
FUNC: NO FUNCTIONAL ISSUES NOTED.

ECON: VERY WELL LOCATED IN THE CITY OF DEPERE WITH HIGH VISIBILITY AS IT'S JUST OFF AN EXIT OF INTERSTATE 41.

OTHR: LAND ANALYSIS: LOCAL COMMERCIAL ASSESSED VALUES ANALYZED.







**SALE REPORT**

State ID # 81-05-216-R000142603  
 County BROWN  
 Municipality DE PERE  
 Local Parcel # ED-2306  
 Situs Address 759 Millennium Ct  
 Situs Zip Code 54115  
 Appraiser KRUIKA

IPAS Sale Key # 182075  
 SIC Code 3490  
 Interior Inspection Date 10/05/2019  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 06/01/2020  
 Grantor G & T MILLENNIUM PROPERTY LLC

Grantee V2 INVESTMENTS LLC

Affinity Adjacent Owner  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3499: Fabricated Metal Products Nec-Mfg  
 Intended Use 3499: Fabricated Metal Products Nec-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$650,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$650,000  
 Land Value \$53,800  
 Improvement Value \$596,200  
 Time on Market 0 - 4 months  
 Recent Asking Price \$650,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 2008  
 Number of Building Sections 1  
 Predominant OCC Code 528  
 Primary Area 10,400  
 Additional Useable Area 0  
 Total Area 10,400  
 Basement Area  
 Office Area (SF) / (%) 400 4%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 400 4%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 15  
 Non-office ave clear height 15  
 Frame Type 02: Masonry Load Bearing  
 Exterior Wall Type 03: Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$62.50  
 Adj Sale Price Imps \$ / SF \$57.33  
 Acres 1.736  
 Land Value \$ / Acre \$30,991  
 SCR 7.2  
 RCN + OBY / SF \$89.64  
 Physical Res. % 82%  
 Functional Res. % 100%  
 Functional OBS 1  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason  
 Major Thoroughfare 3 to 5 miles  
 Market Variance 78%

**COMMENTS**

GRTR: GRANTOR IS MOVING BUSINESS TO A NEW BUILDING IN V DENMARK FOR 2021.

GRTE: GRANTEE OWNS THE ADJACENT PROPERTY AND THIS WAS AN OPPORTUNITY TO EXPAND. FELT THAT THE SALE PRICE WAS FAIR. ONLY APPRAISAL DONE WAS A BANK APPRAISAL AS PART OF THE SALE. NEGOTIATED TO THE SALE PRICE.

PHYS: ONE STORY CONCRETE BLOCK BUILDING THAT WAS MAINTAINED AS NEEDED.

FUNC: SUBJECT IS CURRENTLY SET UP FOR TWO TENANTS WITH MULTIPLE OVERHEAD DOORS FOR DRIVE-THROUGH ACCESS.

ECON: SUBJECT IS LOCATED IN THE EAST DE PERE INDUSTRIAL PARK WITH A MIX OF COMMERCIAL AND INDUSTRIAL BUSINESSES. DESIRABILITY IS STABLE, BUT NOT AS IN DEMAND AS SOME OF THE OTHER AREA INDUSTRIAL PARKS DUE TO ACCESS ON THE EAST SIDE OF THE FOX RIVER.

OTHR: LAND ANALYSIS - REVIEWED AREA LAND SALE AND ASKING PRICE FOR ADJACENT PROPERTIES FROM THE LOCAL ECONOMIC DEVELOPMENT OFFICE



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**SALE REPORT**

State ID # 81-05-231-R000035551  
 County BROWN  
 Municipality GREEN BAY  
 Local Parcel # 21-180-16  
 Situs Address 3170 Yeager Dr  
 Situs Zip Code 54311  
 Appraiser KRUIKA

IPAS Sale Key # 160542  
 SIC Code 2759  
 Interior Inspection Date 11/27/2018  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 08/02/2018  
 Grantor LNRE PARTNERS LLC  
  
 Grantee YEAGER BUILDING LLC  
  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2759: Commercial Printing Nec-Mfg  
 Intended Use 2047: Dog & Cat Food-Mfg  
 No Months Vacant 1 - 3 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$1,500,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$1,500,000  
 Land Value \$222,900  
 Improvement Value \$1,277,100  
 Time on Market 12 - 24 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 2003  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 24,872  
 Additional Useable Area 0  
 Total Area 24,872  
 Basement Area  
 Office Area (SF) / (%) 6,756 27%  
 Sprinkler (SF) / (%) 25,952 104%  
 Air Conditioning (SF) / (%) 6,756 27%  
 Notable Features/OBYS  
  
 Stories 1  
 Non-office ave wall height 17  
 Non-office ave clear height 16  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 14: Concrete Tilt-up

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$60.31  
 Adj Sale Price Imps \$ / SF \$51.35  
 Acres 4.329  
 Land Value \$ / Acre \$51,490  
 SCR 7.58  
 RCN + OBY / SF \$68.94  
 Physical Res. % 74%  
 Functional Res. % 100%  
 Functional OBS 1  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 90%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 112%

**COMMENTS**

GRTR: GRANTOR CLOSED THIS OFFICE AND MOVED EQUIPMENT TO ANOTHER OFFICE. THE PROPERTY WAS NO LONGER NEEDED.

GRTE: GRANTEE NEEDED ADDITIONAL ROOM FOR THEIR OPERATION. THIS BUILDING FIT THEIR NEEDS. THEY WERE INTERESTED IN THE BUILDING ADJACENT TO THEIR OTHER PLANT, BUT THE OWNER DIDN'T MOVE FAST ENOUGH FOR THEIR NEEDS. LOOKED AT TWO OTHER PROPERTIES PRIOR TO OFFERING TO PURCHASE THIS BUILDING. FELT THAT SALE PRICE WAS FAIR. BANK APPRAISAL FOR THE SALE INDICATED \$1,700,000 VALUE.

PHYS: A ONE-STORY PRE-ENGINEERED SHOP WITH CONCRETE BLOCK OFFICE THAT WAS MAINTAINED AS NEEDED.

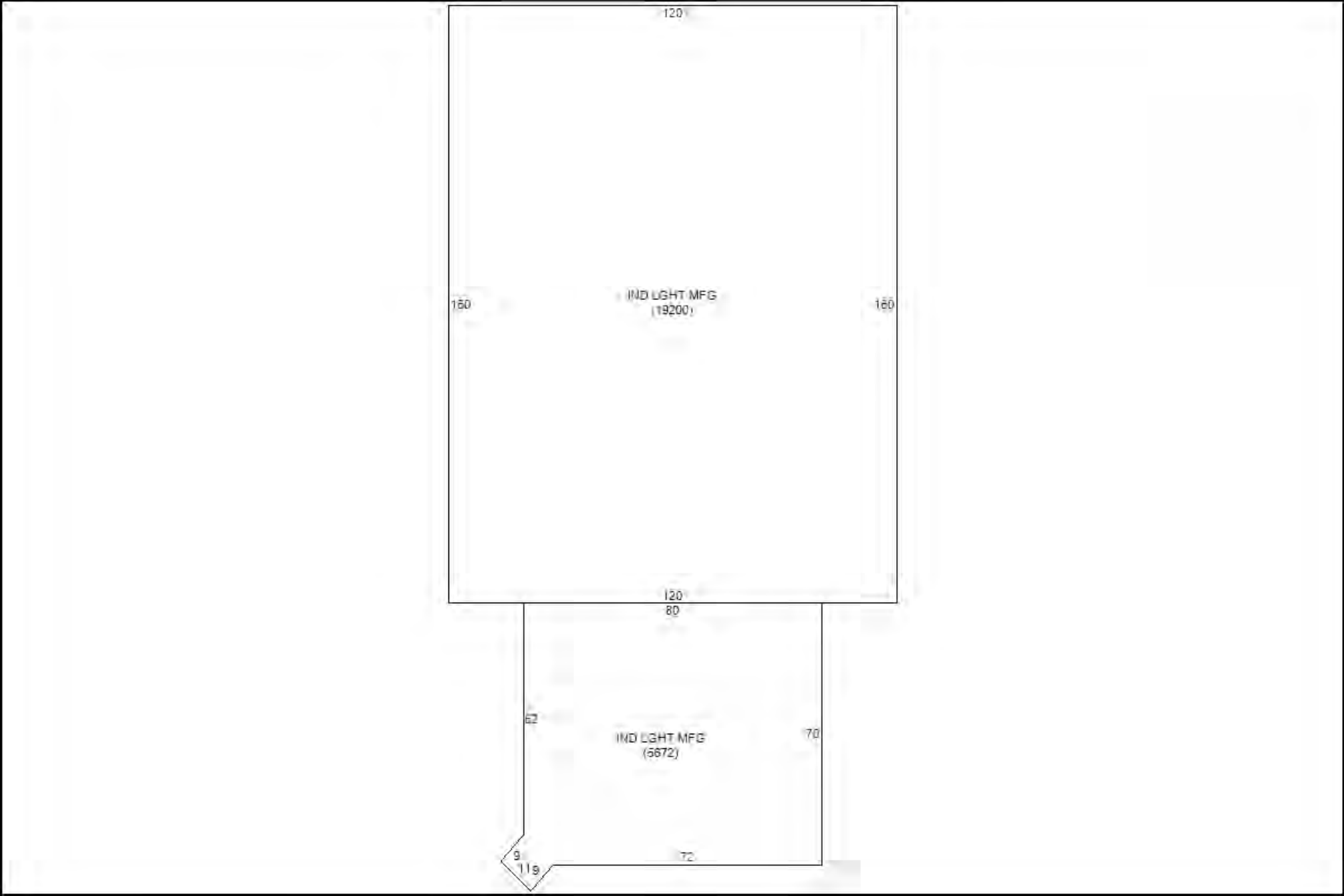
FUNC: NO FUNCTIONAL ISSUES WITH THE SUBJECT. THE GRANTEE KEPT ALL OF THE INTERIOR WALLS. GRANTEE ONLY ADDED A HIGH SPEED OVERHEAD DOOR BETWEEN THE PRODUCTION AREA AND THE WAREHOUSE AFTER THE SALE.

ECON: THE PROPERTY IS LOCATED IN AN INDUSTRIAL PARK THAT HAS EASY ACCESS TO USH 43. THE INDUSTRIAL PARK HAS THE NORMAL MIX OF COMMERCIAL AND INDUSTRIAL TENANTS AND HAS GOOD DESIRE IN THE AREA.

OTHR: LAND ANALYSIS: A REVIEW OF THE ASKING PRICES FOR LAND IN THE I-43 INDUSTRIAL PARK INDICATES A VALUE OF \$50,000 PER ACRE.







**SALE REPORT**

State ID # 81-05-231-R000081042  
 County BROWN  
 Municipality GREEN BAY  
 Local Parcel # 22-SC510  
 Situs Address 2530 S Hemlock Rd  
 Situs Zip Code 54311  
 Appraiser KRUIKA

IPAS Sale Key # 166897  
 SIC Code 3535  
 Interior Inspection Date 06/24/2019  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 05/08/2019  
 Grantor TMT HOLDINGS LLC  
 Grantee PISCHKE-PETERSON ENTERPRISES LLC  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3535: Conveyors & Conveying Equipment-Mfg  
 Intended Use 3599: Industrial Machinery Nec-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$1,700,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$1,700,000  
 Land Value \$335,200  
 Improvement Value \$1,364,800  
 Time on Market 12 - 24 months  
 Recent Asking Price \$1,950,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 2013  
 Number of Building Sections 1  
 Predominant OCC Code 494  
 Primary Area 33,000  
 Additional Useable Area 6000  
 Total Area 39,000  
 Basement Area  
 Office Area (SF) / (%) 6,000 15%  
 Sprinkler (SF) / (%) 36,050 92%  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs  
 Stories 1  
 Non-office ave wall height 29  
 Non-office ave clear height 28  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$43.59  
 Adj Sale Price Imps \$ / SF \$34.99  
 Acres 9.001  
 Land Value \$ / Acre \$37,240  
 SCR 11.88  
 RCN + OBY / SF \$65.26  
 Physical Res. % 89%  
 Functional Res. % 100%  
 Functional OBS 1  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 60%

**COMMENTS**

GRTR: GRANTOR - CLOSED THIS PLANT IN 2016 AND HAD AN AUCTION TO SELL THE EQUIPMENT IN 2017. 1/2018 ASKING PRICE WAS \$2,250,000 AND WAS REDUCED TO \$1,950,000 PRIOR TO THE SALE.

GRTE: GRANTEE - GRANTEE NEEDED MORE SPACE AND HAD BEEN LOOKING FOR ABOUT 3 MONTHS PRIOR TO PURCHASING THIS BUILDING. GRANTEE FELT THAT THE PRICE WAS FAIR FOR THE SIZE AND AGE OF THE BUILDING. POSITIVE FEATURES WERE SIZE AND ADDITIONAL ACREAGE FOR EXPANSION. NEGATIVE WAS LOCATION ON THE FAR EAST SIDE OF GREEN BAY IN AN INDUSTRIAL PARK THAT HAS NOT GROWN MUCH IN SEVERAL YEARS DUE TO DISTANCE FROM USH 43.

PHYS: PHYSICAL - SUBJECT IS A ONE STORY PRE-ENGINEERED STEEL BUILDING THAT WAS MAINTAINED AS NEEDED.

ECON: PROPERTY IS LOCATED IN AN INDUSTRIAL PARK THAT IS LESS DESIRABLE THAN OTHER INDUSTRIAL PARKS BECAUSE IT IS 5 MILES FROM I-43.

OTHR: LAND ANALYSIS - CONSISTENT WITH COMMERCIAL LAND VALUES IN THE AREA.



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DISCLAIMER - The content of this sales data worksheet is for general information purposes only. The information and opinions contained therein are provided by the Wisconsin Department of Revenue and we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, suitability of the information for any purpose. The Wisconsin Department of Revenue, its employees, officials, officers, agents, as the persons interviewed during the sales verification process, shall not be held responsible or liable for any use of, error, omission or defect in the information contained on the DOR Sales Data Worksheets.

**SALE REPORT**

State ID # 81-05-231-R000050232  
 County BROWN  
 Municipality GREEN BAY  
 Local Parcel # 3-253-1  
 Situs Address 1149 Shawano Ave  
 Situs Zip Code 54303  
 Appraiser KRUIKA

IPAS Sale Key # 167377  
 SIC Code 2759  
 Interior Inspection Date 08/21/2018  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 06/28/2019  
 Grantor GEOFFREY & AMY GIALDINI  
 Grantee JEFFERY & MELANIE WISHART  
 Affinity Tenant  
 Conveyance Type Land Contract  
 Prior Use 2759: Commercial Printing Nec-Mfg  
 Intended Use 2759: Commercial Printing Nec-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$120,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$120,000  
 Land Value \$24,500  
 Improvement Value \$95,500  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1950  
 Number of Building Sections 1  
 Predominant OCC Code 353  
 Primary Area 1,477  
 Additional Useable Area 0  
 Total Area 1,477  
 Basement Area  
 Office Area (SF) / (%) 1,477 100%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 1,477 100%  
 Notable Features/OBYs  
 Stories 1  
 Non-office ave wall height 10  
 Non-office ave clear height 9  
 Frame Type 02: Masonry Load Bearing  
 Exterior Wall Type 04: Brick & Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$81.25  
 Adj Sale Price Imps \$ / SF \$64.66  
 Acres 0.147  
 Land Value \$ / Acre \$166,667  
 SCR 4.34  
 RCN + OBY / SF \$111.25  
 Physical Res. % 42%  
 Functional Res. % 90%  
 Functional OBS 1 Layout  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 90%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 171%

## COMMENTS

GRTR: GRANTOR - OFFERED PROPERTY TO GRANTEE ON LAND CONTRACT.

GRTE: GRANTEE - GRANTEE HAS BEEN A LONG TIME TENANT OF THIS PROPERTY. GRANTEE FELT THAT SALE PRICE WAS FAIR AND HAD LOOKED AT OTHER PROPERTIES TO DETERMINE FAIR PRICE.

PHYS: PHYSICAL - SUBJECT IS A ONE STORY MASONRY WITH FACE BRICK BUILDING THAT WAS MAINTAINED AS NEEDED.

FUNC: FUNCTIONAL - SUBJECT HAS NUMEROUS WALLS AND SOME PARKING ISSUES DUE TO LOCATION OF THE BUILDING ON THE LOT.

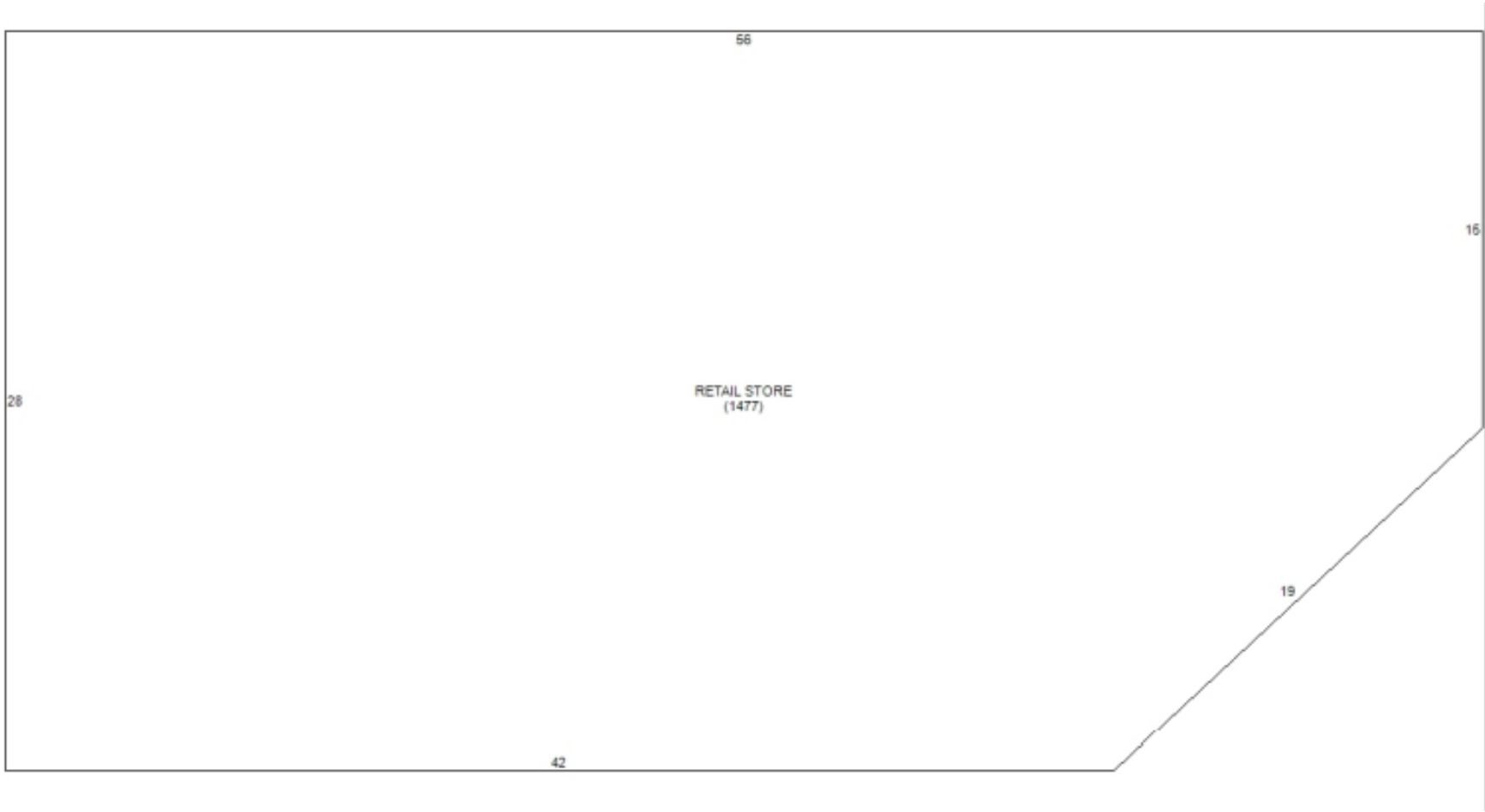
ECON: ECONOMIC - SUBJECT IS LOCATED ON A MAJOR EAST-WEST RESIDENTIAL THOROUGHFARE THAT IS IN THE MIDDLE OF A RESIDENTIAL AREA. GRANTEE REPORTS THAT THERE ARE SOME NEIGHBORHOOD VANDALISM ISSUES.

OTHR: LAND ANALYSIS - REVIEWED THE LAND VALUES OF AREA COMMERCIAL PARCELS.

OTHR: MARKET - TENANT PURCHASE IN ADDITION TO THE LAND CONTRACT MAY HAVE INFLATED THE SALE PRICE







**SALE REPORT**

State ID # 81-05-231-R000131531  
 County BROWN  
 Municipality GREEN BAY  
 Local Parcel # 21-182-1  
 Situs Address 1255 Einstein Way  
 Situs Zip Code 54311  
 Appraiser KRUIKA

IPAS Sale Key # 170092  
 SIC Code 2434  
 Interior Inspection Date 11/05/2019  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 09/30/2019  
 Grantor THE EINSTEIN PROJECT INC  
 Grantee TJS LLC  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 8299: Schools & Educational Services Nec-Svcs  
 Intended Use 2434: Wood Kitchen Cabinets-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$1,550,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$1,550,000  
 Land Value \$200,100  
 Improvement Value \$1,349,900  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 2003  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 27,200  
 Additional Useable Area 0  
 Total Area 27,200  
 Basement Area **3,700**  
 Office Area (SF) / (%) 3,700 14%  
 Sprinkler (SF) / (%) 27,200 100%  
 Air Conditioning (SF) / (%) 3,700 14%  
 Notable Features/OBYs  
 Stories 1  
 Non-office ave wall height 16  
 Non-office ave clear height 16  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$56.99  
 Adj Sale Price Imps \$ / SF \$49.63  
 Acres 4.002  
 Land Value \$ / Acre \$50,000  
 SCR 7.42  
 RCN + OBY / SF \$56.81  
 Physical Res. % 79%  
 Functional Res. % 100%  
 Functional OBS 1  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason  
 Major Thoroughfare 1 to 3 miles  
 Market Variance 111%

## COMMENTS

GRTR: GRANTOR - GRANTOR MOVED TO A NEW BUILDING ON THE UWGB CAMPUS. APPROACHED SEVERAL LAND OWNERS NEAR THE SUBJECT TO SEE IF THEY WERE INTERESTED IN PURCHASING THE BUILDING.

GRTE: GRANTEE - GRANTEE HAD BEEN THINKING OF EXPANDING WHEN THEY WERE APPROACHED TO PURCHASE THE PROPERTY. THIS BUILDING FIT THEIR NEEDS WITH ROOM TO DOUBLE THE BUILDING WHEN NEEDED. A BANK APPRAISAL WAS COMPLETED WITH A VALUATION OF \$1,650,000.

PHYS: PHYSICAL - SUBJECT IS A ONE STORY PRE-ENGINEERED STEEL BUILDING THAT WAS MAINTAINED AS NEEDED.

FUNC: FUNCTIONAL - SUBJECT IS A PROPERTY WITH A FLEXIBLE FLOOR PLAN. A BASEMENT IS LOCATED UNDER THE OFFICE AREA WITH STAIRS ACCESS. THE BUILDING WAS CONSTRUCTED WITH THE ABILITY TO DOUBLE THE BUILDING IN THE FUTURE WITH ADDITIONAL AREA TO THE REAR.

ECON: ECONOMIC - SUBJECT IS LOCATED IN AN INDUSTRIAL PARK WHERE DESIRABILITY IS STABLE.

OTHR: LAND ANALYSIS - LAND VALUES WERE ANALYZED IN THE AREA BASED UPON THE SALES AND COMMERCIAL ASSESSMENTS IN THE AREA.



	100	
37	IND LGHT MFG (3700)	37
	100	
158	IND LGHT MFG (1580)	158
	100	

**SALE REPORT**

State ID # 81-05-231-R000034630  
 County BROWN  
 Municipality GREEN BAY  
 Local Parcel # 21-2266-1-1  
 Situs Address 536 Elizabeth St  
 Situs Zip Code 54301  
 Appraiser KRUIKA

IPAS Sale Key # 178799  
 SIC Code 3089  
 Interior Inspection Date 10/23/2019  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 08/20/2020  
 Grantor CHRISTENSEN III INVESTMENTS LLC

Grantee GREEN BAY DRESSED BEEF LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3089: Plastics Products Nec-Mfg  
 Intended Use 2010: Meat Products-Mfg  
 No Months Vacant 3 or more years  
 Environmental Site YES

**SALE DATA**

Sale Price \$515,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$515,000  
 Land Value \$94,200  
 Improvement Value \$420,800  
 Time on Market over 24 months  
 Recent Asking Price \$640,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1969  
 Number of Building Sections 4  
 Predominant OCC Code 494  
 Primary Area 28,052  
 Additional Useable Area 0  
 Total Area 28,052  
 Basement Area  
 Office Area (SF) / (%) 1,232 4%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 1,232 4%  
 Notable Features/OBYS

Stories 1  
 Non-office ave wall height 22  
 Non-office ave clear height 21  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$18.36  
 Adj Sale Price Imps \$ / SF \$15.00  
 Acres 1.969  
 Land Value \$ / Acre \$47,842  
 SCR 3.06  
 RCN + OBY / SF \$67.66  
 Physical Res. % 39%  
 Functional Res. % 85%  
 Functional OBS 1 Layout  
 Functional OBS 2 Ceiling Height  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 80%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 1 to 3 miles  
 Market Variance 84%

**COMMENTS**

GRTR: GRANTOR: SOLD BUSINESS SEVERAL YEARS AGO TO ANOTHER COMPANY. THE COMPANY WAS MOVED OUT OF THIS LOCATION AND THE REAL ESTATE WAS ADVERTISED THROUGH A REALTOR SINCE 2017. ASKING PRICE IN MAY OF 2018 WAS \$780,000 WITH NO INTERESTED BUYERS. ASKING PRICE LOWERED IN JANUARY 2020 TO \$640,000.

GRTE: GRANTEE: GRANTEE IS A LARGE BUSINESS LOCATED NEAR THIS PROPERTY. THEY HAD PREVIOUSLY BEEN PURCHASING PROPERTIES ADJACENT TO THEIR PLANT FOR AN EXPANSION. UNKNOWN USAGE OF THE PROPERTY AT THIS TIME. PURCHASED PROPERTY BECAUSE IT WAS NEAR THEIR PLANT.

PHYS: PHYSICAL: PROPERTY IS A MIXED CONCRETE BLOCK AND STEEL FRAME CONSTRUCTION. THE OFFICE IS DATED AND THE MECHANICALS/ROOF NEEDS TO BE UPDATED.

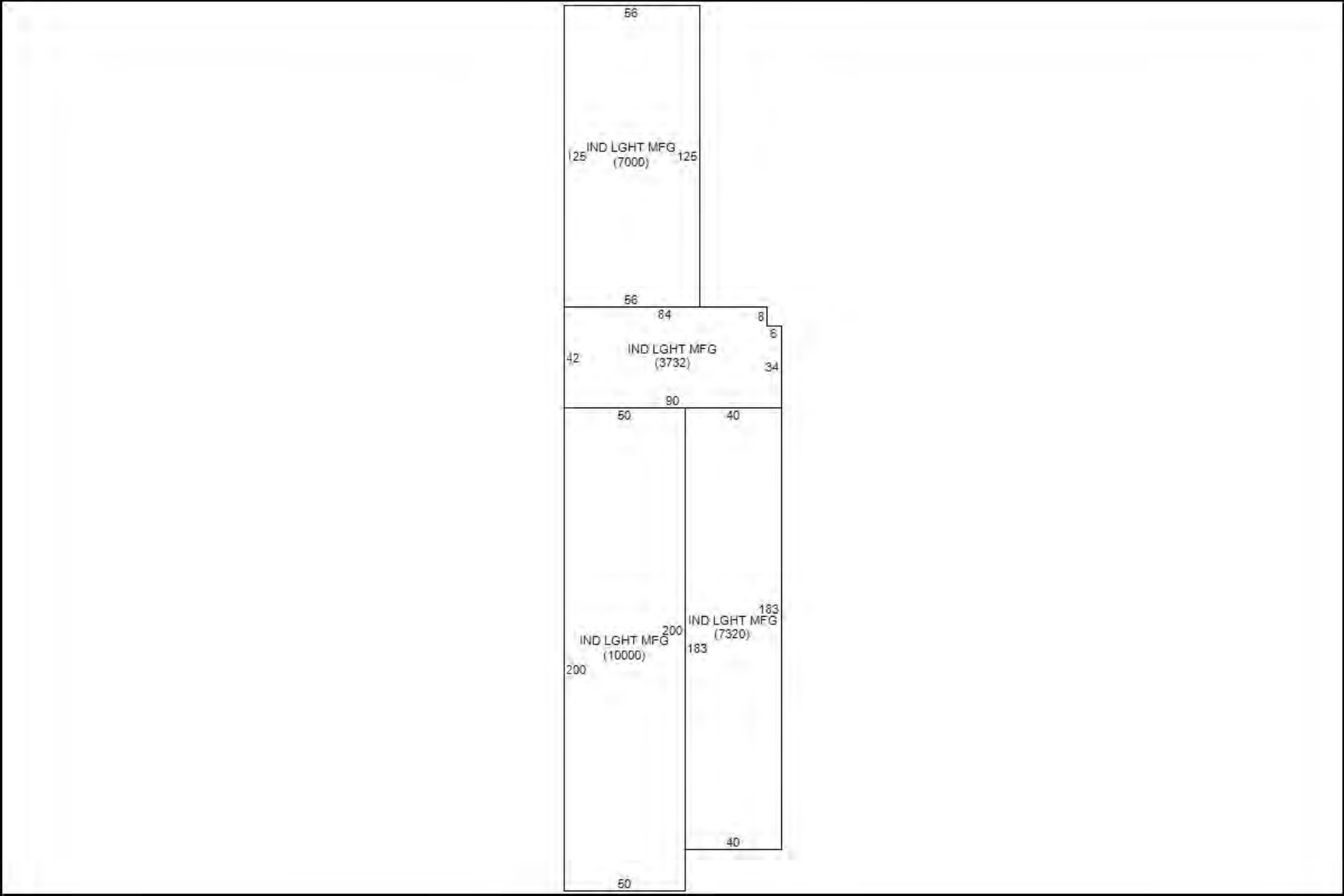
FUNC: FUNCTIONAL: PROPERTY IS 4 BUILDINGS THAT WERE BUILT IN PHASES WITH THE WALLS BETWEEN THE VARIOUS ADDITIONS. GOOD SITE COVERAGE RATIO, CEILING HEIGHTS IS LOW IN THE OLDEST BUILDING.

ECON: ECONOMIC: PROPERTY IS LOCATED IN AN OLDER INDUSTRIAL AREA THAT IS ACROSS THE STREET FROM A RESIDENTIAL AREA. SEVERAL OTHER MANUFACTURERS AND COMMERCIAL PROPERTIES ARE LOCATED IN THIS SAME AREA. DESIRABILITY IS BELOW AVERAGE FOR THIS AREA. ACCESS TO US I-43 IS AVAILABLE FROM 2 INTERCHANGES THAT ARE ABOUT 2 MILES AWAY IN EITHER DIRECTION.

OTHR: LAND ANALYSIS: LAND VALUES IN THE AREA WERE REVIEWED AND COMPARED TO AVAILABLE DATA. IN ADDITION, THE CITY OF GREEN BAY HAS NOT DONE A REVAL SINCE 2004. FINAL LAND VALUE DETERMINED BY THE ABSTRACTION METHOD FROM VARIOUS SALES IN THE DATABASE.







**SALE REPORT**

State ID # 81-05-231-R000010089  
 County BROWN  
 Municipality GREEN BAY  
 Local Parcel # 7-22  
 Situs Address 724 Day St  
 Situs Zip Code 54302  
 Appraiser KRUIKA

IPAS Sale Key # 181868  
 SIC Code 3995  
 Interior Inspection Date 03/03/2020  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 06/27/2019  
 Grantor ROBERT HAMMER & CATHERINE HAMMER TRST  
 Grantee BAY AREA COMMERCIAL DEVELOPMENT LLC  
 Affinity None  
 Conveyance Type Trustees Deed  
 Prior Use 3995: Burial Caskets-Mfg  
 Intended Use 5712: Furniture Stores-Retail  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$490,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$490,000  
 Land Value \$81,200  
 Improvement Value \$408,800  
 Time on Market 0 - 4 months  
 Recent Asking Price \$535,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1968  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 24,902  
 Additional Useable Area 0  
 Total Area 24,902  
 Basement Area  
 Office Area (SF) / (%) 3,800 15%  
 Sprinkler (SF) / (%) 22,952 92%  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs  
 Stories 1  
 Non-office ave wall height 16  
 Non-office ave clear height 16  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$19.68  
 Adj Sale Price Imps \$ / SF \$16.42  
 Acres 1.532  
 Land Value \$ / Acre \$53,003  
 SCR 2.68  
 RCN + OBY / SF \$65.57  
 Physical Res. % 45%  
 Functional Res. % 80%  
 Functional OBS 1 Site Coverage  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 90%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 1 to 3 miles  
 Market Variance 77%

**COMMENTS**

GRTR: GRANTOR: GRANTOR DIED AND FAMILY DECIDED TO CLOSE THE BUSINESS AND SELL THE REAL ESTATE. FELT THAT THE SALE PRICE WAS FAIR AND ARMS-LENGTH. MARKETING WITH A LOCAL REALTOR.

GRTE: GRANTEE: PURCHASED FOR A WAREHOUSE LOCATION FOR OFFICE FURNITURE. FELT THAT THE SALE PRICE WAS A LITTLE HIGH FOR THE CONDITION OF THE PROPERTY. FELT THAT THE OVERALL CONDITION OF THE PROPERTY WAS FAIR.

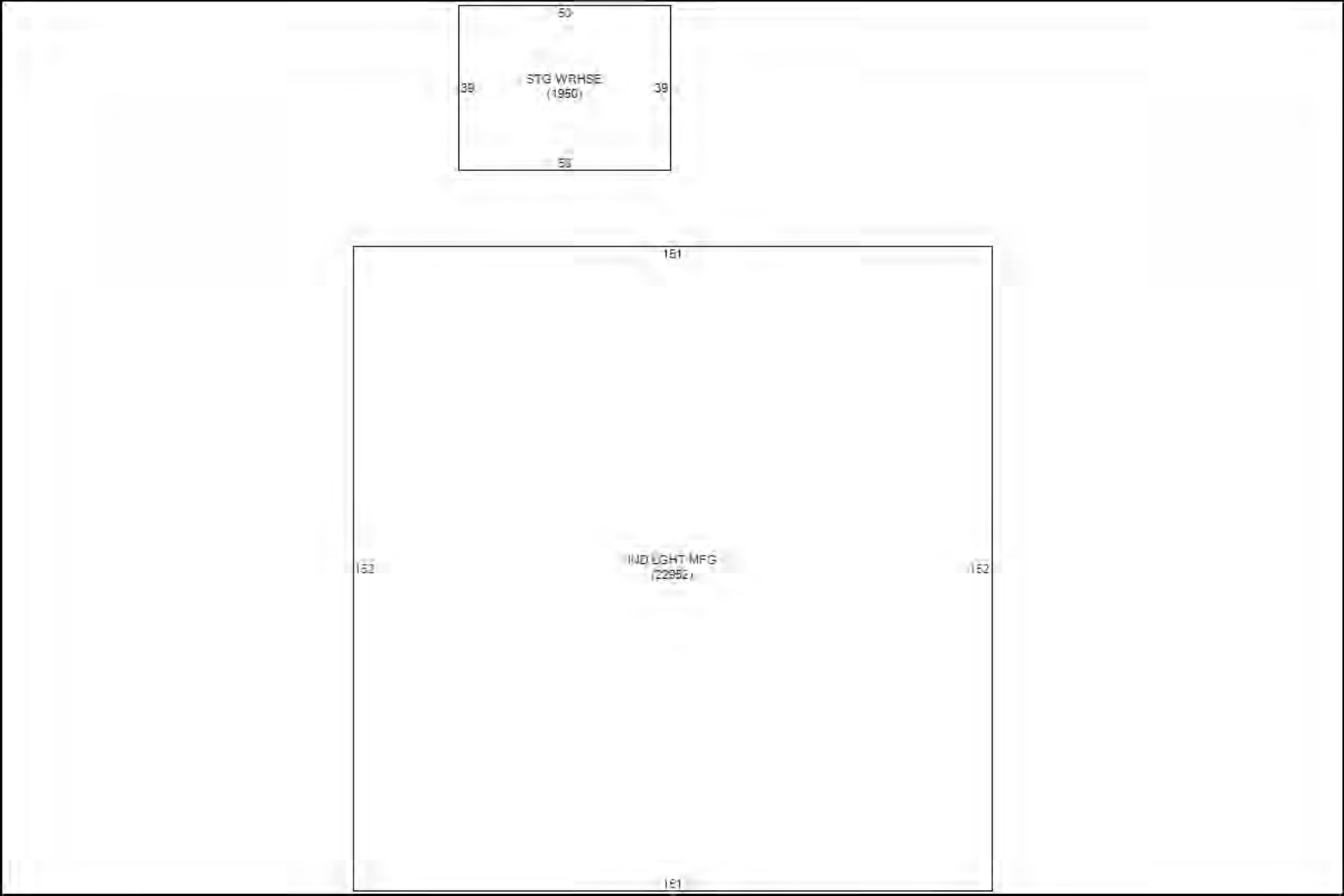
PHYS: PHYSICAL: PROPERTY IS A ONE STORY STEEL BUILDING THAT HAS HAD MINIMAL MAINTENANCE.

FUNC: FUNCTIONAL: THE BUILDING HAS ANTIQUATED MECHANICALS, NO PARKING LOT, MINIMAL CURB AND GUTTER. NOTE: THERE IS ROOM FOR CREATION OF A PARKING LOT SOUTH OF THE BUILDING. PER GRANTEE, PROPERTY IS LOCATED IN A FLOOD ZONE THAT WAS CONFIRMED BY LOOKING AT THE COUNTY GIS AS A 100 YEAR FLOOD ZONE. A MEZZANINE IS LOCATED IN THE SOUTH HALF OF THE BUILDING WITH NUMEROUS ROOMS LOCATED BELOW.

ECON: ECONOMIC: PROPERTY IS LOCATED IN AN OLDER INDUSTRIAL AREA NEAR DOWNTOWN, BUT ACCESS TO US 43 IS A MILE AWAY. DESIRABILITY IS STABLE FOR THIS AREA WITH A MIX OF COMMERCIAL, INDUSTRIAL, AND SOME RESIDENTIAL IN THE AREA.

OTHR: LAND ANALYSIS: LAND VALUES IN THE AREA WERE ANALYZED ALONG WITH ANY SALES. IN ADDITION, THE CITY OF GREEN BAY HAS NOT DONE A REVAL SINCE 2004. FINAL LAND VALUE DETERMINED BY THE ABSTRACTION METHOD FROM VARIOUS SALES IN THE DATABASE.





**SALE REPORT**

State ID # 81-05-231-R000010030  
 County BROWN  
 Municipality GREEN BAY  
 Local Parcel # 2-42-A  
 Situs Address 1100 W Mason St  
 Situs Zip Code 54303  
 Appraiser KRUIKA

IPAS Sale Key # 188989  
 SIC Code 3469  
 Interior Inspection Date 10/26/2021  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 06/08/2021  
 Grantor WEST MASON INC DBA GP CONSUM PROD LP

Grantee MASON RIDGE LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2676: Sanitary Paper Products-Mfg  
 Intended Use 3469: Metal Stampings Nec-Mfg  
 No Months Vacant 1 - 3 years  
 Environmental Site YES

**SALE DATA**

Sale Price \$3,100,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$3,100,000  
 Land Value \$519,000  
 Improvement Value \$2,581,000  
 Time on Market over 24 months  
 Recent Asking Price \$3,950,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1957  
 Number of Building Sections 7  
 Predominant OCC Code 494  
 Primary Area 124,250  
 Additional Useable Area 0  
 Total Area 124,250  
 Basement Area  
 Office Area (SF) / (%) 6,748 5%  
 Sprinkler (SF) / (%) 126,570 102%  
 Air Conditioning (SF) / (%) 6,748 5%  
 Notable Features/OBYS

Stories 1  
 Non-office ave wall height 21  
 Non-office ave clear height 17  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 01: Brick Veneer

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$24.95  
 Adj Sale Price Imps \$ / SF \$20.77  
 Acres 6.865  
 Land Value \$ / Acre \$75,601  
 SCR 2.41  
 RCN + OBY / SF \$72.78  
 Physical Res. % 46%  
 Functional Res. % 73%  
 Functional OBS 1 Size  
 Functional OBS 2 Layout  
 Functional OBS 3 Site Coverage  
 Community rating % 100%  
 NBHD Rating / Other % 90%  
 NBHD Rating / Other Econ Reason Neighborhood Rating

Major Thoroughfare 1 to 3 miles  
 Market Variance 94%

**COMMENTS**

GRTR: GRANTOR ANNOUNCED THE CLOSING OF THIS FACILITY IN SUMMER OF 2019 AND MARKETING WITH A REGIONAL BROKER. PER THE GRANTEE'S SUPPLIED APPRAISAL, THERE WAS RENEWED INTEREST IN THIS BUILDING THE BEGINNING OF 2021.

GRTE: GRANTEE IS A LOCAL MANUFACTURER AND THIS BUILDING FIT THEIR NEEDS: FOR SIZE, OPEN AREA FOR MANUFACTURING, AND ENCLOSED DOCKS. PRICE WAS DETERMINED BY AN APPRAISAL, GRANTEE FELT THAT THE PRICE WAS FAIR. GRANTEE NOTED SOME DEFERRED MAINTENANCE DUE TO THE PROPERTY SITTING IDLE SINCE 12/2019. SEVERAL UPDATES DONE AFTER THE SALE INCLUDING PAINT, ADDING ADDITIONAL POWER FOR THEIR PROCESS, AND ADDING ADDITIONAL RESTROOM FACILITIES. A MEZZANINE OVER THE OFFICE AREA THAT FORMERLY WAS USED FOR LOCKERS AND BREAK ROOM AREA WILL BE ABANDONED IN PLACE DUE TO DATED NATURE OF THE SECTION. ADDITIONAL MODERNIZING OF THE PLANT WILL OCCUR IN THE FUTURE.

PHYS: A ONE STORY BUILDING THAT IS PRIMARILY A CONCRETE BLOCK WITH STRUCTURAL STEEL FRAMING. THE PROPERTY HAD MINIMAL UPDATING FROM THE TIME OF CONSTRUCTION BEYOND THE GENERAL MAINTENANCE OF THE BUILDING.

FUNC: SUBJECT IS A MULTI-BUILDING PROPERTY CONSTRUCTED BETWEEN 1952 & 1966. A TRAIN RAIL DOCK IS LOCATED ON THE EAST SIDE OF THE BUILDING, THE SPACE WAS MINIMALLY USED BY THE GRANTOR, THE RAILROAD TRACKS AND SPUR WERE REMOVED SOMETIME IN THE 1990'S. INTERIOR DOCK DOORS ARE ABLE TO CLOSE WITH ONLY THE TRAILER, IF THE TRUCK STAYS ATTACHED, THE EXTERIOR DOORS NEED TO STAY OPEN. MINIMAL ROOM FOR EXPANSION AND THE REAR OF THE PARCEL IS BEING LEASED TO THE CITY OF GREEN BAY FOR MAINTENANCE TRUCK PARKING.

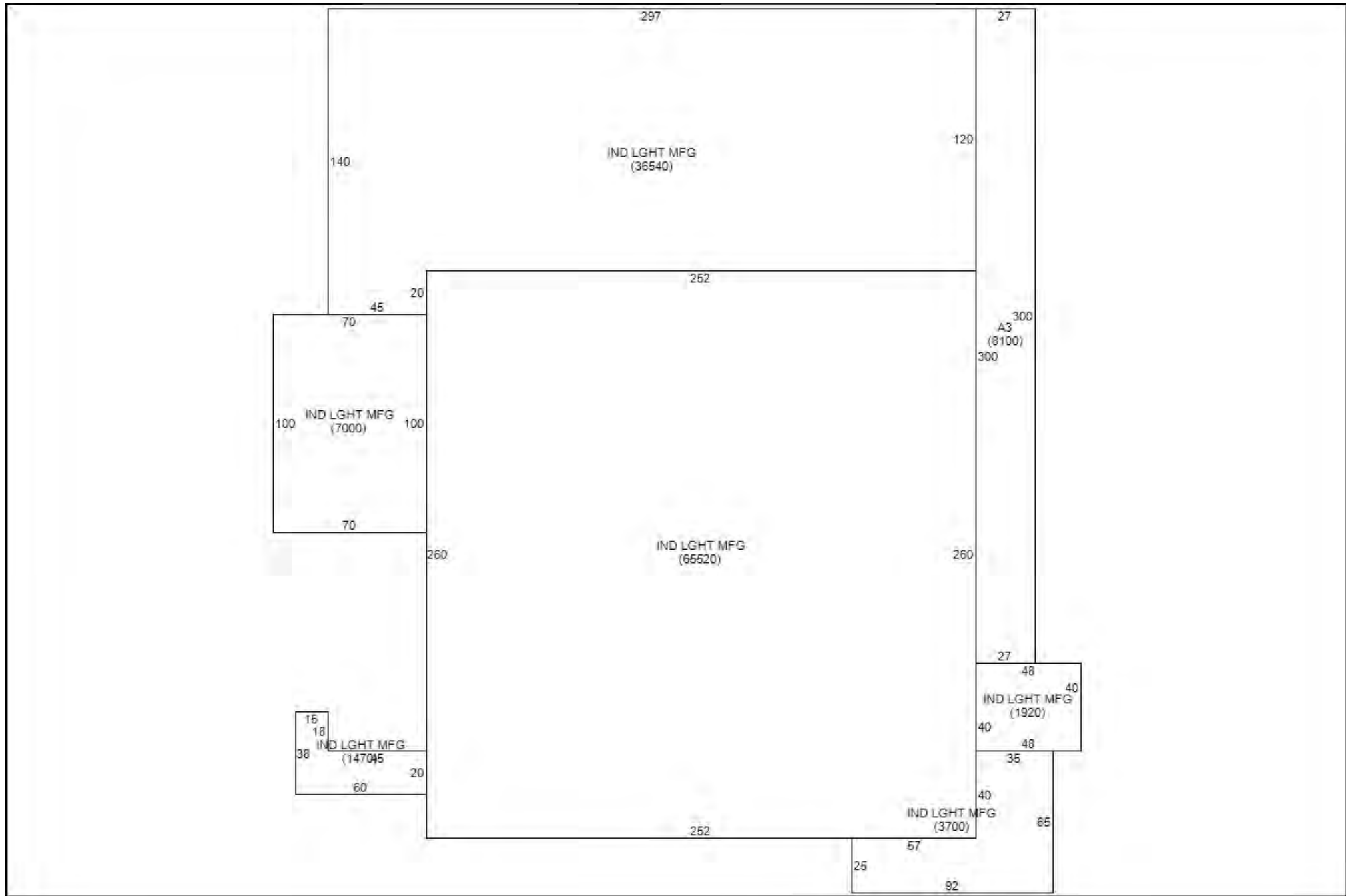
ECON: THE PROPERTY IS LOCATED ON A MAJOR THOROUGHFARE FROM DOWNTOWN TO US 41 WITH A MIX OF PREDOMINANTLY RETAIL IN THE AREA. ONE OTHER LARGE INDUSTRIAL PROPERTY IS LOCATED ADJACENT TO THIS PROPERTY.

OTHR: LAND VALUES WERE DETERMINED BY REVIEWING EXISTING SALES AND THE ASSESSMENTS OF COMMERCIAL PROPERTIES IN THE AREA.

ENVR: CHECKED DNR WEBSITE FOR ANY CONTAMINATION ISSUES. MINOR POTENTIAL CONTAMINATION WAS FOUND BUT DNR CLOSED THE RECORD IN 2021, AFTER THE SALE. NEGOTIATED SALE PRICE WAS DROPPED APPROXIMATELY \$100,000 TO ALLOW FOR ANY CLEAN-UP ISSUES.







DISCLAIMER - The content of this sales data worksheet is for general information purposes only. The information and opinions contained therein are provided by the Wisconsin Department of Revenue and we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, suitability of the information for any purpose. The Wisconsin Department of Revenue, its employees, officials, officers, agents, as the persons interviewed during the sales verification process, shall not be held responsible or liable for any use of, error, omission or defect in the information contained on the DOR Sales Data Worksheets.

**SALE REPORT**

State ID # 81-05-231-R000010153  
 County BROWN  
 Municipality GREEN BAY  
 Local Parcel # 21-1183-8  
 Situs Address 1933 Cofrin Dr  
 Situs Zip Code 54302  
 Appraiser KRUIKA

IPAS Sale Key # 191510  
 SIC Code 3087  
 Interior Inspection Date 10/23/2019  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 09/24/2021  
 Grantor BERTRAM REAL ESTATE HOLDINGS LLC  
  
 Grantee CHARLES R. AND BERNADETTE BURG  
  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3087: Custom Compound Purchased Resins-Mfg  
 Intended Use 5198: Paints Varnishes & Supplies-WholeSL  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$375,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$375,000  
 Land Value \$49,400  
 Improvement Value \$325,600  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1983  
 Number of Building Sections 3  
 Predominant OCC Code 494  
 Primary Area 9,378  
 Additional Useable Area 0  
 Total Area 9,378  
 Basement Area  
 Office Area (SF) / (%) 798 9%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 798 9%  
 Notable Features/OBYS  
  
 Stories 1  
 Non-office ave wall height 15  
 Non-office ave clear height 15  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$39.99  
 Adj Sale Price Imps \$ / SF \$34.72  
 Acres 0.933  
 Land Value \$ / Acre \$52,947  
 SCR 4.33  
 RCN + OBY / SF \$59.79  
 Physical Res. % 61%  
 Functional Res. % 90%  
 Functional OBS 1 Layout  
 Functional OBS 2 Ceiling Height  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 95%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 111%

**COMMENTS**

GRTR: GRANTOR PURCHASED A NEW BUILDING IN APRIL 2021 AND MARKETING THE CURRENT BUILDING FOR SALE.

GRTE: GRANTEE SOLD BUILDING APPROX. 1.5 MILES AWAY TO ADJACENT OWNER AND NEEDED A NEW BUILDING. THIS BUILDING WAS LARGER AND FIT THEIR NEEDS.

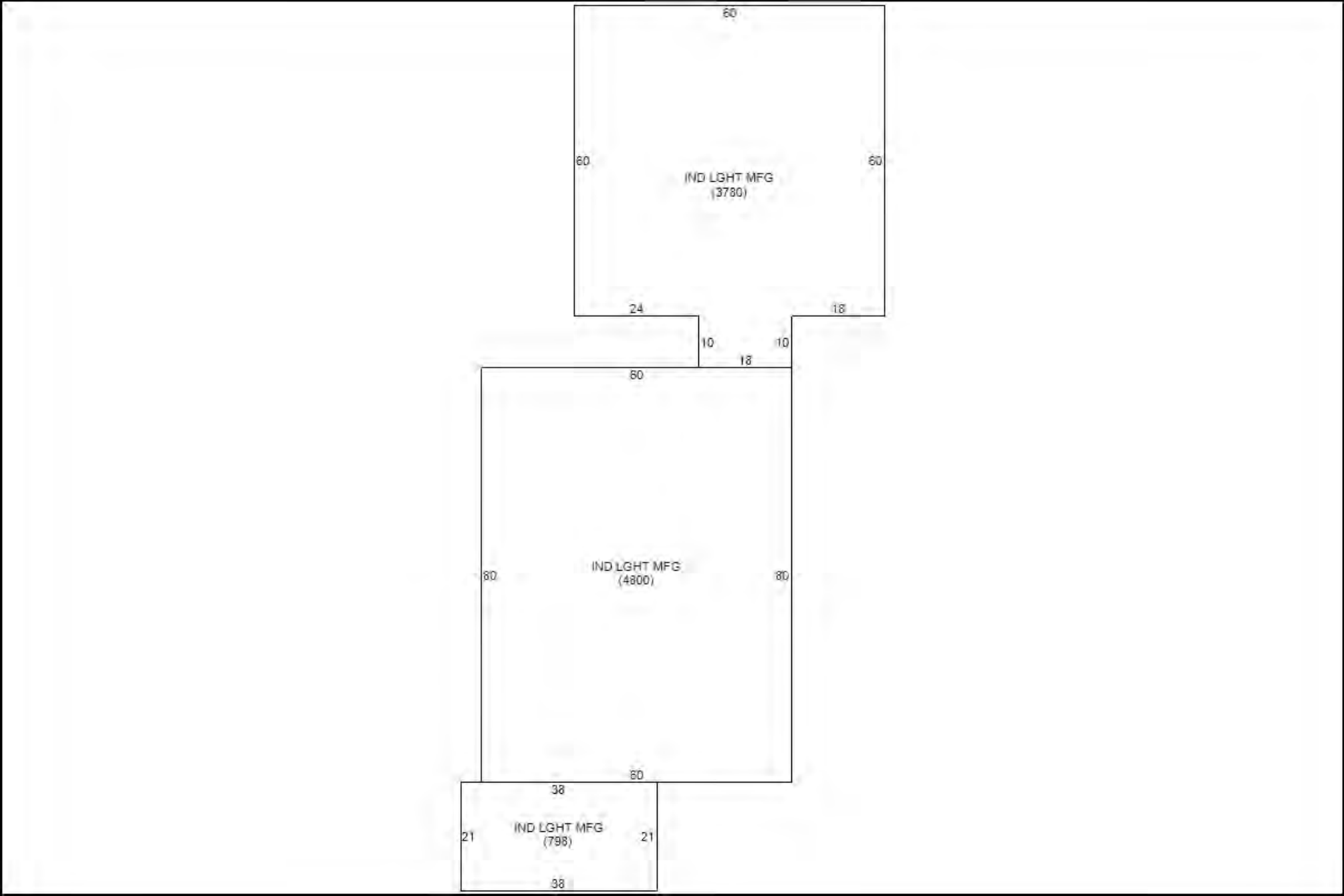
PHYS: SUBJECT IS A ONE STORY STRUCTURAL STEEL BUILDING THAT WAS MAINTAINED AS NEEDED.

FUNC: THE SUBJECT HAS TWO SECTIONS FOR THE SHOP AREAS CONNECTED BY A CORRIDOR. THE CEILING HEIGHT IS LOWER THAN CURRENT STANDARDS, BUT FUNCTIONAL FOR A SMALL MACHINE SHOP OR LIGHT COMMERCIAL OPERATION.

ECON: PROPERTY IS LOCATED IN AN OLDER INDUSTRIAL AREA THAT HAS BEEN SURROUNDED BY RESIDENTIAL PROPERTIES. EASY ACCESS TO I-43 ABOUT 1.5 MILES TO THE EAST.

OTHR: LAND ANALYSIS - LAND VALUE BASED UPON AREA VACANT LAND SALES AND ASSESSMENTS OF COMMERCIAL PROPERTIES IN THE AREA.





**SALE REPORT**

State ID # 79-06-022-R000141751  
 County BUFFALO  
 Municipality MILTON  
 Local Parcel # 022-00529-0020  
 Situs Address S2984 Indian Creek Rd  
 Situs Zip Code 54629  
 Appraiser BURGELL

IPAS Sale Key # 181217  
 SIC Code 8744  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 04/30/2020  
 Grantor ROBERT E DOTTERWICK

Grantee RICHARD R HALVERSON

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 8744: Facilities Support Services-Svcs  
 Intended Use 2041: Flour & Other Grain Mill Products-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$350,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$350,000  
 Land Value \$22,700  
 Improvement Value \$327,300  
 Time on Market 5 - 11 months  
 Recent Asking Price \$375,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 2007  
 Number of Building Sections 2  
 Predominant OCC Code 470  
 Primary Area 6,440  
 Additional Useable Area 0  
 Total Area 6,440  
 Basement Area  
 Office Area (SF) / (%) 2,240 35%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 2,240 35%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 16  
 Non-office ave clear height 16  
 Frame Type 05: Wood Joist Typical Wood  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$54.35  
 Adj Sale Price Imps \$ / SF \$50.82  
 Acres 2.100  
 Land Value \$ / Acre \$10,810  
 SCR 14.2  
 RCN + OBY / SF \$89.15  
 Physical Res. % 76%  
 Functional Res. % 90%  
 Functional OBS 1 Office/Plant Ratio  
 Functional OBS 2 Layout  
 Functional OBS 3  
 Community rating % 75%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 111%

## COMMENTS

GRTR: GRANTOR: NO RESPONSE

GRTE: GRANTEE: OWNS ORGANIC VENTURES AND WAS IN NEED OF MORE WAREHOUSE, PACKAGING AND DISTRIBUTION SPACE. HE HAD BEEN LOOKING FOR QUITE SOME TIME FOR A LOCATION WHEN HE NOTICED REALTOR SIGN ON THIS PROPERTY.

BRKR: BROKER: PROPERTY WAS ORIGINALLY LISTED WITH BROKER FOR \$439,000 THEN LATER REDUCED TO \$375,000. GRANTOR HAD CLOSED BUSINESS, NOT A LOT OF INTEREST IN PROPERTY SO ACCEPTED 1ST OFFER.

PHYS: PHYSICAL: BUILDING IS IN GOOD CONDITION, WELL MAINTAINED

FUNC: FUNCTIONAL: OBSOLESCENCE OBSERVED FOR HIGH OFFICE TO PLANT RATIO AND LAYOUT

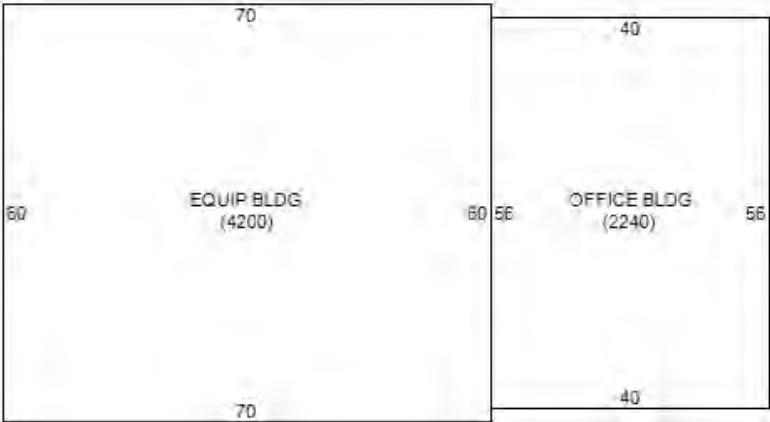
ECON: ECONOMIC: NORTH OF FOUNTAIN CITY JUST OFF OF HWY 35, 15 MINUTES TO WINONA, MN

OTHR: LAND ANALYSIS: DETERMINED THROUGH RECENT LAND SALES AND REVIEW OF LOCAL COMMERCIAL LAND VALUES

OTHR: REMARKS: NO INTERIOR INSPECTION WAS DONE DUE TO COVID. RELIED ON PICTURES FROM MLS







**SALE REPORT**

State ID # 79-06-251-R000127850  
 County BUFFALO  
 Municipality MONDOVI  
 Local Parcel # 251-01197-0000  
 Situs Address 860 W Main St  
 Situs Zip Code 54755  
 Appraiser BURGELL

IPAS Sale Key # 167178  
 SIC Code 4225  
 Interior Inspection Date 06/11/2019  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 07/11/2018  
 Grantor SCHAFER PROPERTIES III LLC  
 Grantee ROBERT R & CHASITY M MYREN  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 4225: General Warehousing & Storage-Trans  
 Intended Use 7841: Video Tape Rental-Svcs  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$135,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$135,000  
 Land Value \$19,100  
 Improvement Value \$115,900  
 Time on Market 5 - 11 months  
 Recent Asking Price \$149,900

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1984  
 Number of Building Sections 3  
 Predominant OCC Code 344  
 Primary Area 7,920  
 Additional Useable Area 0  
 Total Area 7,920  
 Basement Area  
 Office Area (SF) / (%) 3,000 38%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 3,000 38%  
 Notable Features/OBYs  
 Stories 1  
 Non-office ave wall height 12  
 Non-office ave clear height 11  
 Frame Type 07: Wood Pole  
 Exterior Wall Type 02: Wood Frame

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$17.05  
 Adj Sale Price Imps \$ / SF \$14.63  
 Acres 0.900  
 Land Value \$ / Acre \$21,222  
 SCR 4.95  
 RCN + OBY / SF \$54.56  
 Physical Res. % 31%  
 Functional Res. % 85%  
 Functional OBS 1 Ceiling Height  
 Functional OBS 2 Layout  
 Functional OBS 3 Office/Plant Ratio  
 Community rating % 85%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 1 to 3 miles  
 Market Variance 120%

## COMMENTS

GRTR: GRANTOR: DID NOT RESPOND. GRANTOR USED BROKER TO SELL PROPERTY.

GRTE: GRANTEE: PURCHASED BUILDING TO RELOCATE AND EXPAND BUSINESS FROM DOWNTOWN LOCATION. PRICE WAS DETERMINED BY NEGOTIATING LISTING PRICE. PROPERTY WAS VACANT AT TIME OF SALE.

BRKR: BROKER: PROPERTY WAS ORIGINALLY LISTED IN FEBRUARY 2018 AT \$359,000 WHICH INCLUDED SUBJECT PROPERTY AND THREE SINGLE FAMILY RENTAL HOMES. SUBJECT PROPERTY WAS RE-LISTED INDIVIDUALLY IN MAY 2018 FOR \$149,900 AND WAS BASED ON OPINION OF VALUE BY BROKER. MARKETING ONLY THROUGH MLS.

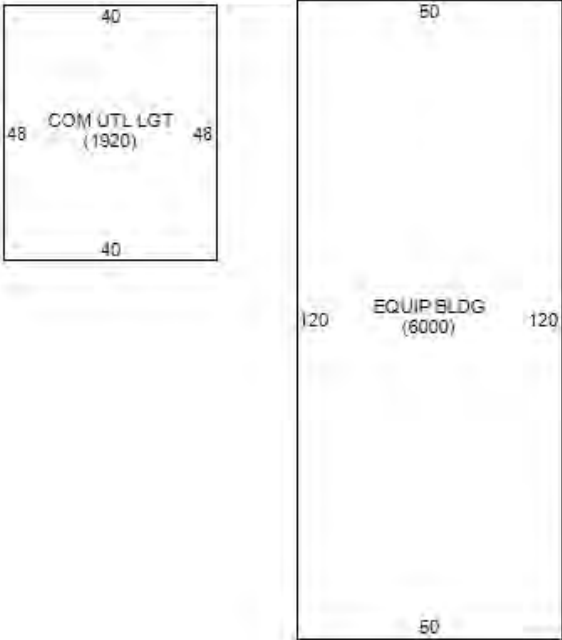
PHYS: PHYSICAL: BUILDINGS WERE USED FOR STORAGE IN THE PAST. PROPERTY HAS A VERY DATED APPEARANCE, OBSERVABLE SIGNS OF WEAR FROM AGE, PEELING PAINT AND WEATHER.

FUNC: FUNCTIONAL: OBSOLESCENCE OBSERVED FOR LOW CEILING HEIGHTS, 2 BUILDING LAYOUT AND OFFICE/PLANT RATIO

ECON: ECONOMIC: LOCATED ON MAIN ST/ HWY 10 ON EAST OUTER EDGE OF MONDOVI, 1.5 MILES EAST OF HWY 37

OTHR: LAND ANALYSIS: LAND VALUE DETERMINED THROUGH EXAMINATION OF AREA LISTINGS, VACANT LAND SALES AND CURRENT AREA ASSESSMENTS





**SALE REPORT**

State ID # 79-06-251-R000151598  
 County BUFFALO  
 Municipality MONDOVI  
 Local Parcel # 251-01017-0000  
 Situs Address 458 Canal St  
 Situs Zip Code 54755  
 Appraiser BURGELL

IPAS Sale Key # 190632  
 SIC Code 2013  
 Interior Inspection Date 08/31/2021  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 12/07/2020  
 Grantor MONDOVI COMMERCIAL PROPERTY LLC  
  
 Grantee FAMILY FARMS PROPERTIES LLC  
  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2033: Canned Fruits & Vegetables-Mfg  
 Intended Use 2013: Sausages & Other Prepared Meats-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$500,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$500,000  
 Land Value \$62,500  
 Improvement Value \$437,500  
 Time on Market 0 - 4 months  
 Recent Asking Price \$500,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1966  
 Number of Building Sections 6  
 Predominant OCC Code 494  
 Primary Area 35,595  
 Additional Useable Area 0  
 Total Area 35,595  
 Basement Area  
 Office Area (SF) / (%) 0 0%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs  
  
 Stories 1  
 Non-office ave wall height 16  
 Non-office ave clear height 16  
 Frame Type 02: Masonry Load Bearing  
 Exterior Wall Type 03: Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

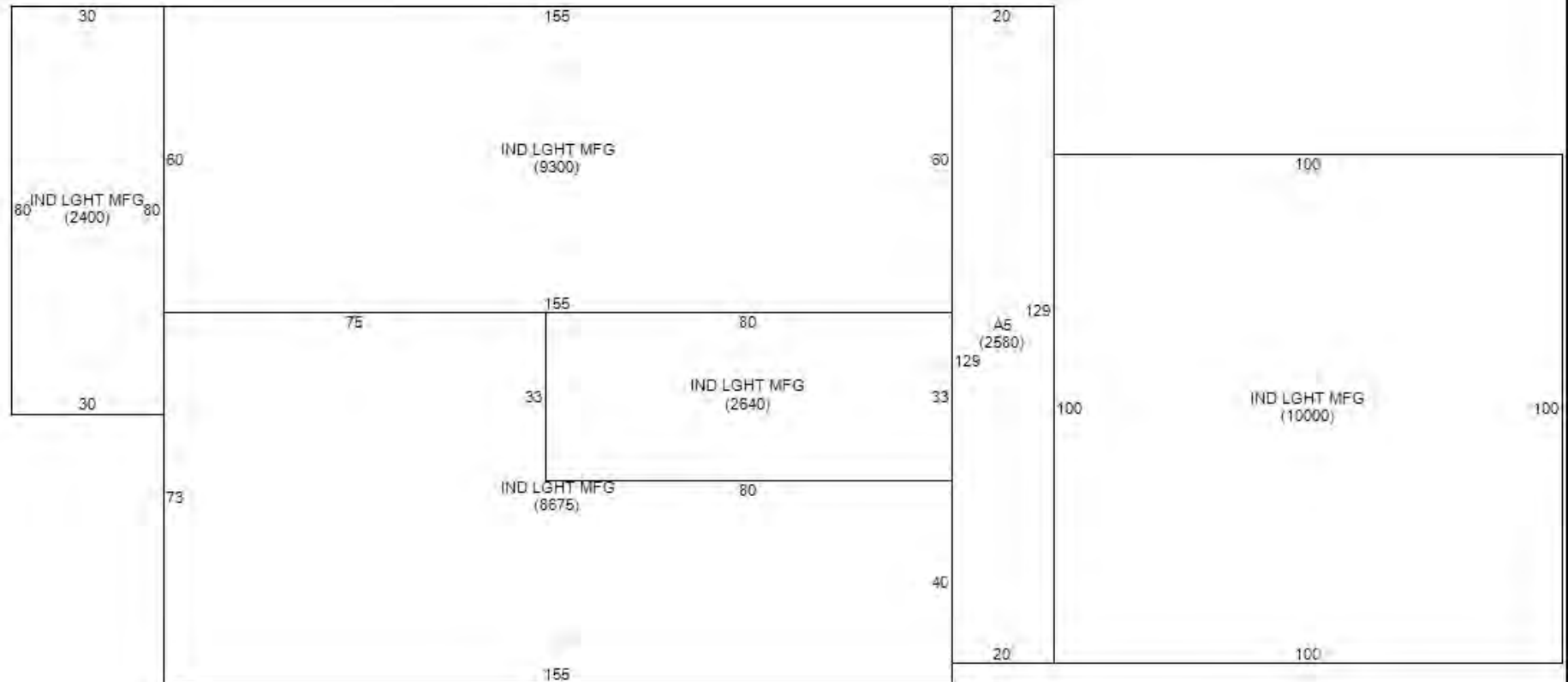
Adj Sale Price \$ / SF \$14.05  
 Adj Sale Price Imps \$ / SF \$12.29  
 Acres 4.630  
 Land Value \$ / Acre \$13,499  
 SCR 5.67  
 RCN + OBY / SF \$39.26  
 Physical Res. % 42%  
 Functional Res. % 90%  
 Functional OBS 1 Layout  
 Functional OBS 2 Office/Plant Ratio  
 Functional OBS 3  
 Community rating % 85%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason  
  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 97%

COMMENTS

OTHR: GRANTOR: DID NOT RESPONDGRANTEE: HEARD GRANTOR WANTED TO SELL PROPERTY THEN REACHED OUT TO GRANTOR, IT WAS NOT LISTED WITH A REALTOR. THE GRANTEE LIKED THE LOCATION & THOUGHT THE SPACE OF THE BUILDINGS WORKED WELL FOR THEIR NEEDS. PHYSICAL: PROPERTY HAS A VERY DATED APPEARANCE OVERALL. BUILDING COMPONENTS AND MECHANICAL SYSTEM OF OLDER SECTIONS MAY SOON NEED MAINTENANCEFUNCTIONAL: MUTIPLE SECTION LAYOUT, PLANT TO OFFICE RATIONECONOMIC: LOCATED IN THE CITY OF MONDOVI, A SMALL RURAL COMMUNITY 20 MILES SOUTH OF EAU CLAIRE. US HWY 10 IS .30 MILES AWAY AND I/94 IS 24 MILES AWAYLAND ANALYSIS: DETERMINED THROUGH RECENT MARKET ANALYSISOTHER: AFTER PURCHASE, BUILDING WAS UPDATED WITH PLUMBING, ELECTRICAL, CONCRETE WORK. 9300 SQ FT. SECTION WAS LEASED OUT AT THE TIME OF SALE, GRANTEE WILL CONTINUE LEASING TO THE SAME TENNANT. THE REMAINING PORTIONS OF THE BUILDING WERE VACANT AT THE TIME OF SALE.







**SALE REPORT**

State ID # 81-08-008-R000000013  
 County CALUMET  
 Municipality CHILTON  
 Local Parcel # 4679  
 Situs Address W3286 Cth F  
 Situs Zip Code 53014  
 Appraiser BORGWRA

IPAS Sale Key # 190935  
 SIC Code 2022  
 Interior Inspection Date 07/17/2019  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 07/02/2021  
 Grantor FOREMOST FARMS USA COOPERATIVE

Grantee TILLAMOOK WISCONSIN LLC

Affinity None  
 Conveyance Type Other  
 Prior Use 2022: Cheese Natural & Processed-Mfg  
 Intended Use 2022: Cheese Natural & Processed-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$4,500,000  
 Adjustment \$1,780,000  
 Adjusted Reason Personal Property Included  
 Adjusted Sale Price \$2,720,000  
 Land Value \$831,800  
 Improvement Value \$1,888,200  
 Time on Market 0 - 4 months  
 Recent Asking Price \$4,500,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1982  
 Number of Building Sections 20  
 Predominant OCC Code 315  
 Primary Area 37,679  
 Additional Useable Area 1420  
 Total Area 39,099  
 Basement Area  
 Office Area (SF) / (%) 3,224 8%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 3,144 8%  
 Notable Features/OBYS

Stories 1  
 Non-office ave wall height 19  
 Non-office ave clear height 18  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 03: Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$69.57  
 Adj Sale Price Imps \$ / SF \$48.29  
 Acres 122.057  
 Land Value \$ / Acre \$6,815  
 SCR 356.8  
 RCN + OBY / SF \$106.80  
 Physical Res. % 63%  
 Functional Res. % 80%  
 Functional OBS 1 Layout  
 Functional OBS 2 Ceiling Height  
 Functional OBS 3 Construction Materials  
 Community rating % 85%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason

Major Thoroughfare 1 to 3 miles  
 Market Variance 106%

**COMMENTS**

GRTR: THE GRANTOR CEASED OPERATIONS IN JULY 2021, AND MOVED ALL OPERATIONS TO OTHER LOCATIONS. GRANTOR INFORMED ME THE GRANTEE IS GOING TO BE ANOTHER CHEESE MANUFACTURER FROM OUT OF STATE THAT PRODUCES A DIFFERENT TYPE OF CHEESE. THE GRANTOR HAD COMMUNICATION WITH THE GRANTEE ABOUT WORKING TOGETHER IN THE FUTURE BUT NOTHING WAS FINALIZED. GRANTEE IS NOT BUYING ANY MILK FROM THE GRANTOR NOR IS THE GRANTEE PART OF THE SAME CO-OP. GRANTOR INFORMED ME THEY ARE NOT CONNECTED TO THE GRANTEE IN ANY WAY. GRANTOR INDICATED AN APPRAISAL WAS COMPLETED FOR THE REAL ESTATE. THEY WOULDN'T SHARE THE APPRAISAL WITH ME BUT DID SHARE THE VALUES. APPRAISAL INDICATED A LAND VALUE OF \$925,000 AND IMPROVEMENTS OF \$1,225,000 FOR A TOTAL VALUE OF \$2,150,000. THE APPRAISAL INDICATED A LOW RANGE OF \$2,081,000 AND A HIGH RANGE OF \$2,232,000. THE ORIGINAL ASKING PRICE WAS \$4,500,000. GRANTOR STATED THAT SOME EQUIPMENT WAS LEFT ON SITE, IT WAS NOT COST EFFECTIVE TO MOVE IT TO A DIFFERENT LOCATION. GRANTOR INDICATED THE GRANTEE MOST LIKELY WILL SCRAP THE EQUIPMENT BY THE TIME THEY START PRODUCING CHEESE AT THIS LOCATION. GRANTOR STATED THE GRANTEE NEEDS TO MAKE SOME CHANGES TO THE BUILDING AND EQUIPMENT DUE TO GRANTEE PRODUCING A DIFFERENT TYPE OF CHEESE. GRANTOR STATED THEY FELT EQUIPMENT HAD A VERY MINIMAL VALUE AND THEY DIDN'T ASSOCIATE ANY VALUE WITH IT. GRANTOR FELT THE PURCHASE PRICE WAS FAIR AND REFLECTIVE OF MARKET VALUE, AND TO BUILD A NEW FACILITY SIMILAR TO THIS ONE WOULD BE OVER \$10,000,000.

GRTE: GRANTEE WAS INFORMED BY INDUSTRY CONTACTS OF THIS LOCATION BEING FOR SALE. GRANTEE WAS LOOKING TO ADD OPERATIONS IN WISCONSIN. THEY PURCHASED THIS LOCATION FOR FUTURE OPERATIONS TO PRODUCE A DIFFERENT CHEESE. GRANTEE INFORMED ME THE PURCHASE PRICE WAS \$4,500,000, THIS VALUE WAS FOR THE LAND, IMPROVEMENTS, AND ALL EQUIPMENT LEFT BEHIND. THEY HAD AN APPRAISAL DONE FOR THE REAL ESTATE AND ONE FOR THE PERSONAL PROPERTY. THEY WOULDN'T SHARE THE APPRAISAL FOR THE REAL ESTATE, AND SAID THE APPRAISAL FOR THE PERSONAL PROPERTY WAS FOR THEIR OWN RECORDS, TO VALUE THE ASSETS AT THIS LOCATION. THEY USED THE APPRAISAL TO ASSOCIATE THE PARTICULAR VALUES WITH THE EQUIPMENT LEFT BEHIND. THE APPRAISAL VALUE FOR THE PERSONAL PROPERTY WAS \$1,780,000.

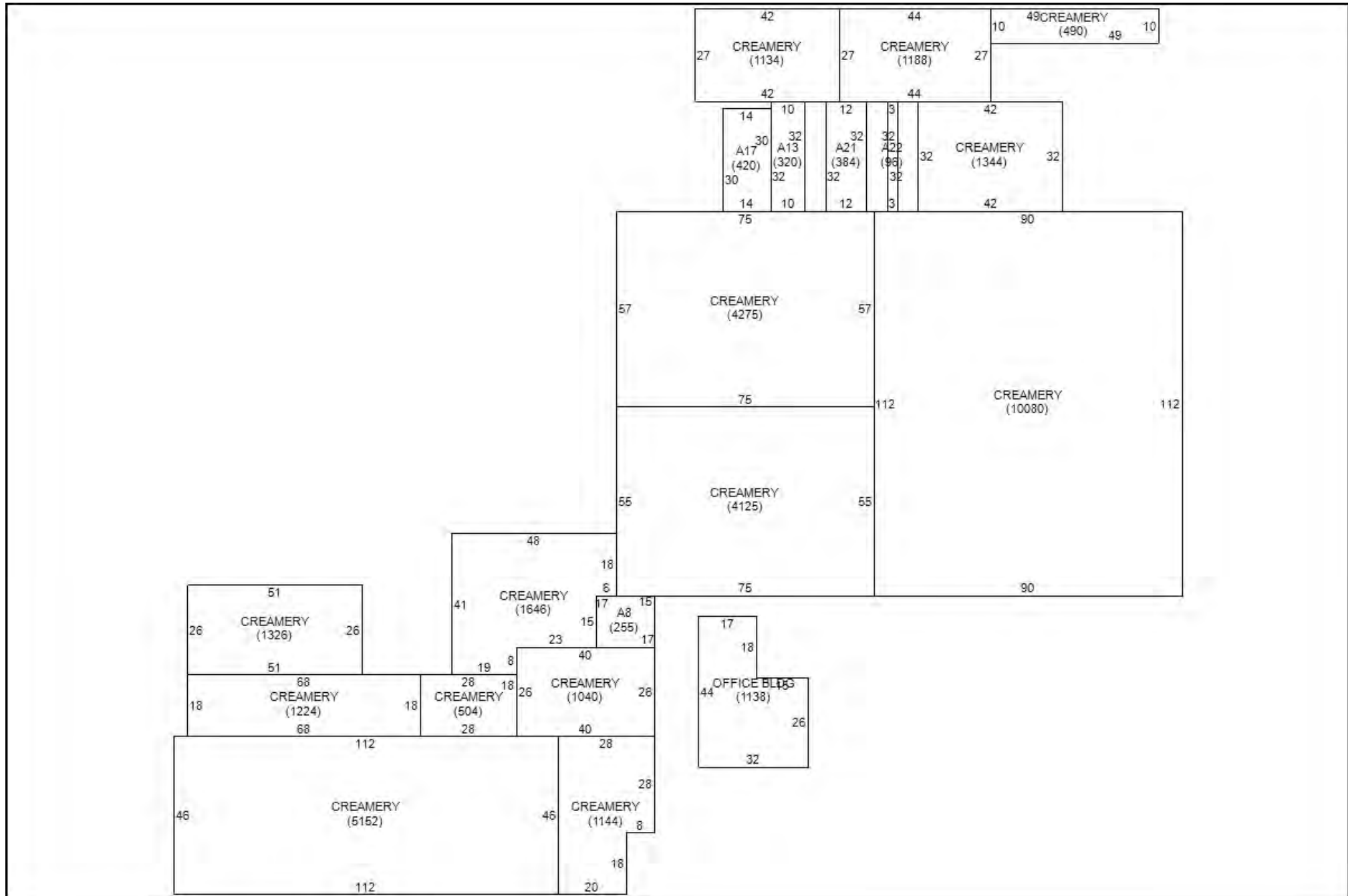
PHYS: THIS IS A SINGLE STORY WELL MAINTAINED FOOD GRADE CHEESE FACILITY. THE OFFICE IS AN OLD HOUSE THAT WAS CONVERTED INTO 100% OFFICE SPACE AND IS DETACHED FROM THE PRODUCTION AREA. OFFICE AREA IS 3,224 SQFT. IT IS A LITTLE DATED BUT HAS BEEN WELL MAINTAINED.

FUNC: THIS IS A FOOD GRADE CHEESE FACILITY. THE FUNCTIONAL ISSUES INCLUDE SIZE, LAYOUT, AND OFFICE/PLANT RATIO. THEY HAVE TRIED TO IMPROVE THE LAYOUT ISSUES OVER THE YEARS WITH ADDITIONS RANGING FROM 1946 TO THE MOST RECENT IN 2004 OF A LARGE WAREHOUSE SPACE FOR STORAGE AND FLOW.

ECON: THIS FACILITY IS LOCATED IN A RURAL TOWNSHIP. THIS IS A GREAT LOCATION FOR MILK TO BE DELIVERED IN A TIMELY MANNER FROM RURAL FARMS.

OTHR: LAND ANALYSIS: LAND VALUE INCLUDES PARCELS FROM THE MANUFACTURING ROLL AND MULTIPLE PARCELS FROM THE LOCAL ROLL. LAND VALUE HAS BEEN ADJUSTED TO REFLECT MARKET VALUE FOR THE LAND ON THE MANUFACTURING ROLL. A LAND RECORD WAS CREATED FOR EACH OF THE DIFFERENT CLASSES OF LAND THAT WAS INCLUDED. THERE WERE PARCELS OF AG FOREST, TILLED, AND UNDEVELOPED LAND INCLUDED IN THIS SALE. LAND VALUE WAS CONFIRMED WITH EQUALIZATION BUREAU WITH LARGE ACRE SALES OF THE SAME LAND CLASSES.





**SALE REPORT**

State ID # 81-08-018-R000143125  
 County CALUMET  
 Municipality WOODVILLE  
 Local Parcel # 29688  
 Situs Address N9115 County D  
 Situs Zip Code 54110  
 Appraiser BORGWRA

IPAS Sale Key # 182396  
 SIC Code 0000  
 Interior Inspection Date 12/08/2020  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 03/06/2020  
 Grantor IRON WORKERS 8 APPRENTICESHIP AND TRAINING FUND

Grantee NICHOLAS A. ECKES

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 8249: Vocational Schools Nec-Svcs  
 Intended Use 4226: Special Warehousing & Storage Nec-Trans  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$60,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$60,000  
 Land Value \$15,700  
 Improvement Value \$44,300  
 Time on Market 5 - 11 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1990  
 Number of Building Sections 1  
 Predominant OCC Code 470  
 Primary Area 2,000  
 Additional Useable Area 0  
 Total Area 2,000  
 Basement Area  
 Office Area (SF) / (%) 0 0%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 12  
 Non-office ave clear height 12  
 Frame Type 02: Masonry Load Bearing  
 Exterior Wall Type 03: Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$30.00  
 Adj Sale Price Imps \$ / SF \$22.15  
 Acres 1.430  
 Land Value \$ / Acre \$10,979  
 SCR 31.14  
 RCN + OBY / SF \$48.12  
 Physical Res. % 55%  
 Functional Res. % 90%  
 Functional OBS 1 Building Mechanics  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 80%  
 NBHD Rating / Other % 80%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 145%

## COMMENTS

GRTR: UNABLE TO CONTACT.

GRTE: SAW PROPERTY LISTED WITH A REALTOR. NO RELATIONSHIP WITH SELLER. BUYER IS LOOKING FOR A PLACE FOR PERSONAL STORAGE.

PHYS: BUILDING WAS USED FOR TRAINING OF WELDING STUDENTS. BUILDING HAS HEAT AND TWO BATHROOMS LOCATION IN SIDE.

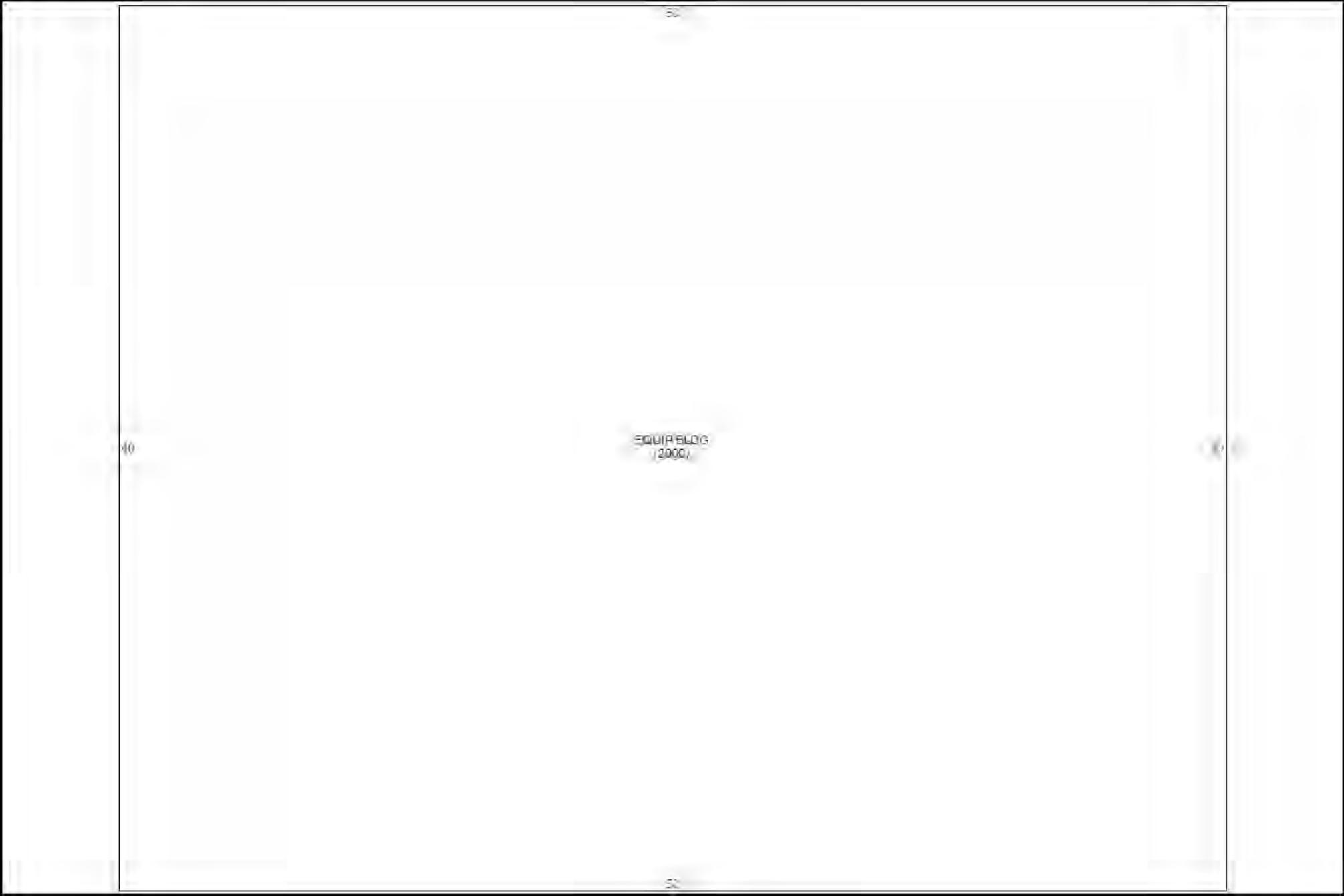
FUNC: THIS SALE IS A MULTI PARCEL SALE. THE OTHER PARCEL TO THE NORTH OF THIS PARCEL HAS THE WELL AND SEPTIC LOCATED ON IT. IF THIS PARCEL WERE TO EVER SELL ON ITS OWN THERE WOULD BE NO WELL OR SEPTIC. THIS COULD CAUSE AN ISSUE WITH TRYING TO SELL THIS PARCEL BY ITS SELF. I GAVE THE BUILDING A FUNCTIONAL OF 90% FOR BUILDING MECHANICS DUE TO THIS ISSUE. NO FUNCTIONAL ISSUES WITH THE BUILDING LAYOUT.

ECON: NO KNOWN ECONOMIC ISSUES.

OTHR: LAND: THIS SALE INCLUDES TWO LAND PARCELS. THE LAND SIZE INCLUDES BOTH PARCELS INTO THIS SALE WRITE UP. THE PARCEL TO THE NORTH HAS THE FOUNDATION OF AN OLD STRUCTURE THAT WAS RAZED BEFORE THIS SALE TOOK PLACE. THE LAND VALUE IS CONSISTENT WITH LAND VALUES IN THE REST OF THE TOWNSHIP.







**SALE REPORT**

State ID # 81-08-181-R000000032  
 County CALUMET  
 Municipality STOCKBRIDGE  
 Local Parcel # 14530  
 Situs Address 831 S Military Rd  
 Situs Zip Code 53088  
 Appraiser BORGWRA

IPAS Sale Key # 156444  
 SIC Code 3554  
 Interior Inspection Date 09/21/2016  
 Revision Date  
 Sale Validity Valid - Additional Parcels included  
 Sale Index # 2  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 05/17/2018  
 Grantor STOCKBRIDGE REAL ESTATE LLC

Grantee BWN HOLDINGS LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3554: Paper Industries Machinery-Mfg  
 Intended Use 3554: Paper Industries Machinery-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$700,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$700,000  
 Land Value \$21,000  
 Improvement Value \$679,000  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1986  
 Number of Building Sections 7  
 Predominant OCC Code 406  
 Primary Area 26,896  
 Additional Useable Area 3078  
 Total Area 29,974  
 Basement Area  
 Office Area (SF) / (%) 1,724 6%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 17  
 Non-office ave clear height 13  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$23.35  
 Adj Sale Price Imps \$ / SF \$22.65  
 Acres 4.500  
 Land Value \$ / Acre \$4,667  
 SCR 7.3  
 RCN + OBY / SF \$43.70  
 Physical Res. % 71%  
 Functional Res. % 80%  
 Functional OBS 1 Layout  
 Functional OBS 2 Ceiling Height  
 Functional OBS 3  
 Community rating % 85%  
 NBHD Rating / Other % 90%  
 NBHD Rating / Other Econ Reason Neighborhood Rating

Major Thoroughfare 0 to 1 mile  
 Market Variance 119%

**COMMENTS**

GRTR: SOLD BECAUSE HE WANTED TO RETIRE.

GRTE: BOUGHT THE REAL ESTATE BECAUSE HE WANTED TO PURCHASE THE BUSINESS. HAD AN APPRAISAL DONE ON THE REAL ESTATE. THE APPRAISAL CAME IN AT \$670,000. PURCHASE PRICE WAS \$700,000. BUYER TOLD ME THAT THEY NEEDED TO OFFER MORE DUE TO FINANCING.

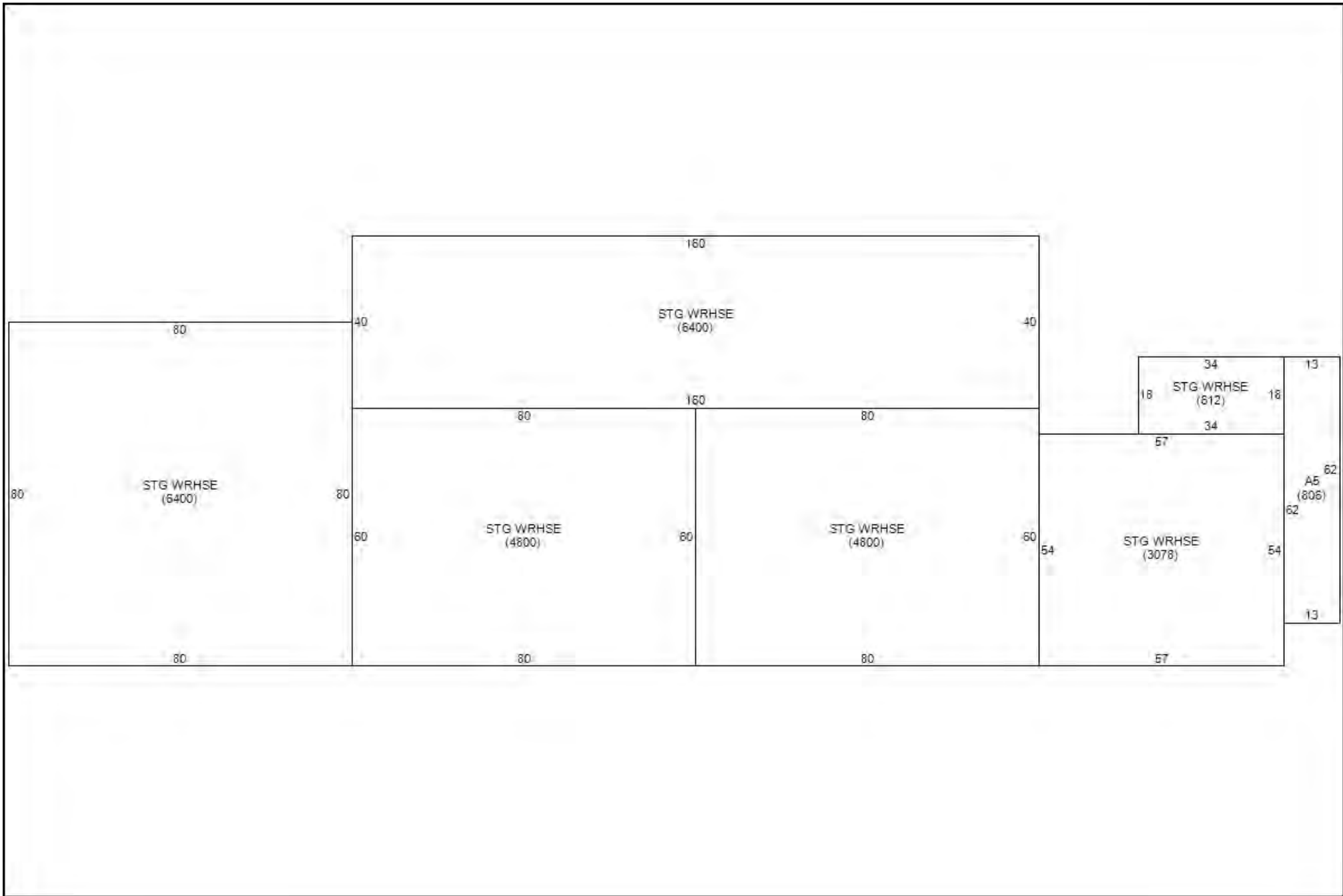
PHYS: EXTERIOR OF BUILDING IS WELL KEPT. INTERIOR IS WELL MAINTAINED. THE OFFICE PORTION OF THE FACILITY IS DATED AND THE OLDEST PART. THERE IS A SECOND STORY TO THE OLD PORTION. IT IS JUST STORAGE AND NOT USED. THE WAREHOUSE IS OPEN AND THE NEWEST PORTION OF THE FACILITY. ONE SECTION OF THE WAREHOUSE IS LOWER THEN THE REST AND HAS A RAMP FOR THE FORKLIFTS.

FUNC: THERE ARE SOME FUNCTIONAL ISSUES WITH WHERE THE OFFICE IS LOCATED TO THE WAREHOUSE. YOU NEED TO WALK THROUGH A SECTION TO GET TO THE WAREHOUSE. A PORTION OF THE WAREHOUSE IS LOWER THEN THE REST AND A RAMP IS THERE FOR THE FORKLIFT. THE REST OF THE WAREHOUSE HAS GOOD FLOW WITH THE NEW ADDITION PUT ON IN 2007.

ECON: NO KNOW ECONOMIC ISSUES.

OTHR: LAND ANALYSIS: LAND VALUED IN RELATIONSHIP WITH LOCAL LAND AROUND IT. THIS SALE INCLUDES TWO PARCELS. THE BUILDING SPANS BOTH PARCELS.





**SALE REPORT**

State ID # 81-08-211-R000030461  
 County CALUMET  
 Municipality CHILTON  
 Local Parcel # 17133  
 Situs Address 477 Vogt Lane  
 Situs Zip Code 53014  
 Appraiser WROBLBF

IPAS Sale Key # 161176  
 SIC Code 3496  
 Interior Inspection Date 07/20/2017  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 4  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 12/14/2018  
 Grantor BLOEDORN ENTERPRISES LLC

Grantee 477 VOGT LLC

Affinity Tenant  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3496: Misc. Fabricated Wire Products-Mfg  
 Intended Use 3496: Misc. Fabricated Wire Products-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$1,775,600  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$1,775,600  
 Land Value \$42,800  
 Improvement Value \$1,732,800  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 2004  
 Number of Building Sections 5  
 Predominant OCC Code 494  
 Primary Area 51,793  
 Additional Useable Area 0  
 Total Area 51,793  
 Basement Area  
 Office Area (SF) / (%) 1,500 3%  
 Sprinkler (SF) / (%) 11,250 22%  
 Air Conditioning (SF) / (%) 1,500 3%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 19  
 Non-office ave clear height 19  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$34.28  
 Adj Sale Price Imps \$ / SF \$33.46  
 Acres 3.567  
 Land Value \$ / Acre \$11,999  
 SCR 3  
 RCN + OBY / SF \$47.60  
 Physical Res. % 68%  
 Functional Res. % 95%  
 Functional OBS 1 Ceiling Height  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 90%  
 NBHD Rating / Other % 90%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 134%

**COMMENTS**

GRTR: SOLD BUSINESS AND REAL ESTATE THROUGH A BROKER. RECORDED REAL ESTATE TRANSFER IS REPRESENTATIVE OF THE REAL ESTATE VALUE ONLY. BUSINESS WAS SOLD ON A SEPARATE TRANSACTION. TWO INDEPENDENT APPRAISALS WERE COMPLETED, THE AVERAGE OF THE TWO WAS USED FOR THE SALE PRICE OF THE FACILITY.

GRTE: SEVERAL PARTNERS PURCHASED THE ASSETS AND REAL ESTATE. SALE TRANSFER IS FOR REAL ESTATE PORTION ONLY, ASSETS WERE ON SEPARATE TRANSACTION. HAD APPRAISALS COMPLETED OF REAL ESTATE TO DETERMINE PURCHASE PRICE.

PHYS: ONE STORY PE STEEL BUILDING THAT IS IN GOOD OVERALL CONDITION. THE BUILDING HAS BEEN WELL MAINTAINED

FUNC: SUBJECT HAS VARIOUS CEILING HEIGHTS, HOWEVER IS NOT AN ISSUE FOR THE CURRENT ACTIVITIES TAKING PLACE IN THE BUILDING

ECON: THE PROPERTY IS LOCATED .3 MILES FROM HWY 151 IN AN INDUSTRIAL PARK. THE BACK PROPERTY LINE BORDERS A RESIDENTIAL NEIGHBORHOOD.

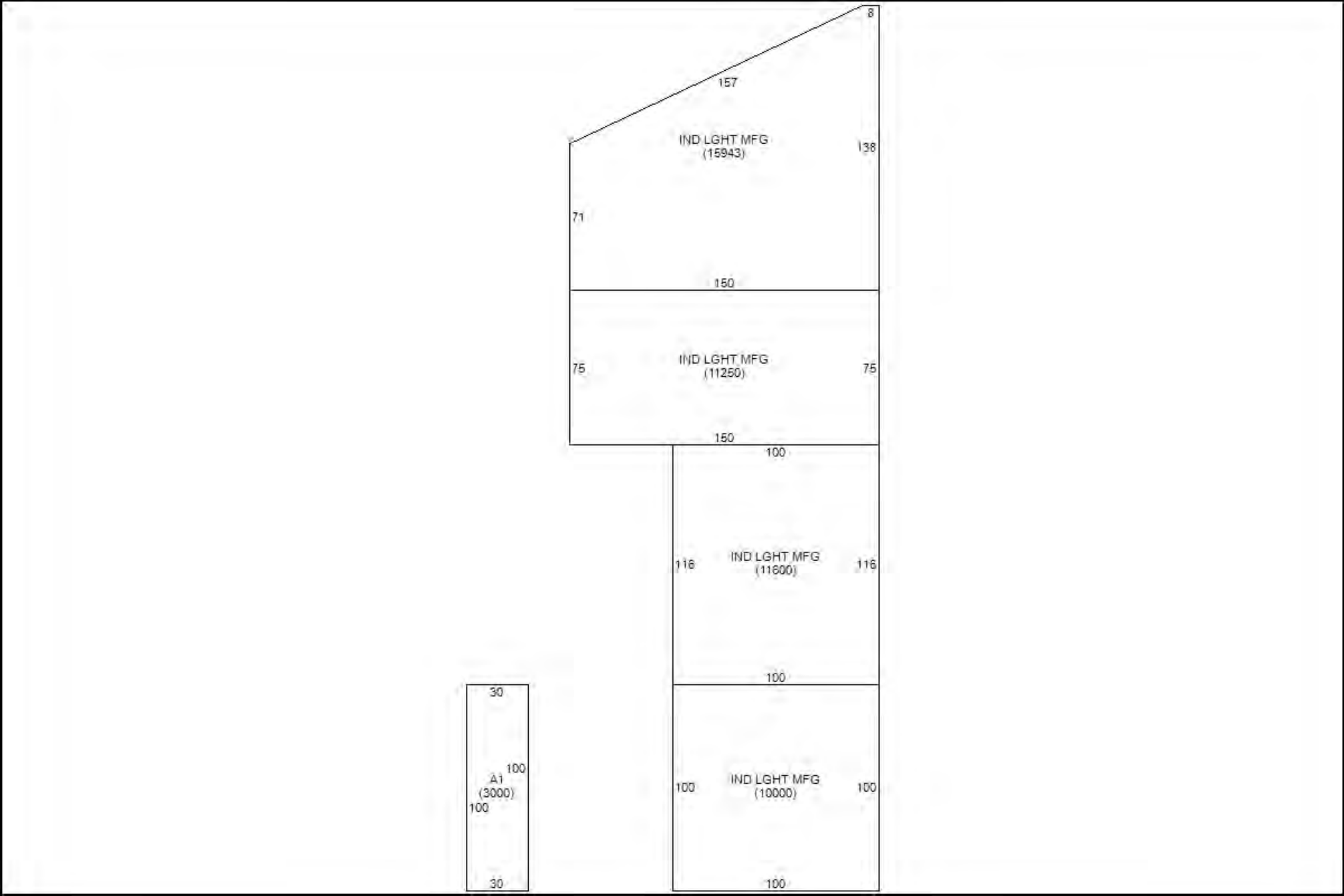
OTHR: LAND ANALYSIS: A LAND ANALYSIS DETERMINED THE LAND VALUE OF \$12,000 PER ACRE

OTHR: AN APPRAISAL FROM AUGUST 21, 2018 WAS SUBMITTED AND SUPPORTS THE PURCHASE PRICE.

APPR: PAT VAN VONDEREN COMPLETED A FIELD AUDIT OF THE FACILITY IN JULY 2017. THE SALE TOOK PLACE DECEMBER OF 2018- BARB WROBLEWSKI REVIEWED AND INTERVIEWED THE GRANTOR AND GRANTEE TO WRITE UP THE SALE. PAT WAS CONSULTED ON THE CONDITION AND LAYOUT OF THE BUILDING FOR THIS REPORT.







**SALE REPORT**

State ID # 79-09-020-R000153510  
 County CHIPPEWA  
 Municipality EAGLE POINT  
 Local Parcel # 22908-2233-50050800  
 Situs Address 16213 93rd Ave  
 Situs Zip Code 54729  
 Appraiser BELLDP

IPAS Sale Key # 191741  
 SIC Code 2421  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 08/02/2021  
 Grantor B & R CHRISTMAN LLC

Grantee FAULKNER FAMILY PROPERTIES LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2421: Sawmills & Planing Mills General-Mfg  
 Intended Use 2421: Sawmills & Planing Mills General-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$400,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$400,000  
 Land Value \$120,000  
 Improvement Value \$280,000  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1979  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 9,660  
 Additional Useable Area 0  
 Total Area 9,660  
 Basement Area  
 Office Area (SF) / (%) 0 0%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 12  
 Non-office ave clear height 12  
 Frame Type 07: Wood Pole  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$41.41  
 Adj Sale Price Imps \$ / SF \$28.99  
 Acres 9.300  
 Land Value \$ / Acre \$12,903  
 SCR 41.94  
 RCN + OBY / SF \$36.48  
 Physical Res. % 55%  
 Functional Res. % 90%  
 Functional OBS 1 Layout  
 Functional OBS 2 Ceiling Height  
 Functional OBS 3  
 Community rating % 85%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 189%

**COMMENTS**

GRTR: UNABLE TO BE REACHED FOR COMMENT

GRTE: BUYER LIVES NEXT TO THE SELLER, APPRAISAL DETERMINED SELLING PRICE, TENANT OPERATING SAWMILL AT TIME OF SALE ON MONTH TO MONTH LEASE, FELT HE PAID FAIR MARKET VALUE.

PHYS: SOME MINOR LEAKS IN ROOF

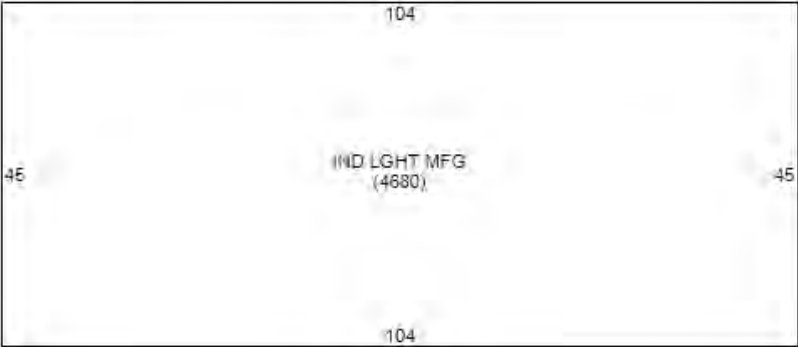
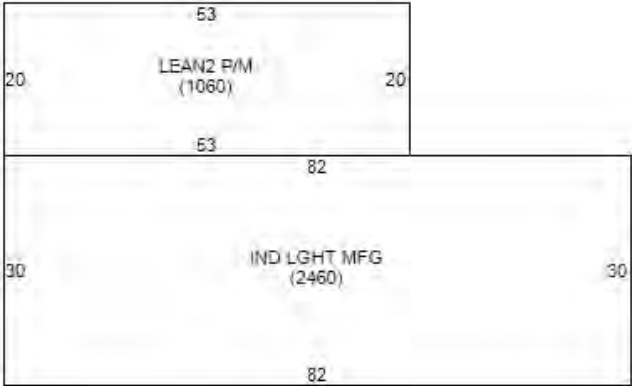
FUNC: MULTIPLE BUILDINGS, NO OFFICE

ECON: LAND ANALYSIS: LOCATED IN RURAL AREA TO THE NORTH EAST OF THE CITY OF CHIPPEWA FALLS

OTHR: DETERMINED THROUGH ANALYSIS OF LOCAL VACANT LAND SALES

OTHR: UNABLE TO GAIN INTERIOR ACCESS BECAUSE TENANT WAS NOT THERE





**SALE REPORT**

State ID # 79-09-128-R000133158  
 County CHIPPEWA  
 Municipality LAKE HALLIE  
 Local Parcel # 22809-1331-73263005  
 Situs Address 4033 123rd St  
 Situs Zip Code 54729  
 Appraiser BENISDC

IPAS Sale Key # 172035  
 SIC Code 3272  
 Interior Inspection Date 09/18/2019  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 04/12/2018  
 Grantor RIDGEWAY PROPERTIES LLC

Grantee SIGH PROPERTIES LLC

Affinity Adjacent Owner  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 9900: Office  
 Intended Use 9900: Office  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$673,670  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$673,670  
 Land Value \$130,500  
 Improvement Value \$543,170  
 Time on Market 12 - 24 months  
 Recent Asking Price \$895,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 2007  
 Number of Building Sections 1  
 Predominant OCC Code 344  
 Primary Area 14,450  
 Additional Useable Area 0  
 Total Area 14,450  
 Basement Area  
 Office Area (SF) / (%) 14,450 100%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 14,450 100%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 12  
 Non-office ave clear height 10  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$46.62  
 Adj Sale Price Imps \$ / SF \$37.59  
 Acres 4.180  
 Land Value \$ / Acre \$31,220  
 SCR 12.6  
 RCN + OBY / SF \$88.67  
 Physical Res. % 82%  
 Functional Res. % 100%  
 Functional OBS 1  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 95%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason

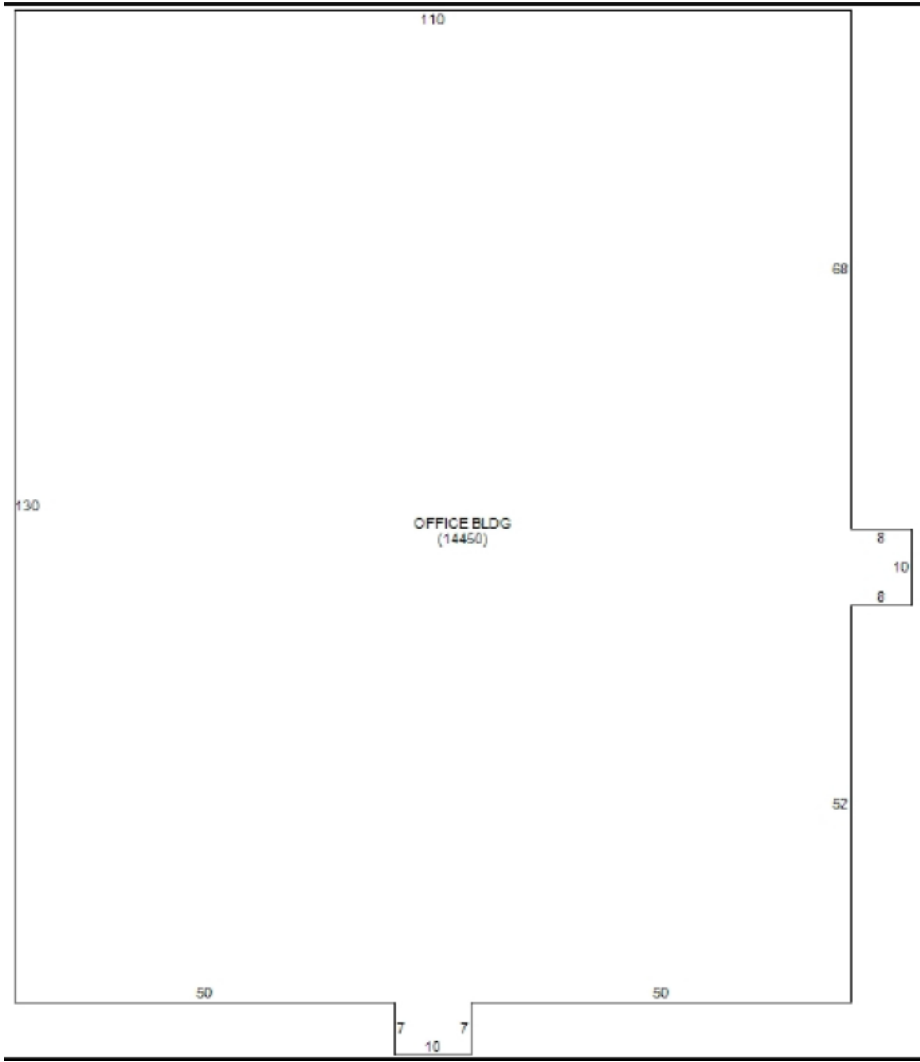
Major Thoroughfare 1 to 3 miles  
 Market Variance 54%

**COMMENTS**

APPR: GRANTOR: LOST ITS PRIMARY TENANT AND HAD TROUBLE FINDING SOMEONE ELSE TO FILL THE SPACE. DECIDED TO SELL.GRANTEE: IS ADJACENT MANUFACTURING OWNER. PURCHASED PROPERTY FOR EXPANSION. SAW FOR-SALE SIGN ON PROPERTY. ORIGINAL OFFER TO PURCHASE BASED ON OWN MARKET ANALYSIS WAS ACCEPTED. BROKER: LISTED BY A LOCAL BROKER FOR \$895,000. DUE TO LOCATION VERY LITTLE INTEREST WAS SHOWN IN THE PROPERTY.PHYSICAL: MODERN OFFICE BUILDING WITH VERY LITTLE SIGNS OF WEAR & AGING.FUNCTIONAL: NO FUNCTIONAL OBSOLESCENCE OBSERVED.ECONOMIC: LOCATED IN A COMMERCIAL/INDUSTRIAL AREA ABOUT A MILE FROM HWY 53 & HWY 29.LAND ANALYSIS: BASED ON AN ANALYSIS OF VACANT LAND SALES IN THE AREA.







**SALE REPORT**

State ID # 79-09-128-R000142301  
 County CHIPPEWA  
 Municipality LAKE HALLIE  
 Local Parcel # 22809-2522-70530002  
 Situs Address 2937 S Prairie View Rd  
 Situs Zip Code 54729  
 Appraiser BELLDP

IPAS Sale Key # 181818  
 SIC Code 3444  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 10/15/2019  
 Grantor PATROW PROPBERITIES LLC  
 Grantee AZARA PROPERTIES  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 5712: Furniture Stores-Retail  
 Intended Use 5499: Miscellaneous Food Stores-Retail  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$765,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$765,000  
 Land Value \$130,000  
 Improvement Value \$635,000  
 Time on Market 5 - 11 months  
 Recent Asking Price \$775,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1996  
 Number of Building Sections 1  
 Predominant OCC Code 406  
 Primary Area 11,200  
 Additional Useable Area 320  
 Total Area 11,520  
 Basement Area  
 Office Area (SF) / (%) 640 6%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 11,520 100%  
 Notable Features/OBYs  
 Stories 1  
 Non-office ave wall height 26  
 Non-office ave clear height 26  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 08: Metal Sandwich

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$66.41  
 Adj Sale Price Imps \$ / SF \$55.12  
 Acres 0.900  
 Land Value \$ / Acre \$144,444  
 SCR 3.5  
 RCN + OBY / SF \$79.14  
 Physical Res. % 72%  
 Functional Res. % 100%  
 Functional OBS 1  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 95%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 102%

COMMENTS

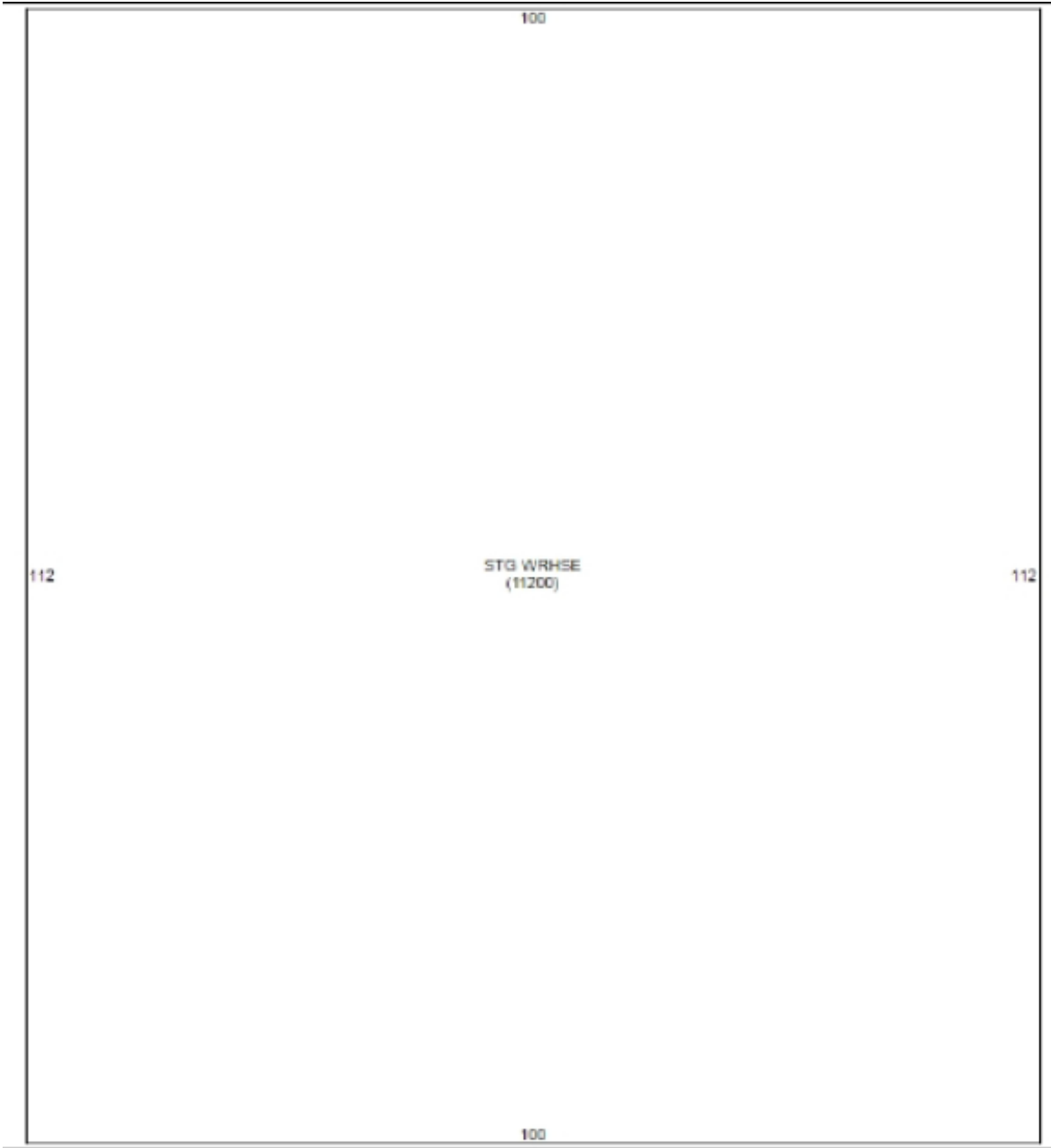
APPR: GRANTOR: WANTED TO RETIRE, FELT TRANSACTION WAS MARKET VALUE. ACCEPTED OFFER AFTER BEING LISTED ON MLS FOR 160 DAYS  
TO BE REACHED FOR COMMENT

PHYSICAL: WELL MAINTAINED, NO VISUAL ISSUES, RETAIL FACILITY SO MAINTENANCE WAS KEPT UP  
FUNCTIONAL OBSECONOMIC: PROPERTY IS LOCATED IN HIGH TRAFFIC RETAIL AREA, NOT VISIBLE FROM HWY 53, BUT VISIBLE FROM BUS 53  
ON ANALYSIS OF SALES IN THE AREA AND LOCAL ASSESSMENT VALUES

REMARKS: GARAGE NOT CONSIDERED PRIMARY AREA

GRANTEE: UNABLE  
FUNCTIONAL: NO  
LAND ANALYSIS: BASED  
BROKER: UNABLE TO BE





**SALE REPORT**

State ID # 79-09-206-R000007587  
 County CHIPPEWA  
 Municipality BLOOMER  
 Local Parcel # 23009-0514-08250000  
 Situs Address 521 Main St  
 Situs Zip Code 54724  
 Appraiser BENISDC

IPAS Sale Key # 161447  
 SIC Code 3442  
 Interior Inspection Date 06/20/2018  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 09/28/2018  
 Grantor BTL WAREHOUSE & DISTRIBUTING LLC

Grantee AJ MANUFACTURING INC

Affinity Tenant  
 Conveyance Type Land Contract  
 Prior Use 3442: Metal Doors Sash & Trim-Mfg  
 Intended Use 3442: Metal Doors Sash & Trim-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$1,275,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$1,275,000  
 Land Value \$42,100  
 Improvement Value \$1,232,900  
 Time on Market 0 - 4 months  
 Recent Asking Price \$1,300,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1974  
 Number of Building Sections 9  
 Predominant OCC Code 494  
 Primary Area 55,664  
 Additional Useable Area 0  
 Total Area 55,664  
 Basement Area  
 Office Area (SF) / (%) 3,812 7%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 2,112 4%  
 Notable Features/OBYS

Stories 1  
 Non-office ave wall height 17  
 Non-office ave clear height 17  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$22.91  
 Adj Sale Price Imps \$ / SF \$22.15  
 Acres 2.050  
 Land Value \$ / Acre \$20,537  
 SCR 1.63  
 RCN + OBY / SF \$59.96  
 Physical Res. % 41%  
 Functional Res. % 75%  
 Functional OBS 1 Size  
 Functional OBS 2 Layout  
 Functional OBS 3 Ceiling Height  
 Community rating % 90%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating

Major Thoroughfare 0 to 1 mile  
 Market Variance 133%

**COMMENTS**

GRTR: WAS RETIRING AND NO LONGER NEEDED PROPERTY. HAD EXPRESSED INTEREST IN SELLING TO TENANT OR ADJACENT PROPERTY OWNERS.

GRTE: WAS LEASING ALMOST ALL SQUARE FOOTAGE. AN APPRAISAL DETERMINED ASKING PRICE OF \$1.3 MILLION. KNEW THERE WAS INTEREST FROM OTHER PARTIES. SAID SALE WAS ARMS LENGTH AND SOLD FOR FAIR MARKET VALUE.

PHYS: ELECTRICAL AND ROOF IS POOR IN 2-STY SECTION OF OFFICE. NO HEAT IN 2ND STORY OF OFFICE BUILDING.

FUNC: MULTIPLE BUILDINGS AND ADD-ON CONSTRUCTION. SITE COVERAGE RATIO IS SUBSTANDARD.

ECON: LOCATED IN A COMMERCIAL/INDUSTRIAL AREA ON THE NORTH SIDE OF BLOOMER, ABOUT 1.5 MILES FROM HWY 53.

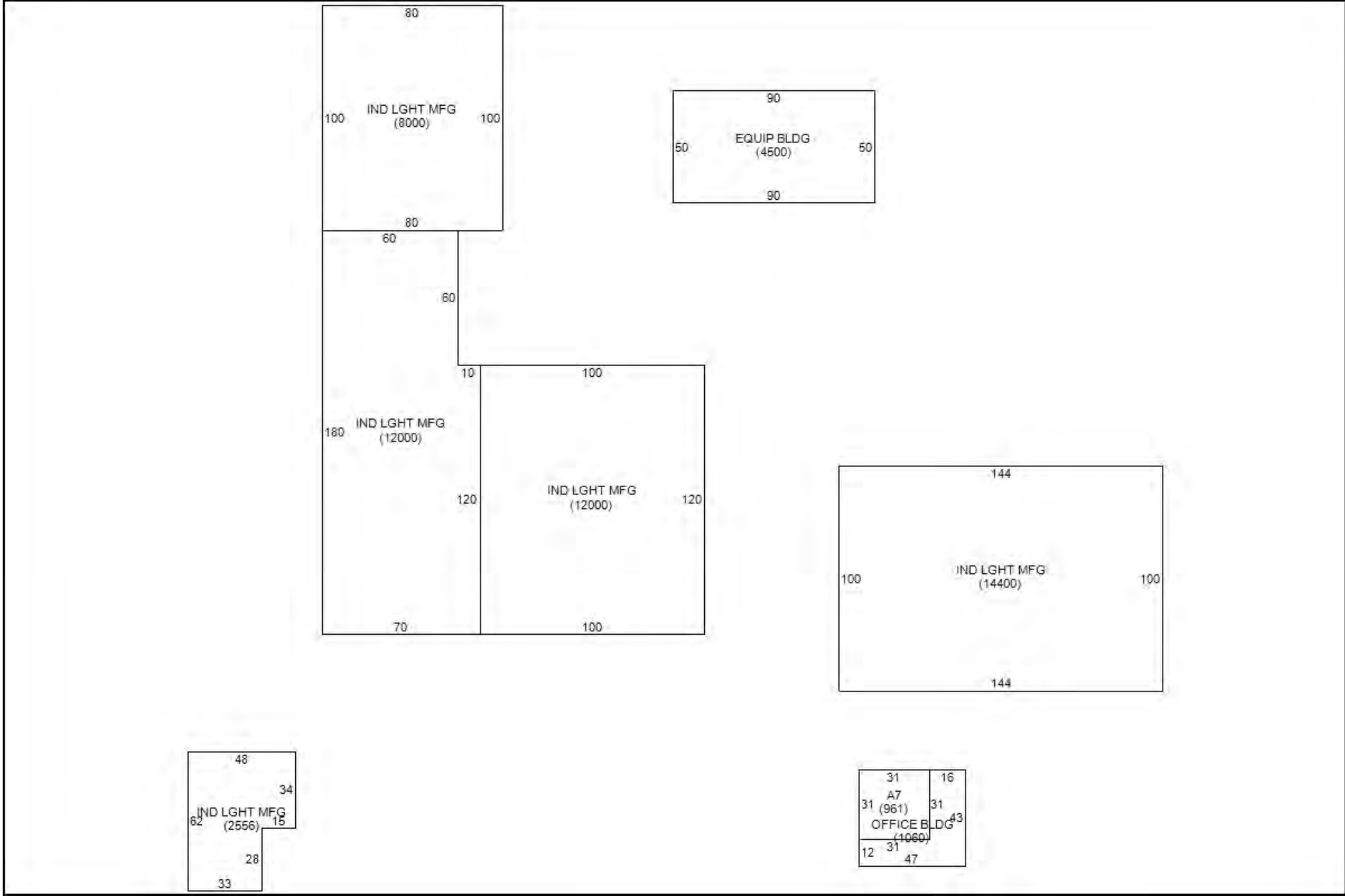
OTHR: LAND ANALYSIS: DETERMINED FROM AN ANALYSIS OF VACANT LAND SALES IN THE MUNICIPALITY.

OTHR: REMARKS: THERE WAS SOME MINOR CONTAMINATION FROM AN UNDERGROUND STORAGE TANK ON PROPERTY IN PAST. HOWEVER, DNR HAS CLOSED THIS ISSUE. A PHASE #1 STUDY CAME BACK CLEAN. PART OF A BUILDING ENCROACHES THE RAILWAY'S PROPERTY AND GRANTEE NEEDS TO MAKE A VERY SMALL LEASE PAYMENT TO RAILROAD COMPANY. THERE IS RAIL WEST OF THE PROPERTY BUT NO SPUR. LAND CONTRACT DID NOT AFFECT SALE PRICE. IT WAS SET UP SO THAT GRANTEE'S PAST MONTHLY LEASE PAYMENT EQUALS CURRENT PAYMENT.

OTHR: MARKET VARIANCE: MAY BE DUE TO THE GRANTEE BEING A TENANT.







**SALE REPORT**

State ID # 79-09-206-R000007604  
 County CHIPPEWA  
 Municipality BLOOMER  
 Local Parcel # 23009-0931-65690003  
 Situs Address 600 Industrial Blvd  
 Situs Zip Code 54724  
 Appraiser BENISDC

IPAS Sale Key # 178946  
 SIC Code 2679  
 Interior Inspection Date 06/19/2018  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 03/31/2020  
 Grantor APPLGATE WISCONSIN LLC  
 Grantee MARIK PROPERTIES LLC  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2679: Converted Paper Products Nec-Mfg  
 Intended Use 3211: Flat Glass-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$450,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$450,000  
 Land Value \$69,300  
 Improvement Value \$380,700  
 Time on Market 0 - 4 months  
 Recent Asking Price \$450,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1991  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 25,000  
 Additional Useable Area 0  
 Total Area 25,000  
 Basement Area  
 Office Area (SF) / (%) 1,280 5%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs  
 Stories 1  
 Non-office ave wall height 18  
 Non-office ave clear height 17  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

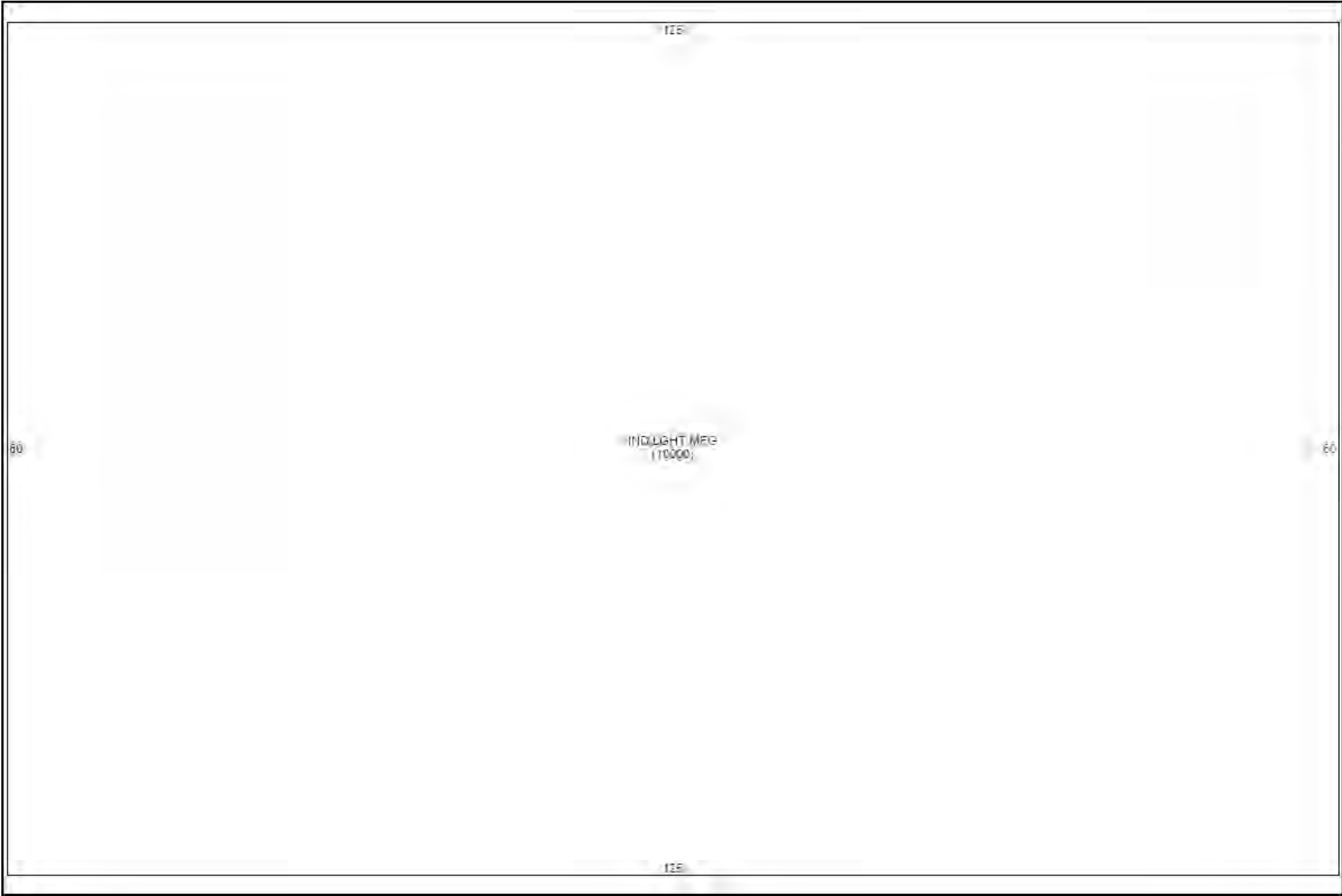
**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$18.00  
 Adj Sale Price Imps \$ / SF \$15.23  
 Acres 3.705  
 Land Value \$ / Acre \$18,704  
 SCR 2.17  
 RCN + OBY / SF \$50.49  
 Physical Res. % 50%  
 Functional Res. % 90%  
 Functional OBS 1 Layout  
 Functional OBS 2 Ceiling Height  
 Functional OBS 3  
 Community rating % 90%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 74%

**COMMENTS**

APPR: GRANTOR: OUTGREW THIS FACILITY AND MOVED OPERATIONS TO MINNESOTA. AN APPRAISAL DETERMINED SALE PRICE.GRANTEE: HAD BEEN LOOKING FOR PROPERTY TO EXPAND MANUFACTURING OPERATIONS. FOUND OUT THAT GRANTOR WAS MOVING AND INQUIRED ABOUT BUYING THE PROPERTY. NO RELATIONSHIP WITH GRANTOR. BROKER: NO BROKER INVOLVED IN THIS SALE.PHYSICAL: FACILITY DIRTY FROM GRANTOR'S MANUFACTURING PROCESS -- NEEDED CLEANING. SOME MINOR STAINING AND DENTS ON EXTERIOR WALLS. NO HEAT IN 2001 ADDITION, ONLY WINDOW AIR CONDITIONING UNITS FOR OFFICE AREA--NO CENTRAL AIR.FUNCTIONAL: ADD-ON CONSTRUCTION AND SUBSTANDARD HEIGHT FOR A FACILITY THIS SIZE.ECONOMIC: LOCATED IN A COMMERCIAL/INDUSTRIAL AREA ABOUT 2 MILES FROM HWY 53.LAND ANALYSIS: BASED ON AN ANALYSIS OF SALES IN THE AREA.REMARKS: SALE INCLUDES THREE PARCELS, ALL ASSESSED MANUFACTURING. THE STORAGE MEZZANINE IS INSIGNIFICANT AND IS NOT INCLUDED IN THE TOTAL AREA.





**SALE REPORT**

State ID # 79-09-206-R000139491  
 County CHIPPEWA  
 Municipality BLOOMER  
 Local Parcel # 23009-0432-62800301  
 Situs Address 1103 9th Ave  
 Situs Zip Code 54724  
 Appraiser BENISDC

IPAS Sale Key # 179109  
 SIC Code 5511  
 Interior Inspection Date 09/12/2019  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 04/29/2019  
 Grantor GREGORY C SOUTHWORTH TRUST

Grantee R&M STOLT LLC

Affinity None  
 Conveyance Type Trustees Deed  
 Prior Use 5511: New & Used Car Dealers-Retail  
 Intended Use 5499: Miscellaneous Food Stores-Retail  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$189,900  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$189,900  
 Land Value \$31,300  
 Improvement Value \$158,600  
 Time on Market 12 - 24 months  
 Recent Asking Price \$189,900

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1970  
 Number of Building Sections 1  
 Predominant OCC Code 528  
 Primary Area 7,200  
 Additional Useable Area 0  
 Total Area 7,200  
 Basement Area  
 Office Area (SF) / (%) 433 6%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 433 6%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 13  
 Non-office ave clear height 12  
 Frame Type 02: Masonry Load Bearing  
 Exterior Wall Type 03: Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$26.38  
 Adj Sale Price Imps \$ / SF \$22.03  
 Acres 0.625  
 Land Value \$ / Acre \$50,080  
 SCR 3.78  
 RCN + OBY / SF \$67.13  
 Physical Res. % 48%  
 Functional Res. % 90%  
 Functional OBS 1 Layout  
 Functional OBS 2 Ceiling Height  
 Functional OBS 3  
 Community rating % 90%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason

Major Thoroughfare 1 to 3 miles  
 Market Variance 84%

**COMMENTS**

APPR: GRANTOR: OWNS A CAR DEALERSHIP. DECIDED TO MOVE OPERATIONS ONCE A HIGHER VISIBLE FACILITY BECAME AVAILABLE NEAR HWY 53 EXIT.GRANTEE: HAD BEEN LEASING PROPERTY IN THE COMMUNITY BUT DESIRED TO OWN.BROKER: PROPERTY LISTED BY A LOCAL BROKER FOR OVER A YEAR. GRANTEE PAID ASKING PRICE. PHYSICAL: OLDER FACILITY. UPDATES INCLUDE A NEW RUBBER ROOF IN 2016 AND A NEWLY PAINTED EXTERIOR.FUNCTIONAL: LOW CEILING HEIGHT. THERE IS VARYING FLOOR HEIGHT TOWARDS THE SOUTH SIDE OF THE BUILDING.ECONOMIC: LOCATED IN A COMMERCIAL AREA ON THE NORTH SIDE OF THE CITY, ABOUT 1.5 MILES FROM HWY 53.LAND ANALYSIS: DETERMINED BY VACANT LAND SALES AND AN ANALYSIS OF LOCALLY ASSESSED VALUES.REMARKS: SALE INCLUDES AN ADJACENT VACANT PARCEL.





80

SERV REPAIR  
(7200)

120

120

60

**SALE REPORT**

State ID # 79-09-211-R000007631  
 County CHIPPEWA  
 Municipality CHIPPEWA FALLS  
 Local Parcel # 22908-3214-63960300  
 Situs Address 1120 Halblieb Rd  
 Situs Zip Code 54729  
 Appraiser BELLDP

IPAS Sale Key # 180688  
 SIC Code 2521  
 Interior Inspection Date 06/20/2018  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 09/04/2020  
 Grantor HUBBARD LAND GROUP

Grantee PREGENT DEVELOPMENT LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2521: Wood Office Furniture-Mfg  
 Intended Use 3089: Plastics Products Nec-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$1,520,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$1,520,000  
 Land Value \$142,100  
 Improvement Value \$1,377,900  
 Time on Market 0 - 4 months  
 Recent Asking Price \$1,905,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1978  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 62,500  
 Additional Useable Area 1750  
 Total Area 64,250  
 Basement Area  
 Office Area (SF) / (%) 3,500 5%  
 Sprinkler (SF) / (%) 64,250 100%  
 Air Conditioning (SF) / (%) 3,500 5%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 24  
 Non-office ave clear height 24  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$23.66  
 Adj Sale Price Imps \$ / SF \$21.45  
 Acres 5.600  
 Land Value \$ / Acre \$25,375  
 SCR 3.21  
 RCN + OBY / SF \$62.85  
 Physical Res. % 48%  
 Functional Res. % 95%  
 Functional OBS 1 Layout  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 95%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 79%

COMMENTS

APPR: GRANTOR: RENTED BUILDING TO AMERICAN EDUCATION PRODUCTS (HUBBARD SCIENTIFIC), WHICH RECENTLY WENT OUT OF BUISNESS. RATHER THAN FIND NEW TENANTS, THE GRANTORS DECIDED TO SELL. GRANTORS WERE A 3 PERSON PARTNERSHIP AND THIS WAS THEIR LAST BUILDING TOGETHER, HAVING SOLD THE OTHER ONES OVER THE YEARS. AN APPRAISAL WAS DONE TO DETERMINE ORIGINAL ASKING PRICE. GRANTEE: IS A REAL ESTATE INVESTOR, ALSO OWNS A MFG PROPERTY IN V. LAKE HALLIE. TOOK 20% OFF OF ASKING PRICE AND OFFER WAS ACCEPTED. BERRY PLASTICS (PLIANT CORP) WILL BE RENTING THE FACILITY FOR STORAGE. RACKING LEFT BY HUBBARD LAND GROUP WAS NOT FACTORED INTO SALE PRICE, BUT WILL BE USED BY BERRY PLASTICS. PHYSICAL: MINOR LEAKS IN ROOF, WHICH HAVE SINCE BEEN REPAIRED. FUNCTIONAL: ADD ON CONSTRUCTION ECONOMIC: LOCATED IN INDUSTRIAL PARK ON NORTH END OF CHIPPEWA FALLS LAND ANALYSIS: BASED ON ANALYSIS OF SALES IN THE AREA BROKER: APPRAISAL COMPLETED FOR LIST PRICE. PERSONAL PROPERTY AMOUNT OF RACKING WASN'T CONSIDERED BY SELLER. MULTIPLE SHOWINGS, ONLY ONE OFFER ON PAPER. BUYER SAID HE WOULD RUN LEASE NUMBERS AND OFFER WHAT MADE SENSE FOR HIS INVESTMENT, SELLERS ACCEPTED OFFER. REMARKS: MULTI-PARCEL SALE, INCLUDED VACANT PARCEL NEXT DOOR, BOTH ASSESSED AS MANUFACTURING.

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photo #: 2

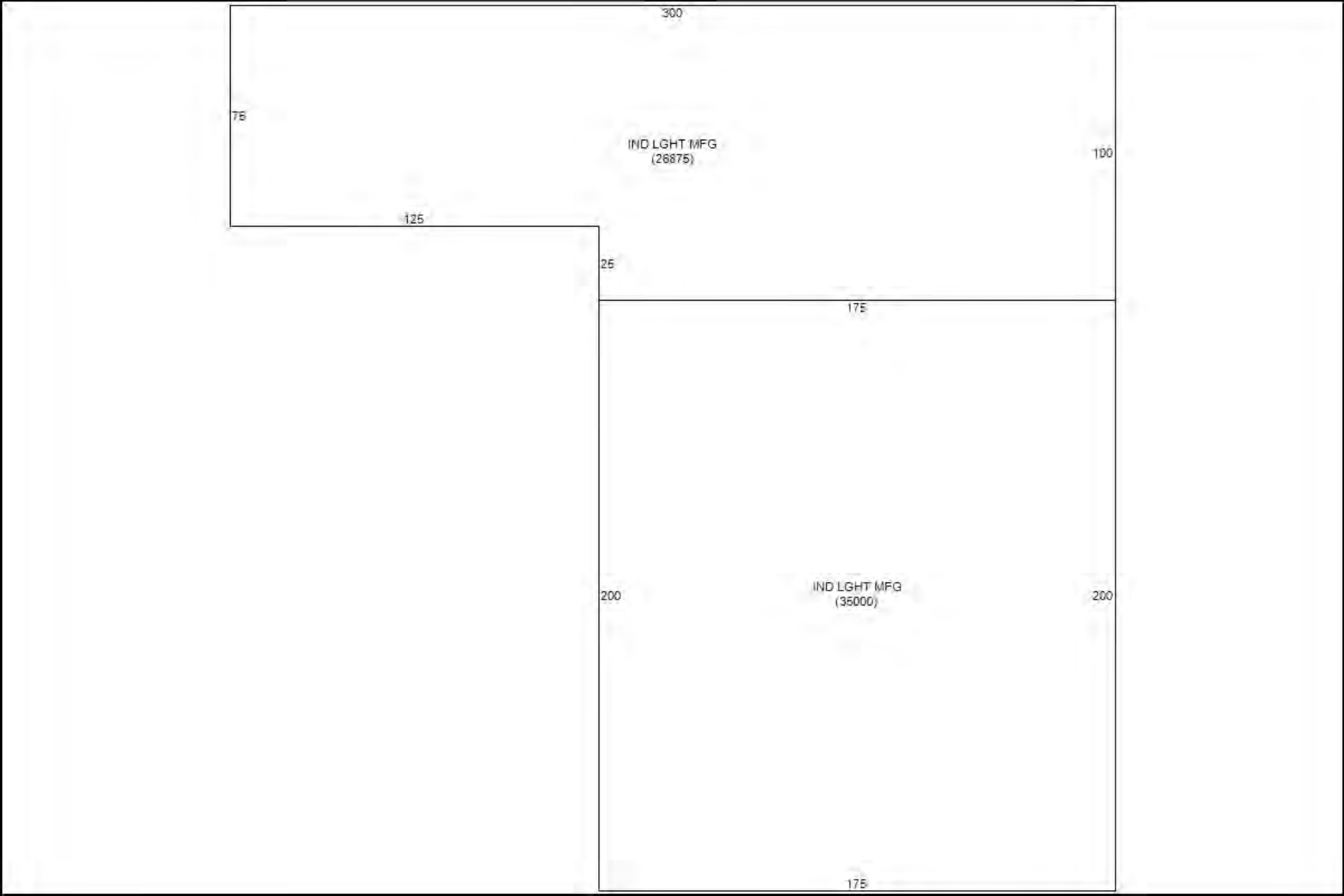


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**SALE REPORT**

State ID # 79-09-211-R000140389  
 County CHIPPEWA  
 Municipality CHIPPEWA FALLS  
 Local Parcel # 22908-3211-64500401C  
 Situs Address 1210 Lowater Rd  
 Situs Zip Code 54729  
 Appraiser BELLDP

IPAS Sale Key # 181722  
 SIC Code 1541  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 10/30/2018  
 Grantor TSCHOPP DURCH CAMASTRAL COMPANY INC  
 Grantee LOWATER LLC  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 1542: Nonresidential Construction Nec-Const  
 Intended Use 3562: Ball & Roller Bearings-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$675,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$675,000  
 Land Value \$92,000  
 Improvement Value \$583,000  
 Time on Market 0 - 4 months  
 Recent Asking Price \$675,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1978  
 Number of Building Sections 5  
 Predominant OCC Code 494  
 Primary Area 19,414  
 Additional Useable Area 392  
 Total Area 19,806  
 Basement Area  
 Office Area (SF) / (%) 2,726 14%  
 Sprinkler (SF) / (%) 16,800 85%  
 Air Conditioning (SF) / (%) 2,335 12%  
 Notable Features/OBYs  
 Stories 1  
 Non-office ave wall height 17  
 Non-office ave clear height 17  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

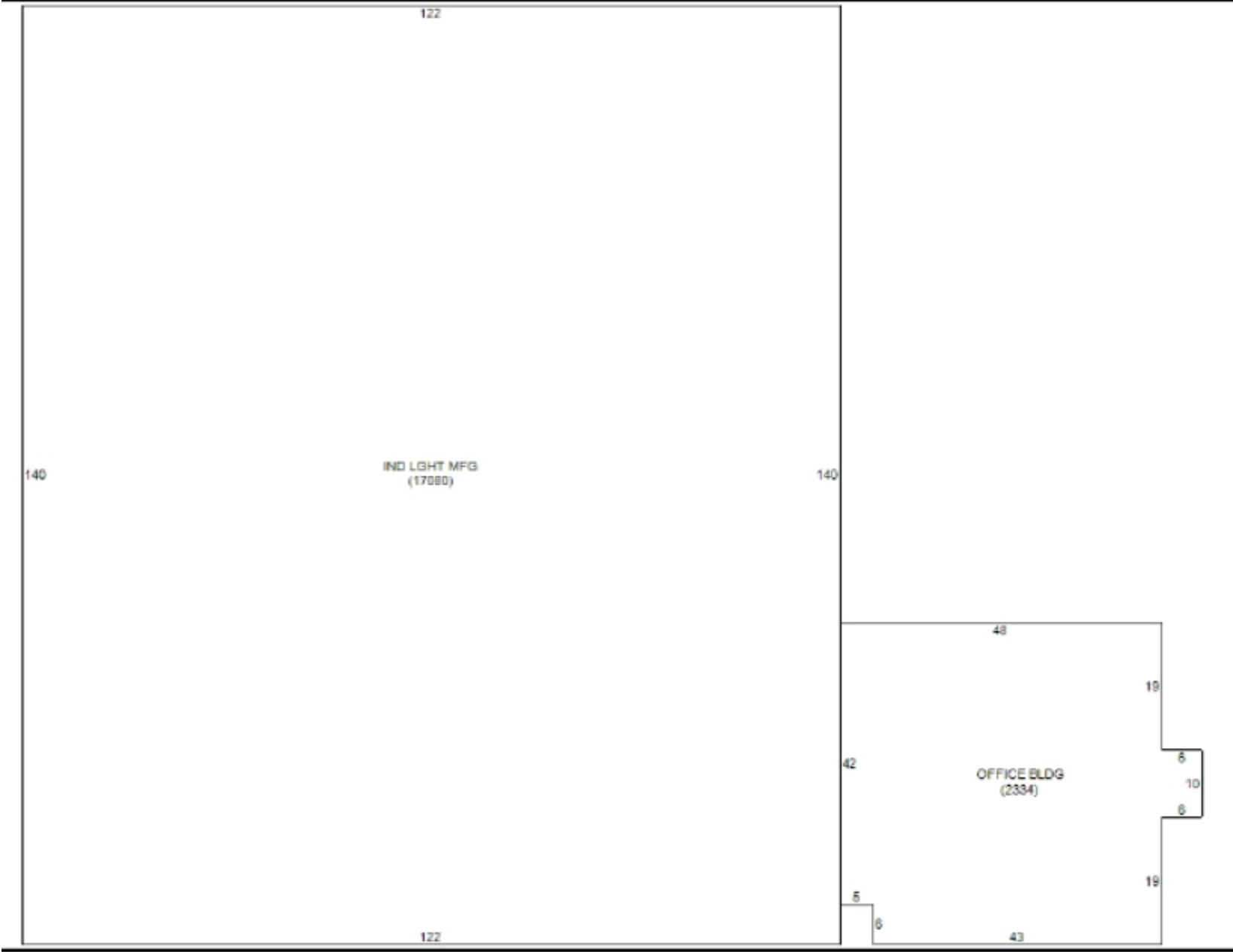
Adj Sale Price \$ / SF \$34.08  
 Adj Sale Price Imps \$ / SF \$29.44  
 Acres 3.400  
 Land Value \$ / Acre \$27,059  
 SCR 7.63  
 RCN + OBY / SF \$71.69  
 Physical Res. % 49%  
 Functional Res. % 95%  
 Functional OBS 1 Layout  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 95%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 93%

COMMENTS

APPR: GRANTOR: FORMER WAREHOUSE FOR CONSTRUCTION COMPANY, THOUGHT IT WAS A VALID MARKET SALE, APPRAISAL WAS DONE THROUGH NORBY, CAME IN AT \$725,000 THEN NEGOTIATED TO \$675,000 GRANTEE: OWNS AND OPERATES PLASTIC CORP, BUT LEASES SPACE TO WEIMER BEARING. RAZED RANCH AND BI-LEVEL HOME AFTER PURCHASE, DIDN'T FACTOR INTO SALE PRICE PHYSICAL: GRANTEE INDICATED THEY NEEDED TO REPLACE CEILING TILES, WILL SOON NEED NEW ROOF AND BLACKTOP. UNUSEABLE GARAGE LOCATED ON PARCEL FUNCTIONAL: LAYOUT - MULTIPLE CEILING HEIGHTS ECONOMIC: LOCATED IN DESIREABLE INDUSTRIAL PARK, NORTHERN PART OF THE CITY OF CHIPPEWA LAND ANALYSIS: BASED ON ANALYSIS OF SALES IN THE AREA BROKER: UNABLE TO BE REACHED FOR COMMENT







**SALE REPORT**

State ID # 79-09-211-R000007672  
 County CHIPPEWA  
 Municipality CHIPPEWA FALLS  
 Local Parcel # 22908-3232-72310002  
 Situs Address 925 First Ave  
 Situs Zip Code 54729  
 Appraiser BELLDP

IPAS Sale Key # 190250  
 SIC Code 2512  
 Interior Inspection Date 07/24/2018  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 04/28/2021  
 Grantor SPECTRUM INDUSTRIES INC  
  
 Grantee ASHLEY FURNITURE INDUSTRIES LLC  
  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3571: Electronic Computers-Mfg  
 Intended Use 2512: Upholstered Household Furniture-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$3,550,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$3,550,000  
 Land Value \$213,400  
 Improvement Value \$3,336,600  
 Time on Market 0 - 4 months  
 Recent Asking Price \$3,550,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1976  
 Number of Building Sections 4  
 Predominant OCC Code 494  
 Primary Area 119,166  
 Additional Useable Area 8820  
 Total Area 127,986  
 Basement Area  
 Office Area (SF) / (%) 21,516 17%  
 Sprinkler (SF) / (%) 127,986 100%  
 Air Conditioning (SF) / (%) 41,511 32%  
 Notable Features/OBYs  
  
 Stories 1  
 Non-office ave wall height 22  
 Non-office ave clear height 18  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 14: Concrete Tilt-up

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$27.74  
 Adj Sale Price Imps \$ / SF \$26.07  
 Acres 8.957  
 Land Value \$ / Acre \$23,825  
 SCR 3.68  
 RCN + OBY / SF \$84.24  
 Physical Res. % 63%  
 Functional Res. % 85%  
 Functional OBS 1 Layout  
 Functional OBS 2 Ceiling Height  
 Functional OBS 3  
 Community rating % 95%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 61%

**COMMENTS**

GRTR: ASKING PRICE BASED UPON 2019 APPRAISAL, FELT SALES PRICE REFLECTED FAIR MARKET VALUE, USED AS WAREHOUSING/SALES/ADMIN FUNCTIONS AT THE TIME OF SALE

GRTE: FOUND PROPERTY THROUGH BROKER (LISTED WITH AFT), PRICE WAS NEGOTIATED, ORIGINAL LETTER OF INTENT WAS \$3,550,000. WILL BE USED AS UPHOLSTERY FINISHING FOR ASHLEY FURNITURE

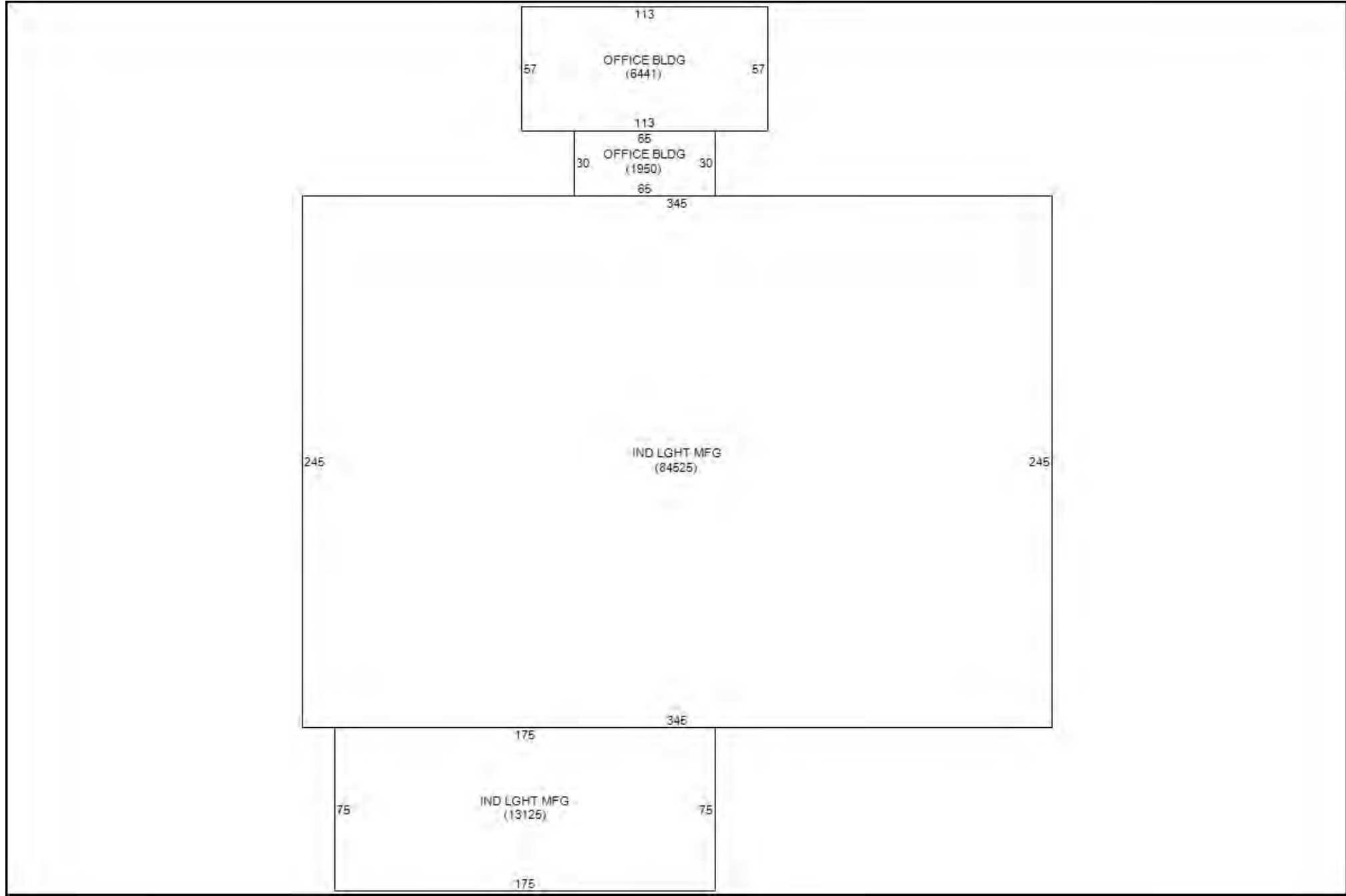
PHYS: BOTH PARTIES INDICATED NO ISSUES WITH THE BUILDING, NEVER VACANT SO IT WAS WELL MAINTAINED

FUNC: LESS THAN IDEAL LAYOUT WITH 4 BUILDING SECTIONS, LOWER CEILING HEIGHT ENCUMBERED BY MECHANICAL SYSTEM LOCATED IN CEILING

ECON: LOCATED IN INDUSTRIAL PARK ON NORTH END OF CHIPPEWA FALLS

OTHR: LAND ANALYSIS: BASED ON ANALYSIS OF SALES IN THE AREA





**SALE REPORT**

State ID # 79-09-211-R000007637  
 County CHIPPEWA  
 Municipality CHIPPEWA FALLS  
 Local Parcel # 22908-3213-65300710  
 Situs Address 911 Kurth Rd  
 Situs Zip Code 54729  
 Appraiser BELLDP

IPAS Sale Key # 191149  
 SIC Code 3544  
 Interior Inspection Date 10/21/2021  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 01/29/2021  
 Grantor STAG INDUSTRIAL HOLDINGS LLC

Grantee AEN PROPERTIES LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3544: Special Dies Tools Jigs & Fixtures-Mfg  
 Intended Use 3479: Metal Coating & Allied Services-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$1,800,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$1,800,000  
 Land Value \$213,100  
 Improvement Value \$1,586,900  
 Time on Market 5 - 11 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1987  
 Number of Building Sections 5  
 Predominant OCC Code 494  
 Primary Area 77,000  
 Additional Useable Area 6128  
 Total Area 83,128  
 Basement Area  
 Office Area (SF) / (%) 15,536 19%  
 Sprinkler (SF) / (%) 83,128 100%  
 Air Conditioning (SF) / (%) 83,128 100%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 21  
 Non-office ave clear height 21  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$21.65  
 Adj Sale Price Imps \$ / SF \$19.09  
 Acres 8.860  
 Land Value \$ / Acre \$24,052  
 SCR 5.01  
 RCN + OBY / SF \$73.37  
 Physical Res. % 52%  
 Functional Res. % 90%  
 Functional OBS 1 Layout  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 95%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 59%

**COMMENTS**

GRTR: LARGE REAL ESTATE INVESTOR IN GEORGIA, COULDN'T BE REACHED FOR COMMENT

GRTE: LOOKING TO EXPAND POWDER COATING BUSINESS, NEEDED BIGGER FACILITY, MULTIPLE PEOPLE LOOKED AT PROPERTY FOR SALE, DEALT WITH SELLING BROKER, FELT SALE PRICE REPRESENTED FAIR MARKET VALUE.

PHYS: LEAKING ROOF AND BUSTED UP PARKING LOT

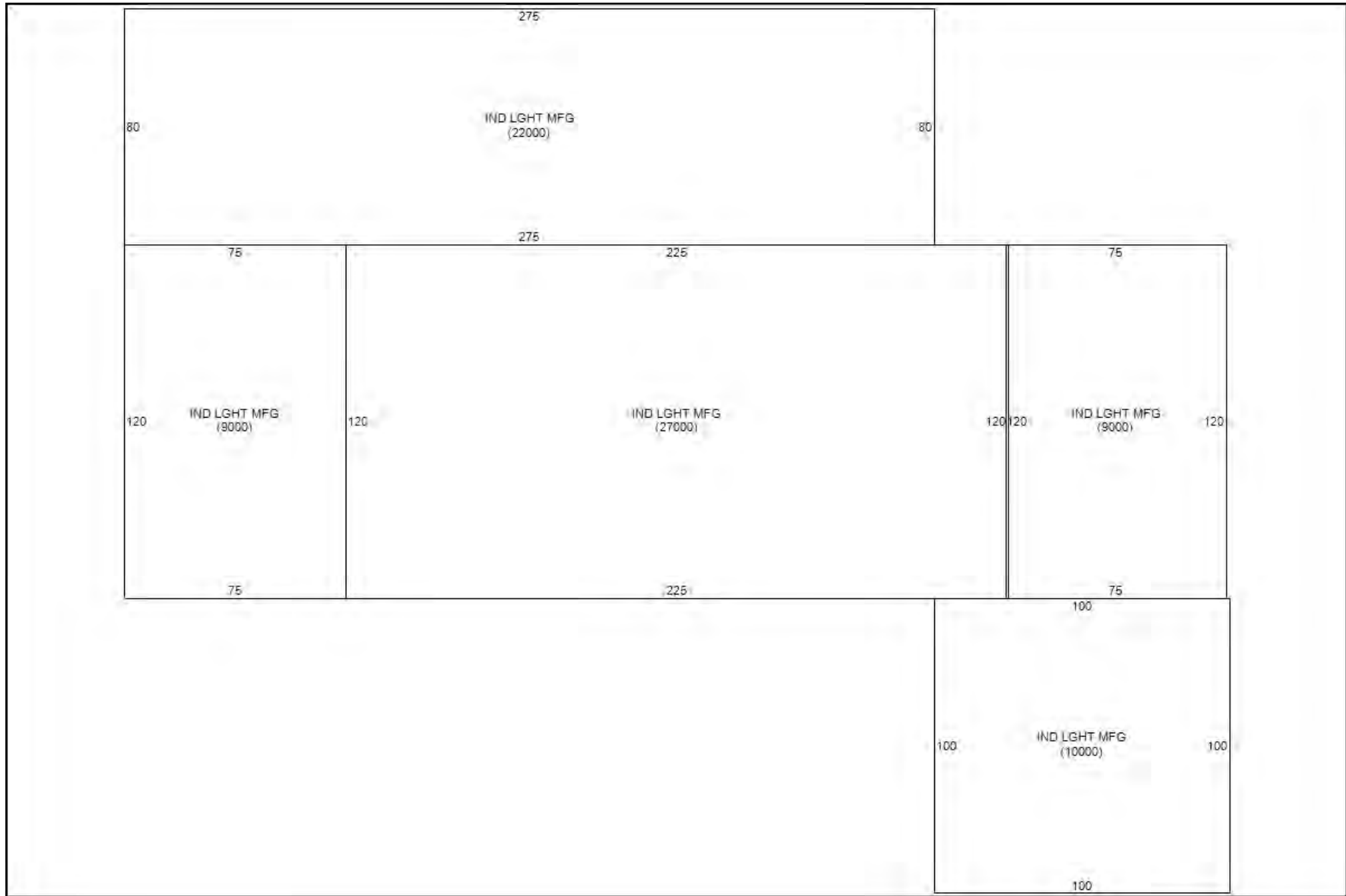
FUNC: 5 BUILDING SECTIONS MAKE LAYOUT LESS THAN IDEAL

ECON: LOCATED IN INDUSTRIAL PARK ON NORTH END OF CHIPPEWA FALLS

OTHR: LAND ANALYSIS: BASED ON ANALYSIS OF SALES IN THE AREA







**SALE REPORT**

State ID # 79-09-211-R000007641  
 County CHIPPEWA  
 Municipality CHIPPEWA FALLS  
 Local Parcel # 22908-3211-64500401A  
 Situs Address 1406 Lowater Rd  
 Situs Zip Code 54729  
 Appraiser BELLDP

IPAS Sale Key # 191150  
 SIC Code 3544  
 Interior Inspection Date 10/21/2021  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 01/12/2021  
 Grantor STAG INDUSTRIAL HOLDINGS LLC

Grantee DAVID SLOWINSKI

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3544: Special Dies Tools Jigs & Fixtures-Mfg  
 Intended Use 3541: Machine Tools Metal Cutting Types-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$440,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$440,000  
 Land Value \$83,200  
 Improvement Value \$356,800  
 Time on Market 5 - 11 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1993  
 Number of Building Sections 3  
 Predominant OCC Code 494  
 Primary Area 19,600  
 Additional Useable Area 0  
 Total Area 19,600  
 Basement Area  
 Office Area (SF) / (%) 800 4%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 800 4%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 19  
 Non-office ave clear height 19  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$22.45  
 Adj Sale Price Imps \$ / SF \$18.20  
 Acres 2.900  
 Land Value \$ / Acre \$28,690  
 SCR 6.45  
 RCN + OBY / SF \$57.75  
 Physical Res. % 45%  
 Functional Res. % 90%  
 Functional OBS 1 Layout  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 95%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 82%

## COMMENTS

GRTR: LARGE REAL ESTATE INVESTOR IN GEORGIA, COULDN'T BE REACHED FOR COMMENT

GRTE: NEEDED MORE SPACE TO STORE INVENTORY FOR PELLET MILL/CNC BUSINESS, ORIGINALLY TRIED TO BUY BUILDING BEFORE STAG IN 2011, LIKED THE LOCATION BECAUSE MUCH CLOSER TO HOUSE THAN OLD WAREHOUSE

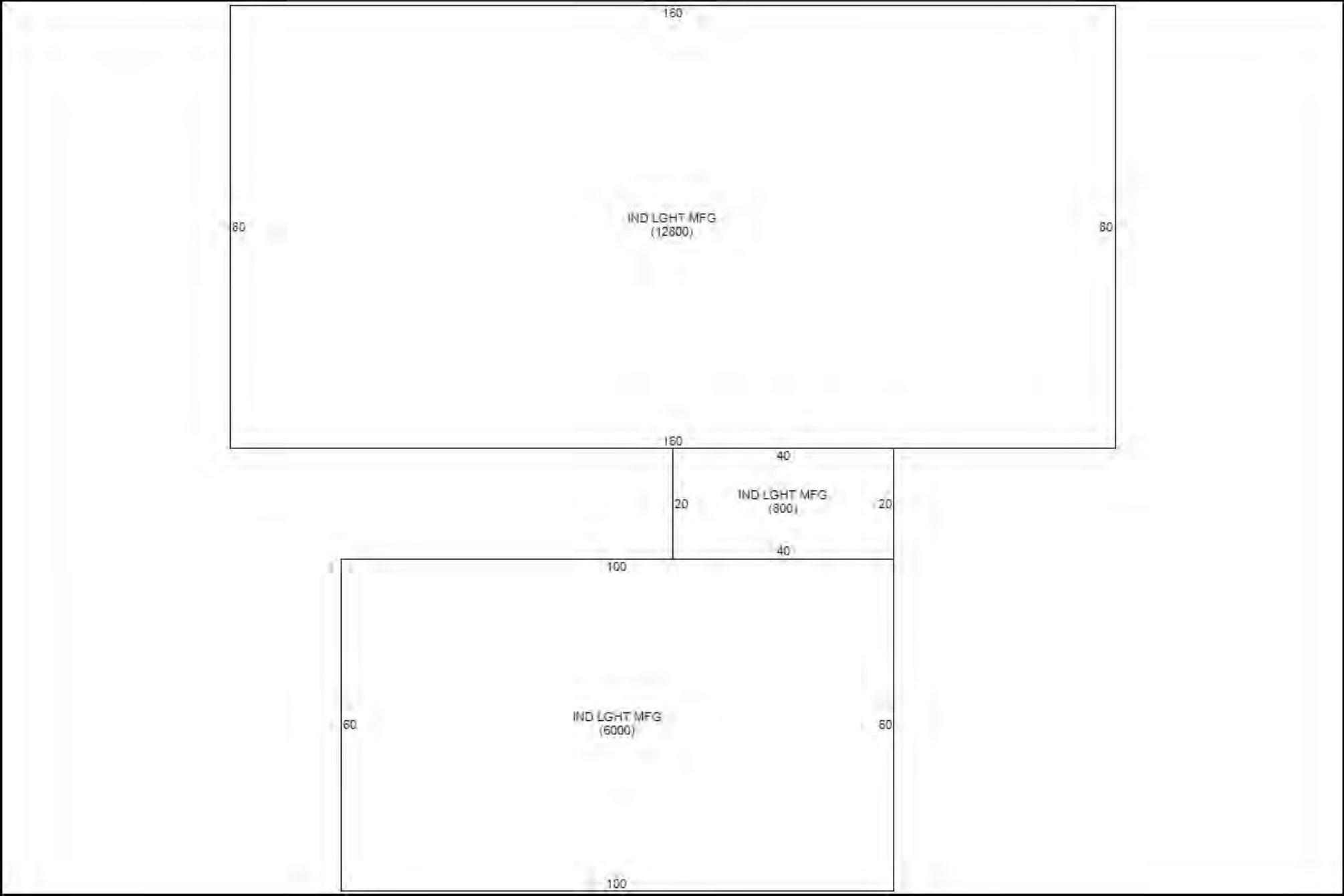
PHYS: ROOF IN NEED OF REPAIR AND OUTSIDE PARKING LOT CRUMBLING. ELECTRICIAN SAID ORIGINAL ELECTRICAL WAS AN ANTIQUE. EVERYTHING APPEARED TO BE FROM ORIGINAL BUILDING

FUNC: 3 BUILDING SECTIONS MAKE FOR LESS THAN IDEAL LAYOUT

ECON: LOCATED IN INDUSTRIAL PARK ON NORTH END OF CHIPPEWA FALLS

OTHR: LAND ANALYSIS: BASED ON ANALYSIS OF SALES IN THE AREA





**SALE REPORT**

State ID # 79-09-211-R000152815  
 County CHIPPEWA  
 Municipality CHIPPEWA FALLS  
 Local Parcel # 22808-0542-75329001  
 Situs Address 770 Technology Way  
 Situs Zip Code 54729  
 Appraiser BELLDP

IPAS Sale Key # 191250  
 SIC Code 0782  
 Interior Inspection Date 10/07/2021  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 04/12/2021  
 Grantor TRR PROPERTIES LLC

Grantee LL1 L.L.C.

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3571: Electronic Computers-Mfg  
 Intended Use 0782: Lawn & Garden Services-Agr  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$170,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$170,000  
 Land Value \$18,800  
 Improvement Value \$151,200  
 Time on Market 0 - 4 months  
 Recent Asking Price \$180,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1980  
 Number of Building Sections 1  
 Predominant OCC Code 494  
 Primary Area 2,880  
 Additional Useable Area 0  
 Total Area 2,880  
 Basement Area  
 Office Area (SF) / (%) 750 26%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 2,880 100%  
 Notable Features/OBYS

Stories 1  
 Non-office ave wall height 10  
 Non-office ave clear height 10  
 Frame Type 05: Wood Joist Typical Wood  
 Exterior Wall Type 02: Wood Frame

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$59.03  
 Adj Sale Price Imps \$ / SF \$52.50  
 Acres 0.560  
 Land Value \$ / Acre \$33,571  
 SCR 8.47  
 RCN + OBY / SF \$70.76  
 Physical Res. % 58%  
 Functional Res. % 100%  
 Functional OBS 1  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 95%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 135%

**COMMENTS**

GRTR: UNABLE TO BE REACHED FOR COMMENT

GRTE: LISTED ON MLS, PURCHASED PROPERTY IN 2020, BROKE INTO 3 LOTS (2 VACANT) AND SOLD IN 2021 WHICH WASN'T HIS INITIAL PLAN. WAS GOING TO KEEP PROPERTY FOR HIMSELF, BUT SAW VALUE IN DIVIDING IT UP, FELT HE GOT FAIR MARKET VALUE FOR HIS SALE.

PHYS: INTERIOR CONDITION BETTER THAN OUTSIDE CONDITION, NEW ROOF IN 2021, NEW 3 PHASE ELECTRICAL IN 2021, SIDING WAS REPLACED SHORTLY AFTER SALE.

FUNC: BUILDING HAS NO FUNCTIONAL ISSUES

ECON: LOCATED IN INDUSTRIAL PARK ON NORTH END OF CHIPPEWA FALLS

OTHR: LAND ANALYSIS: ANALYSIS OF NEARBY VACANT SALES





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**SALE REPORT**

State ID # 79-09-211-R000153247  
 County CHIPPEWA  
 Municipality CHIPPEWA FALLS  
 Local Parcel # 22808-0714-60181006  
 Situs Address 15 E Walnut St  
 Situs Zip Code 54729  
 Appraiser BELLDP

IPAS Sale Key # 191555  
 SIC Code 3498  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 05/06/2021  
 Grantor 15 WALNUT LLC

Grantee WATERS EDGE CHEESE CURDS II INC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3498: Fabricated Pipe & Fittings-Mfg  
 Intended Use 2022: Cheese Natural & Processed-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$174,900  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$174,900  
 Land Value \$35,000  
 Improvement Value \$139,900  
 Time on Market 12 - 24 months  
 Recent Asking Price \$189,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1940  
 Number of Building Sections 2  
 Predominant OCC Code 406  
 Primary Area 5,560  
 Additional Useable Area 0  
 Total Area 5,560  
 Basement Area  
 Office Area (SF) / (%) 1,280 23%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 1,280 23%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 13  
 Non-office ave clear height 13  
 Frame Type 02: Masonry Load Bearing  
 Exterior Wall Type 02: Wood Frame

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$31.46  
 Adj Sale Price Imps \$ / SF \$25.16  
 Acres 0.510  
 Land Value \$ / Acre \$68,627  
 SCR 4  
 RCN + OBY / SF \$51.01  
 Physical Res. % 56%  
 Functional Res. % 90%  
 Functional OBS 1 Layout  
 Functional OBS 2 Ceiling Height  
 Functional OBS 3  
 Community rating % 95%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason

Major Thoroughfare 0 to 1 mile  
 Market Variance 103%

## COMMENTS

GRTR: UNABLE TO BE REACHED FOR COMMENT

GRTE: RAN OUT OF SPACE AT CURRENT CHEESE CURD PLANT, SAW SIGN ON PROPERTY, WAS LISTED ON MLS, NEGOTIATED FROM ORIGINAL ASKING PRICE, FELT HE PAID FAIR MARKET VALUE

PHYS: NEW A/C IN 2017, 2 NEW FURNACES IN 2016, ROOF IN NEED OF REPAIR AT TIME OF PURCHASE

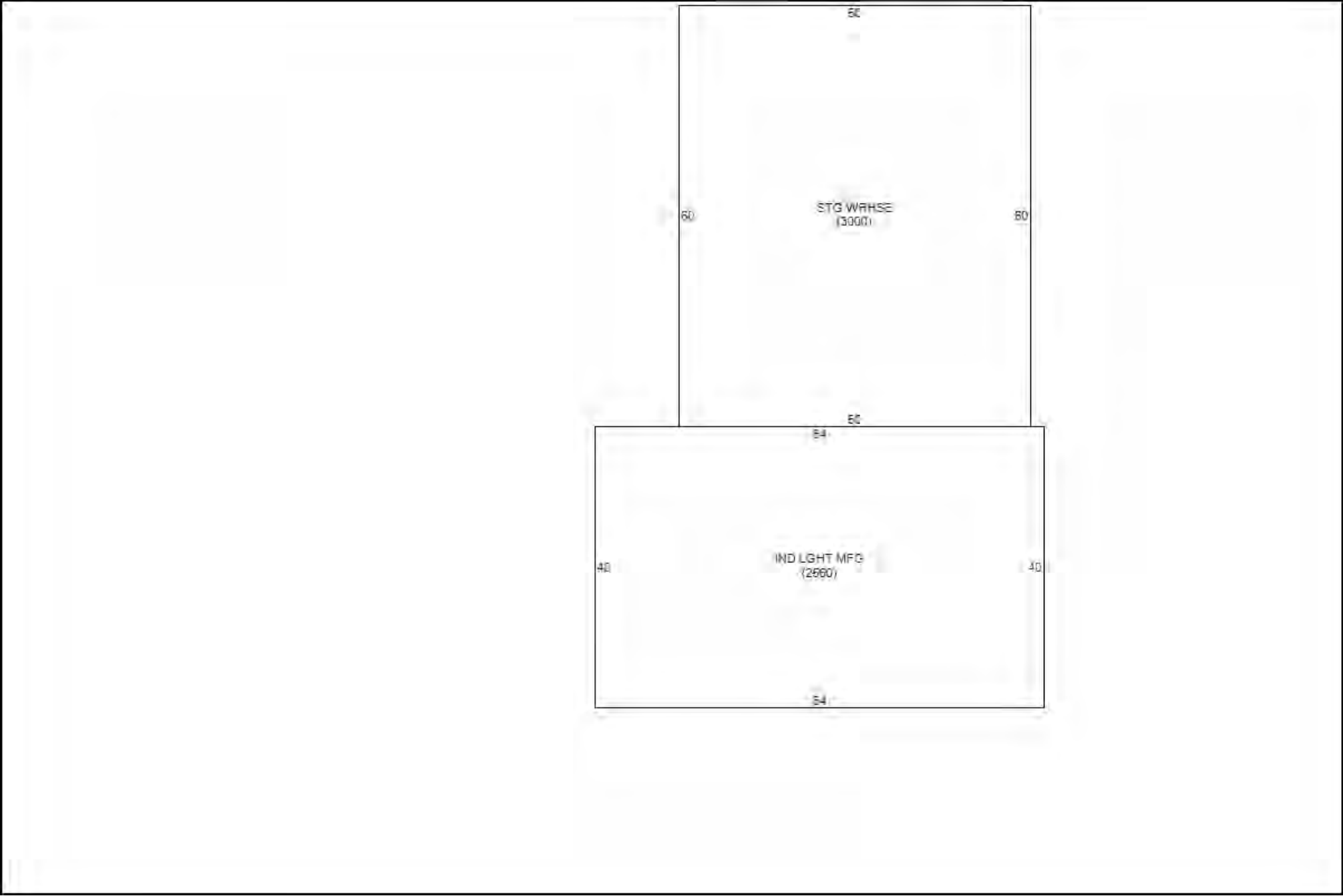
FUNC: LOW CEILING HEIGHT AND INTERIOR WALLS BETWEEN GARAGE, WAREHOUSE AND OFFICE

ECON: LOCATED NEAR DOWNTOWN CHIPPEWA FALLS AMONGST RESIDENTIAL, INDUSTRIAL, AND COMMERCIAL PROPERTIES

OTHR: LAND ANALYSIS: ANALYSIS OF NEARBY VACANT SALES

APPR: APPRAISER: DID NOT GAIN ENTRY, VIEWED INTERIOR PHOTOS IN MLS





**SALE REPORT**

State ID # 76-13-020-R000002405  
 County DANE  
 Municipality CROSS PLAINS  
 Local Parcel # 020/070711380000  
 Situs Address 8355 Stagecoach Rd  
 Situs Zip Code 53528  
 Appraiser GROSHBJ

IPAS Sale Key # 179603  
 SIC Code 1442  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid - Includes Multiple Local Classes  
 Sale Index # 1  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 07/27/2018  
 Grantor CAPITOL SAND AND GRAVEL COMPANY INC  
 Grantee PAYNE & DOLAN INC  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 1442: Construction Sand & Gravel-Mining  
 Intended Use 1442: Construction Sand & Gravel-Mining  
 No Months Vacant  
 Environmental Site

**SALE DATA**

Sale Price \$2,664,440  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$2,664,440  
 Land Value \$112,200  
 Improvement Value \$2,552,240  
 Time on Market  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1957  
 Number of Building Sections 5  
 Predominant OCC Code 494  
 Primary Area 6,931  
 Additional Useable Area 0  
 Total Area 6,931  
 Basement Area  
 Office Area (SF) / (%) 1,161 17%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 1,161 17%  
 Notable Features/OBYs  
 Stories 1  
 Non-office ave wall height 13  
 Non-office ave clear height 13  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

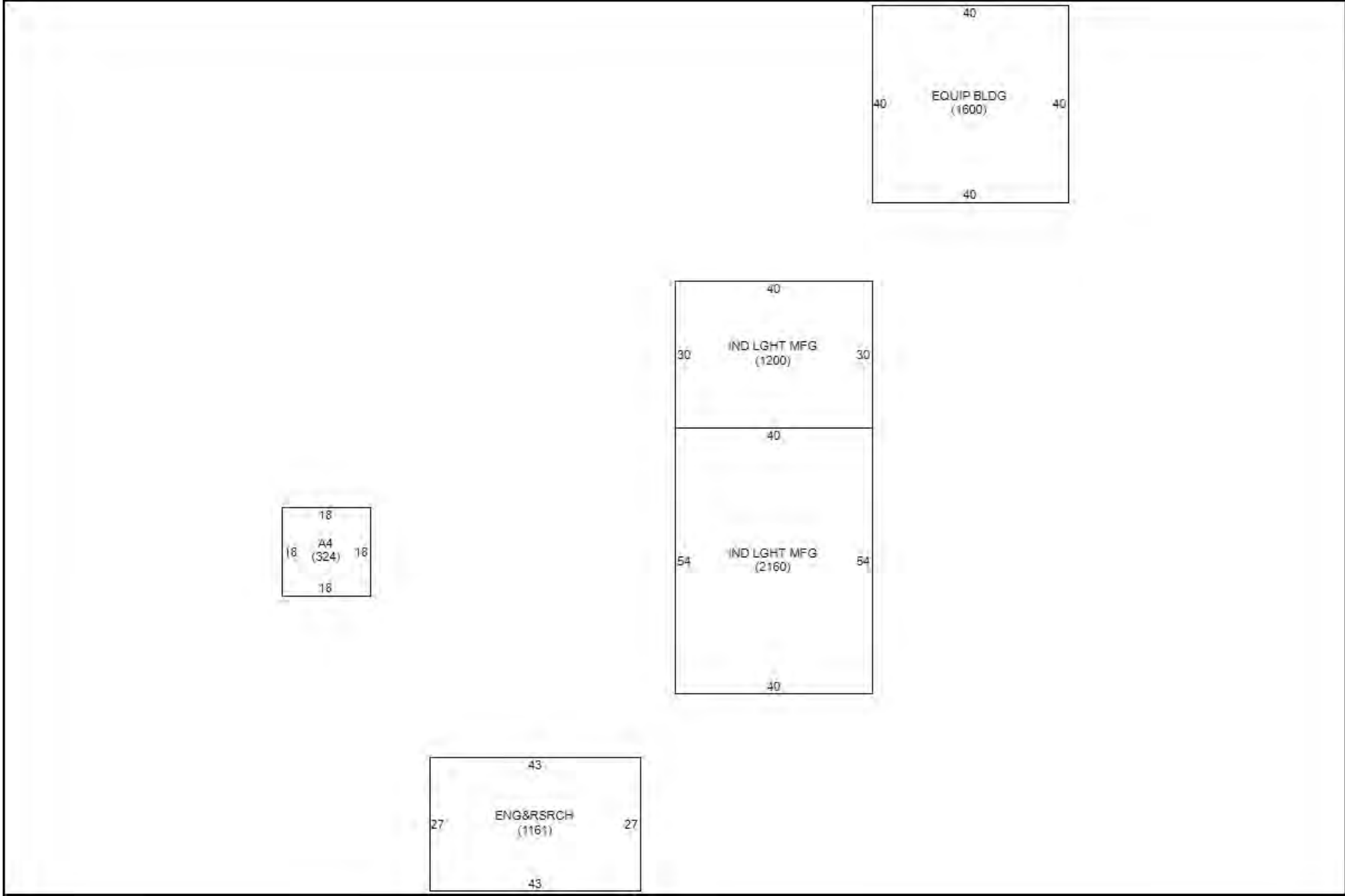
Adj Sale Price \$ / SF \$384.42  
 Adj Sale Price Imps \$ / SF \$368.24  
 Acres 18.100  
 Land Value \$ / Acre \$6,199  
 SCR 122.33  
 RCN + OBY / SF \$64.66  
 Physical Res. % 22%  
 Functional Res. % 100%  
 Functional OBS 1  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 88%  
 NBHD Rating / Other % 90%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 3268%

COMMENTS

OTHR: PREDOMINANT USE SAND AND GRAVEL







**SALE REPORT**

State ID # 76-13-020-R000033766  
 County DANE  
 Municipality CROSS PLAINS  
 Local Parcel # 020/070711380706  
 Situs Address 8359 Stagecoach Rd  
 Situs Zip Code 53528  
 Appraiser GROSHBJ

IPAS Sale Key # 179604  
 SIC Code 1442  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid - Additional Parcels included  
 Sale Index # 1  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 07/27/2018  
 Grantor CAPITOL SAND AND GRAVEL COMPANY INC

Grantee PAYNE & DOLAN INC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 1442: Construction Sand & Gravel-Mining  
 Intended Use 1442: Construction Sand & Gravel-Mining  
 No Months Vacant 0 - 1 years  
 Environmental Site

**SALE DATA**

Sale Price \$2,664,440  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$2,664,440  
 Land Value \$281,100  
 Improvement Value \$2,383,340  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1982  
 Number of Building Sections 1  
 Predominant OCC Code 406  
 Primary Area 1,500  
 Additional Useable Area 0  
 Total Area 1,500  
 Basement Area  
 Office Area (SF) / (%) 0 0%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 15  
 Non-office ave clear height 15  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$1776.29  
 Adj Sale Price Imps \$ / SF \$1588.89  
 Acres 1.125  
 Land Value \$ / Acre \$249,867  
 SCR 32.67  
 RCN + OBY / SF \$56.21  
 Physical Res. % 22%  
 Functional Res. % 95%  
 Functional OBS 1 Size  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 88%  
 NBHD Rating / Other % 90%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 17077%

COMMENTS

OTHR: PREDOMINATE USE SAND AND GRAVEL



DISCLAIMER - The content of this sales data worksheet is for general information purposes only. The information and opinions contained therein are provided by the Wisconsin Department of Revenue and we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, suitability of the information for any purpose. The Wisconsin Department of Revenue, its employees, officials, officers, agents, as the persons interviewed during the sales verification process, shall not be held responsible or liable for any use of, error, omission or defect in the information contained on the DOR Sales Data Worksheets.

**SALE REPORT**

State ID # 76-13-040-R000002439  
 County DANE  
 Municipality MONTROSE  
 Local Parcel # 040/050821199208  
 Situs Address 750 Cty Hwy Pb  
 Situs Zip Code 53508  
 Appraiser GROSHBJ

IPAS Sale Key # 189952  
 SIC Code 3499  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 09/01/2021  
 Grantor VERS12 LLC

Grantee CATE HOLDINGS LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3499: Fabricated Metal Products Nec-Mfg  
 Intended Use 3499: Fabricated Metal Products Nec-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$800,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$800,000  
 Land Value \$68,600  
 Improvement Value \$731,400  
 Time on Market 5 - 11 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1999  
 Number of Building Sections 4  
 Predominant OCC Code 454  
 Primary Area 5,100  
 Additional Useable Area 12096  
 Total Area 17,196  
 Basement Area  
 Office Area (SF) / (%) 576 3%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 15  
 Non-office ave clear height 15  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$46.52  
 Adj Sale Price Imps \$ / SF \$42.53  
 Acres 2.113  
 Land Value \$ / Acre \$32,466  
 SCR 5.35  
 RCN + OBY / SF \$41.74  
 Physical Res. % 56%  
 Functional Res. % 90%  
 Functional OBS 1 Construction Materials  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 90%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 1 to 3 miles  
 Market Variance 225%

**COMMENTS**

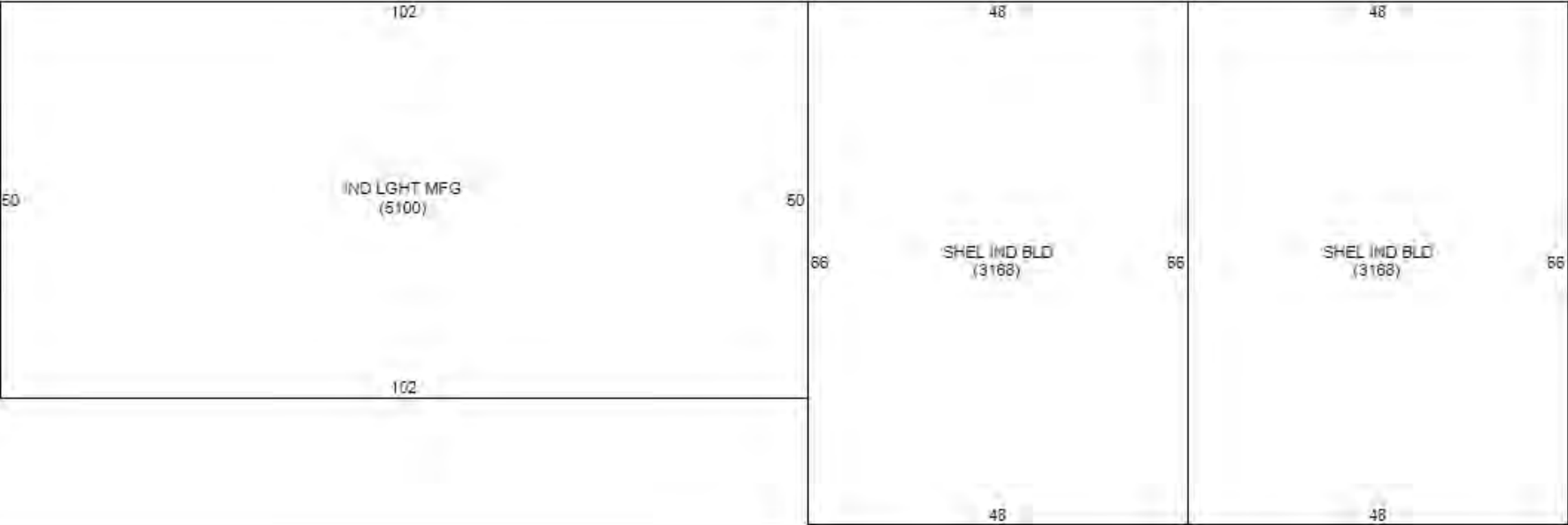
GRTR: GRANTOR: NO RELATION TO GRANTEE. LISTED WITH BROKER FOR 6 MONTHS, CEASED MANUFACTURING OPERATIONS IN 2018. HAD PROBLEMS COLLECTING RENT AND DECIDED TO SELL.

GRTE: OFFERED FULL LISTING PRICE OF \$800,000. MANUFACTURING OPERATIONS IS INTENDED USE.

PHYS: RESIDUAL IS 51% AND IS DESCRIBED AS FAIR.







**SALE REPORT**

State ID # 76-13-064-R000127625  
 County DANE  
 Municipality VIENNA  
 Local Parcel # 064/0909-144-6022-3  
 Situs Address 7208 Gene St  
 Situs Zip Code 53532  
 Appraiser GROSHBJ

IPAS Sale Key # 168307  
 SIC Code 3999  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 06/11/2019  
 Grantor JOSEPH M. & ANN F. MCFARLAND

Grantee DYNAOWNERS PROPERTY LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3999: Manufacturing Industries Nec-Mfg  
 Intended Use 3999: Manufacturing Industries Nec-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site

**SALE DATA**

Sale Price \$1,295,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$1,295,000  
 Land Value \$318,000  
 Improvement Value \$977,000  
 Time on Market 5 - 11 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 2003  
 Number of Building Sections 1  
 Predominant OCC Code 494  
 Primary Area 21,600  
 Additional Useable Area 0  
 Total Area 21,600  
 Basement Area  
 Office Area (SF) / (%) 1,680 8%  
 Sprinkler (SF) / (%) 21,600 100%  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 18  
 Non-office ave clear height 18  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

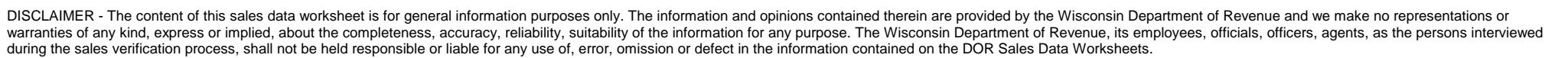
Adj Sale Price \$ / SF \$59.95  
 Adj Sale Price Imps \$ / SF \$45.23  
 Acres 2.510  
 Land Value \$ / Acre \$126,693  
 SCR 5.06  
 RCN + OBY / SF \$59.83  
 Physical Res. % 69%  
 Functional Res. % 100%  
 Functional OBS 1  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 90%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason

Major Thoroughfare 0 to 1 mile  
 Market Variance 122%

COMMENTS

APPR: GRANTOR: LEASED TO TENANT WHO PURCHASED BUILDING.GRANTEE: MULTI-TENANT BUILDING (2). GRANTEE CLEANED AND PAINTED INTERIOR POST SALE. NEGOTIATED SALE PRICE. > 50 % MANUFACTURING OCCUPANCY.LISTED FOR SALE OR LEASE ON LOOPNET. LISTING STATE IDEAL PROPERTY FOR OWNER OCCUPANT/INVESTOR. ROOM FOR EXPANSION ON 2.51 ACRE LOT.





**SALE REPORT**

State ID # 76-13-106-R000049096  
 County DANE  
 Municipality BELLEVILLE  
 Local Parcel # 106/050834368662  
 Situs Address 112 W Main St  
 Situs Zip Code 53508  
 Appraiser GROSHBJ

IPAS Sale Key # 162291  
 SIC Code 2022  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 11/02/2018  
 Grantor FAMILY FRESH PACK LLC

Grantee AMLAT LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2022: Cheese Natural & Processed-Mfg  
 Intended Use 2022: Cheese Natural & Processed-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site

**SALE DATA**

Sale Price \$160,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$160,000  
 Land Value \$45,000  
 Improvement Value \$115,000  
 Time on Market 5 - 11 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1954  
 Number of Building Sections 8  
 Predominant OCC Code 392  
 Primary Area 13,056  
 Additional Useable Area 0  
 Total Area 13,056  
 Basement Area  
 Office Area (SF) / (%) 0 0%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 1,680 13%  
 Notable Features/OBYS

Stories 1  
 Non-office ave wall height 15  
 Non-office ave clear height 13  
 Frame Type 02: Masonry Load Bearing  
 Exterior Wall Type 03: Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

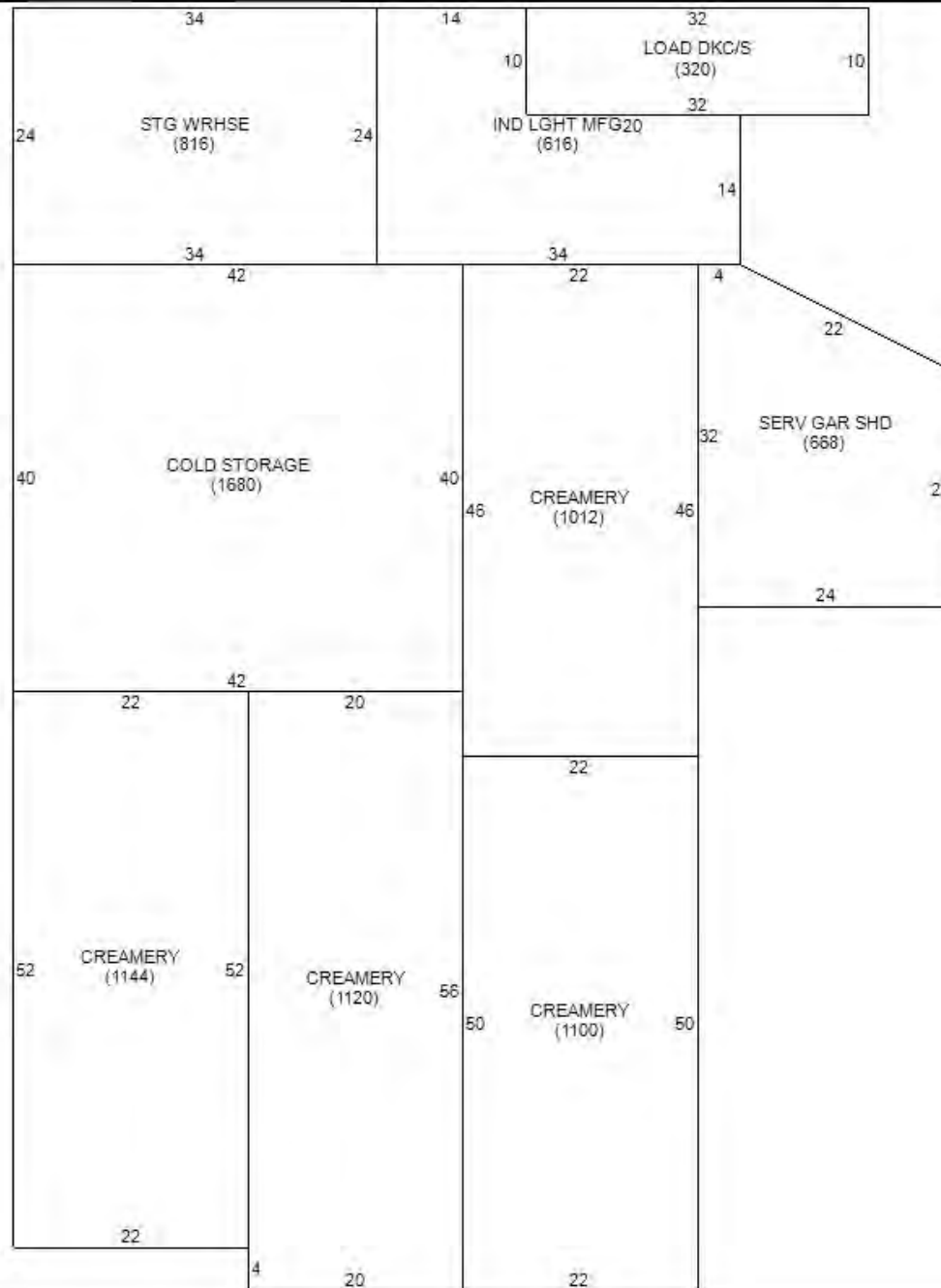
Adj Sale Price \$ / SF \$12.25  
 Adj Sale Price Imps \$ / SF \$8.81  
 Acres 0.295  
 Land Value \$ / Acre \$152,542  
 SCR 1.58  
 RCN + OBY / SF \$80.98  
 Physical Res. % 22%  
 Functional Res. % 80%  
 Functional OBS 1 Layout  
 Functional OBS 2 Site Coverage  
 Functional OBS 3 Construction Materials  
 Community rating % 90%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 1 to 3 miles  
 Market Variance 69%

COMMENTS

APPR: GRANTOR: STATED ARM'S LENGTH SALE.GRANTEE: PARENT COMPANY LOCATED IN CHINA. PHYSICAL: HVAC AND ELECTRICAL UPDATES BEING MADE AFTER SALE. CLEANED AND PAINTED LOWER LEVEL.2018 ASSESSMENT LOWERED TO LIST PRICE OF \$199,000USDA APPROVED FACILITY/. CHEESE RE-SHAPING/PACKAGING FACILITY.NO ROOM FOR EXPANSION ON MAIN STREET/SHARED WALL TO EAST.







**SALE REPORT**

State ID # 76-13-107-R000033583  
 County DANE  
 Municipality BLACK EARTH  
 Local Parcel # 107/080626429145  
 Situs Address 1111 Mills St  
 Situs Zip Code 53515  
 Appraiser GROSHBJ

IPAS Sale Key # 176662  
 SIC Code 3993  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 04/13/2020  
 Grantor DAVID E AND SUSAN VONDRA

Grantee FERRIE & ASSOCIATES LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3993: Signs & Advertising Specialities-Mfg  
 Intended Use 3993: Signs & Advertising Specialities-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site

**SALE DATA**

Sale Price \$180,900  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$180,900  
 Land Value \$22,400  
 Improvement Value \$158,500  
 Time on Market 5 - 11 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1905  
 Number of Building Sections 2  
 Predominant OCC Code 300  
 Primary Area 3,584  
 Additional Useable Area 0  
 Total Area 3,584  
 Basement Area  
 Office Area (SF) / (%) 800 22%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs

Stories 2  
 Non-office ave wall height 12  
 Non-office ave clear height 10  
 Frame Type 05: Wood Joist Typical Wood  
 Exterior Wall Type 02: Wood Frame

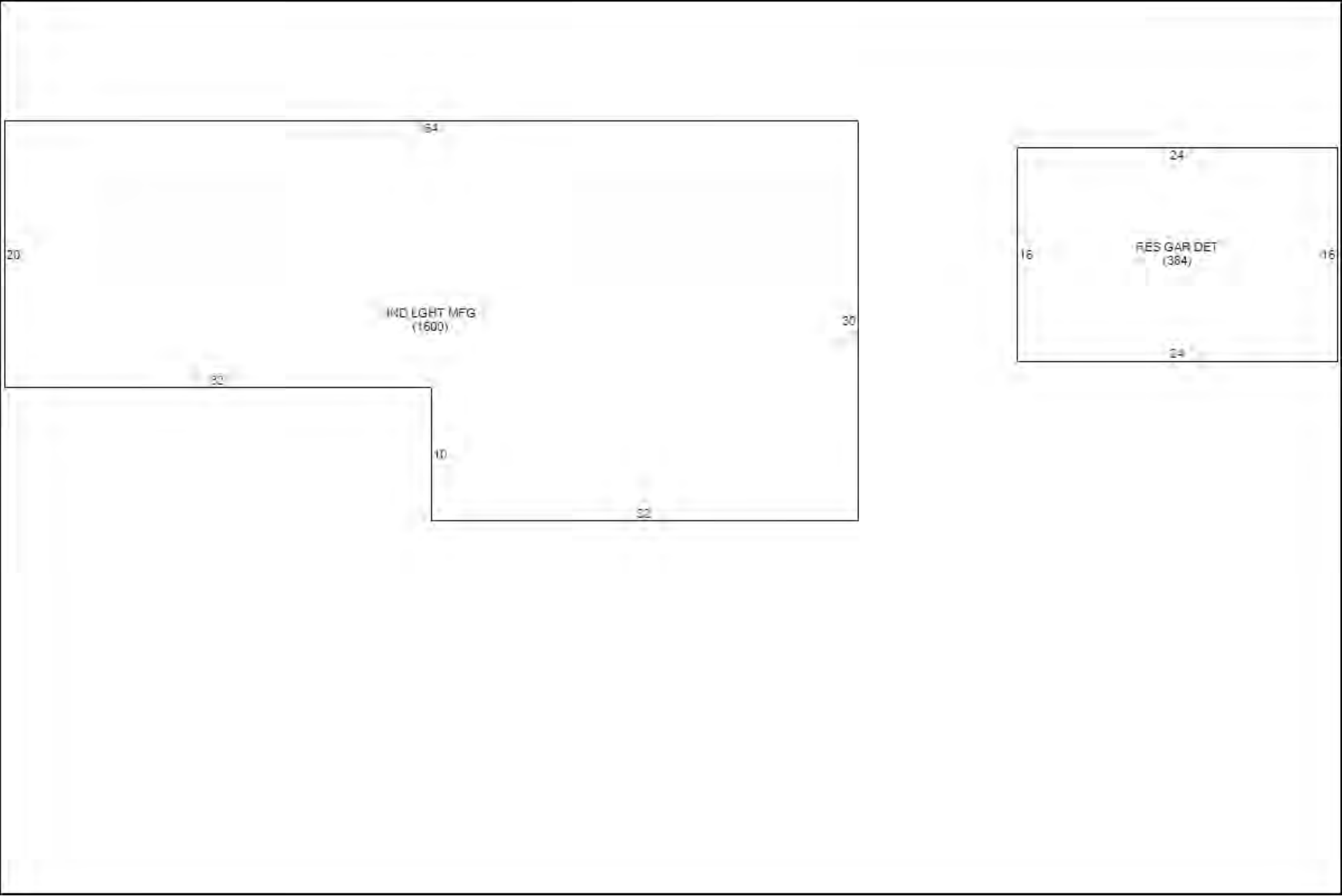
**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$50.47  
 Adj Sale Price Imps \$ / SF \$44.22  
 Acres 0.073  
 Land Value \$ / Acre \$306,849  
 SCR 1.6  
 RCN + OBY / SF \$81.72  
 Physical Res. % 55%  
 Functional Res. % 90%  
 Functional OBS 1 Layout  
 Functional OBS 2 Site Coverage  
 Functional OBS 3  
 Community rating % 90%  
 NBHD Rating / Other % 90%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 135%

COMMENTS

GRTR: GRANTOR: NO RELATION TO GRANTEE.GRANTEE: CHANGED USE TO RETAIL SALES.PHYSICAL: 57 % PHYSICAL RESIDUAL DESCRIBED AS MODERATE CONDITION.  
FUNCTIONAL: NO ROOM FOR EXPANSION.





**SALE REPORT**

State ID # 76-13-111-R000002497  
 County DANE  
 Municipality CAMBRIDGE  
 Local Parcel # 111/061212141704  
 Situs Address 201 W North St  
 Situs Zip Code 53523  
 Appraiser GROSHBJ

IPAS Sale Key # 162196  
 SIC Code 2711  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 12/14/2018  
 Grantor WD HOARD & SONS COMPANY

Grantee MICHAEL D RUMPF

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2711: Newspapers-Mfg  
 Intended Use 0000: Commercial Parcel  
 No Months Vacant 0 - 1 years  
 Environmental Site

**SALE DATA**

Sale Price \$50,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$50,000  
 Land Value \$34,200  
 Improvement Value \$15,800  
 Time on Market 5 - 11 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1950  
 Number of Building Sections 2  
 Predominant OCC Code 344  
 Primary Area 1,728  
 Additional Useable Area 0  
 Total Area 1,728  
 Basement Area  
 Office Area (SF) / (%) 864 50%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 864 50%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 16  
 Non-office ave clear height 14  
 Frame Type 02: Masonry Load Bearing  
 Exterior Wall Type 03: Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$28.94  
 Adj Sale Price Imps \$ / SF \$9.14  
 Acres 0.713  
 Land Value \$ / Acre \$47,966  
 SCR 4.29  
 RCN + OBY / SF \$100.46  
 Physical Res. % 23%  
 Functional Res. % 85%  
 Functional OBS 1 Layout  
 Functional OBS 2 Ceiling Height  
 Functional OBS 3  
 Community rating % 93%  
 NBHD Rating / Other % 90%  
 NBHD Rating / Other Econ Reason Neighborhood Rating

Major Thoroughfare 0 to 1 mile  
 Market Variance 56%

COMMENTS

GRTR: GRANTOR: GRANTEE NOT RELATED PARTIES IN TRANSACTION.GRANTEE: CHANGED USE TO COMMERCIALPHYSICAL: LOW 23 % PHYSICAL RESIDUAL AS ORIGINAL CONSTRUCTION IS 1950.





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DISCLAIMER - The content of this sales data worksheet is for general information purposes only. The information and opinions contained therein are provided by the Wisconsin Department of Revenue and we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, suitability of the information for any purpose. The Wisconsin Department of Revenue, its employees, officials, officers, agents, as the persons interviewed during the sales verification process, shall not be held responsible or liable for any use of, error, omission or defect in the information contained on the DOR Sales Data Worksheets.

**SALE REPORT**

State ID # 76-13-113-R000123747  
 County DANE  
 Municipality CROSS PLAINS  
 Local Parcel # 113/070703320330  
 Situs Address 1850 Ludden Dr  
 Situs Zip Code 53528  
 Appraiser GROSHBJ

IPAS Sale Key # 162117  
 SIC Code 3599  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 04/06/2018  
 Grantor HORIZON INVESTMENT ASSOCIATES

Grantee PARDUIT REAL ESTATE LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3599: Industrial Machinery Nec-Mfg  
 Intended Use 3599: Industrial Machinery Nec-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site

**SALE DATA**

Sale Price \$870,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$870,000  
 Land Value \$412,100  
 Improvement Value \$457,900  
 Time on Market 5 - 11 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1988  
 Number of Building Sections 1  
 Predominant OCC Code 344  
 Primary Area 34,992  
 Additional Useable Area 0  
 Total Area 34,992  
 Basement Area  
 Office Area (SF) / (%) 34,992 100%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 34,992 100%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 9  
 Non-office ave clear height 9  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 01: Brick Veneer

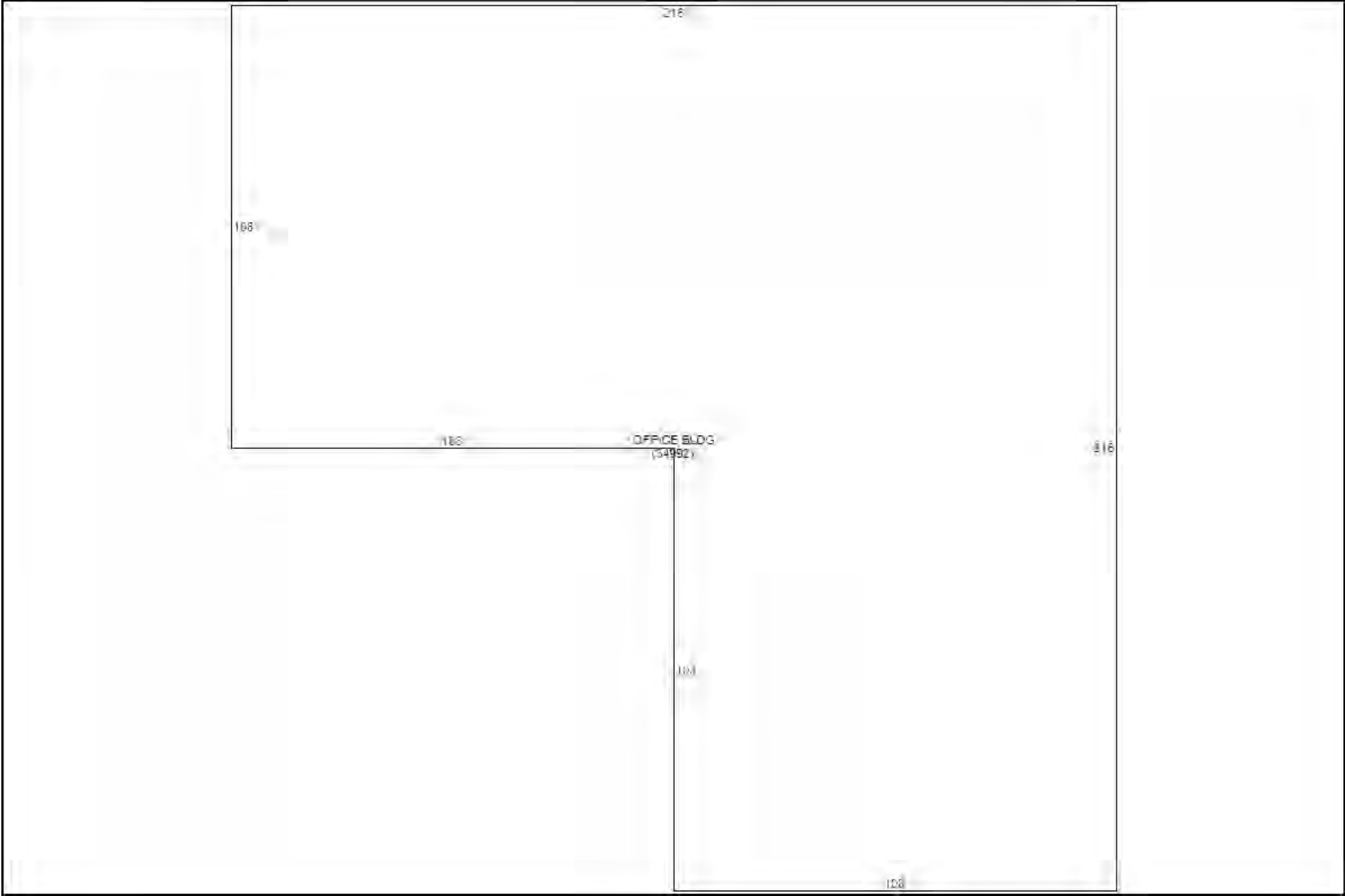
**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$24.86  
 Adj Sale Price Imps \$ / SF \$13.09  
 Acres 10.283  
 Land Value \$ / Acre \$40,076  
 SCR 12.8  
 RCN + OBY / SF \$109.71  
 Physical Res. % 75%  
 Functional Res. % 95%  
 Functional OBS 1 Layout  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 93%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 18%

**COMMENTS**

OTHR: EXTENSIVE REMODELING AFTER SALE, INTERIOR WALLS ADDED,NEW PAINT AND CARPET.GRANTOR: NO RELATION TO GRANTEE.





**SALE REPORT**

State ID # 76-13-117-R000002515  
 County DANE  
 Municipality DEERFIELD  
 Local Parcel # 117/071222390255  
 Situs Address 54 Golf Rd  
 Situs Zip Code 53531  
 Appraiser GROSHBJ

IPAS Sale Key # 178863  
 SIC Code 2396  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 01/22/2020  
 Grantor MPI PRODUCTS DEERFIELD WISCONSIN LLC  
 Grantee MPI ENGINEERED TECHNOLOGIES WIN LLC  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2396: Automotive & Apparel Trimmings-Mfg  
 Intended Use 2396: Automotive & Apparel Trimmings-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site

**SALE DATA**

Sale Price \$880,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$880,000  
 Land Value \$133,200  
 Improvement Value \$746,800  
 Time on Market 5 - 11 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1980  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 66,240  
 Additional Useable Area 0  
 Total Area 66,240  
 Basement Area  
 Office Area (SF) / (%) 14,260 22%  
 Sprinkler (SF) / (%) 66,240 100%  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs  
 Stories 1  
 Non-office ave wall height 19  
 Non-office ave clear height 17  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

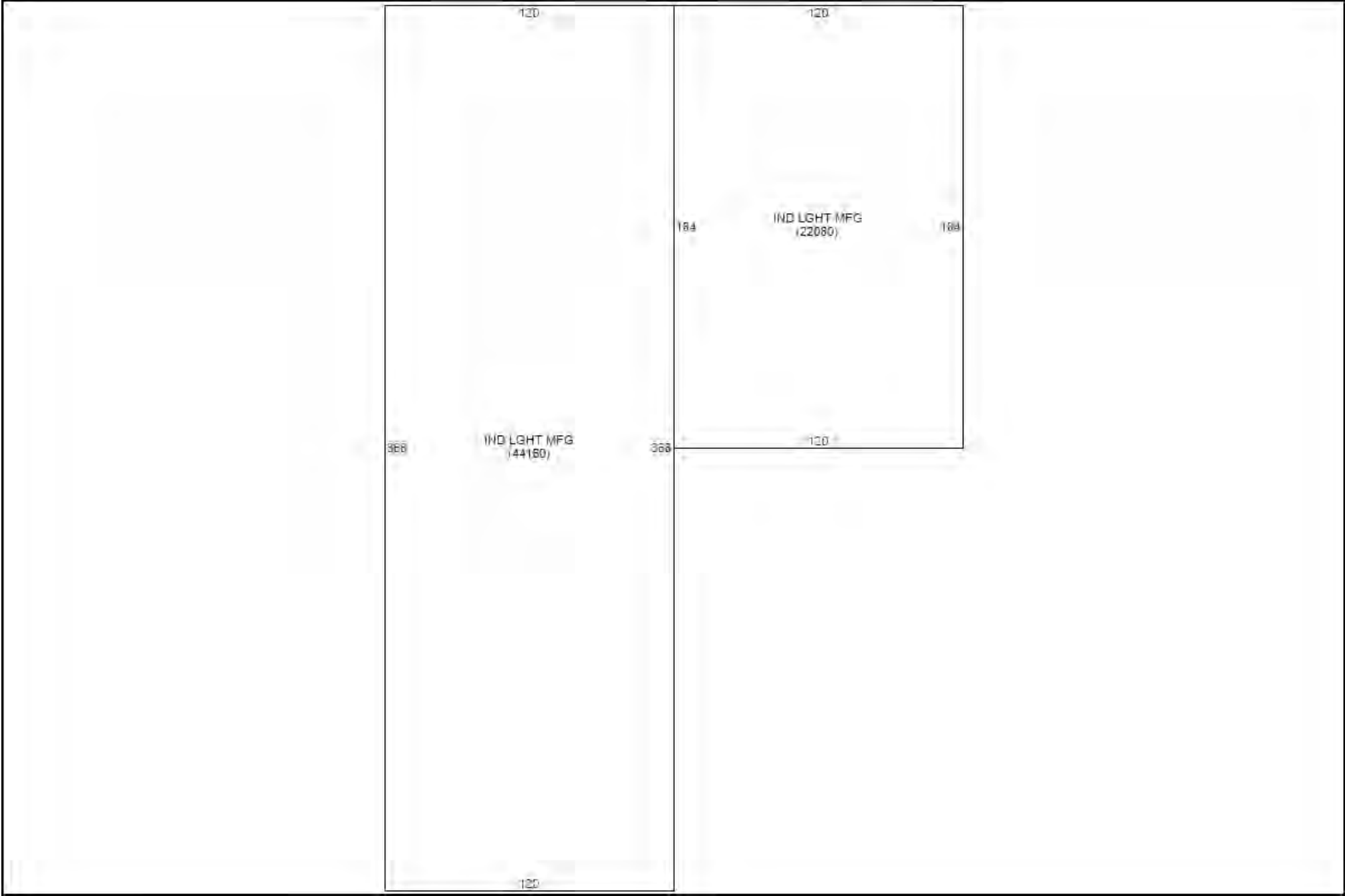
Adj Sale Price \$ / SF \$13.29  
 Adj Sale Price Imps \$ / SF \$11.27  
 Acres 3.110  
 Land Value \$ / Acre \$42,830  
 SCR 2.05  
 RCN + OBY / SF \$54.64  
 Physical Res. % 52%  
 Functional Res. % 90%  
 Functional OBS 1 Size  
 Functional OBS 2 Site Coverage  
 Functional OBS 3  
 Community rating % 95%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 46%

**COMMENTS**

GRTR: GRANTOR: NO RELATION TO GRANTEE.GRANTEE: CONTINUED MANUFACTURING WITH AUTOMOTIVE TRIMMINGS PRODUCTION.'PHYSICAL: 48% PHYSICAL RESIDUAL AS ORIGINAL CONSTRUCTION IS 1980. DESCRIBED AS FAIR CONDITION.







**SALE REPORT**

State ID # 76-13-152-R000002531  
 County DANE  
 Municipality MARSHALL  
 Local Parcel # 152/081210278651  
 Situs Address 809 Hubbell St  
 Situs Zip Code 53559  
 Appraiser GROSHBJ

IPAS Sale Key # 169255  
 SIC Code 3495  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 04/30/2019  
 Grantor MELNIVA LLC A WISCONSIN LIMITED LIABILITY COMPANY  
 Grantee MENUSHA LLC A WISCONSIN LIMITED LIABILITY COMPANY  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3495: Wire Springs-Mfg  
 Intended Use 3495: Wire Springs-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site

**SALE DATA**

Sale Price \$500,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$500,000  
 Land Value \$85,900  
 Improvement Value \$414,100  
 Time on Market 5 - 11 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1975  
 Number of Building Sections 4  
 Predominant OCC Code 494  
 Primary Area 36,613  
 Additional Useable Area 0  
 Total Area 36,613  
 Basement Area  
 Office Area (SF) / (%) 3,000 8%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYS  
 Stories 1  
 Non-office ave wall height 15  
 Non-office ave clear height 13  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

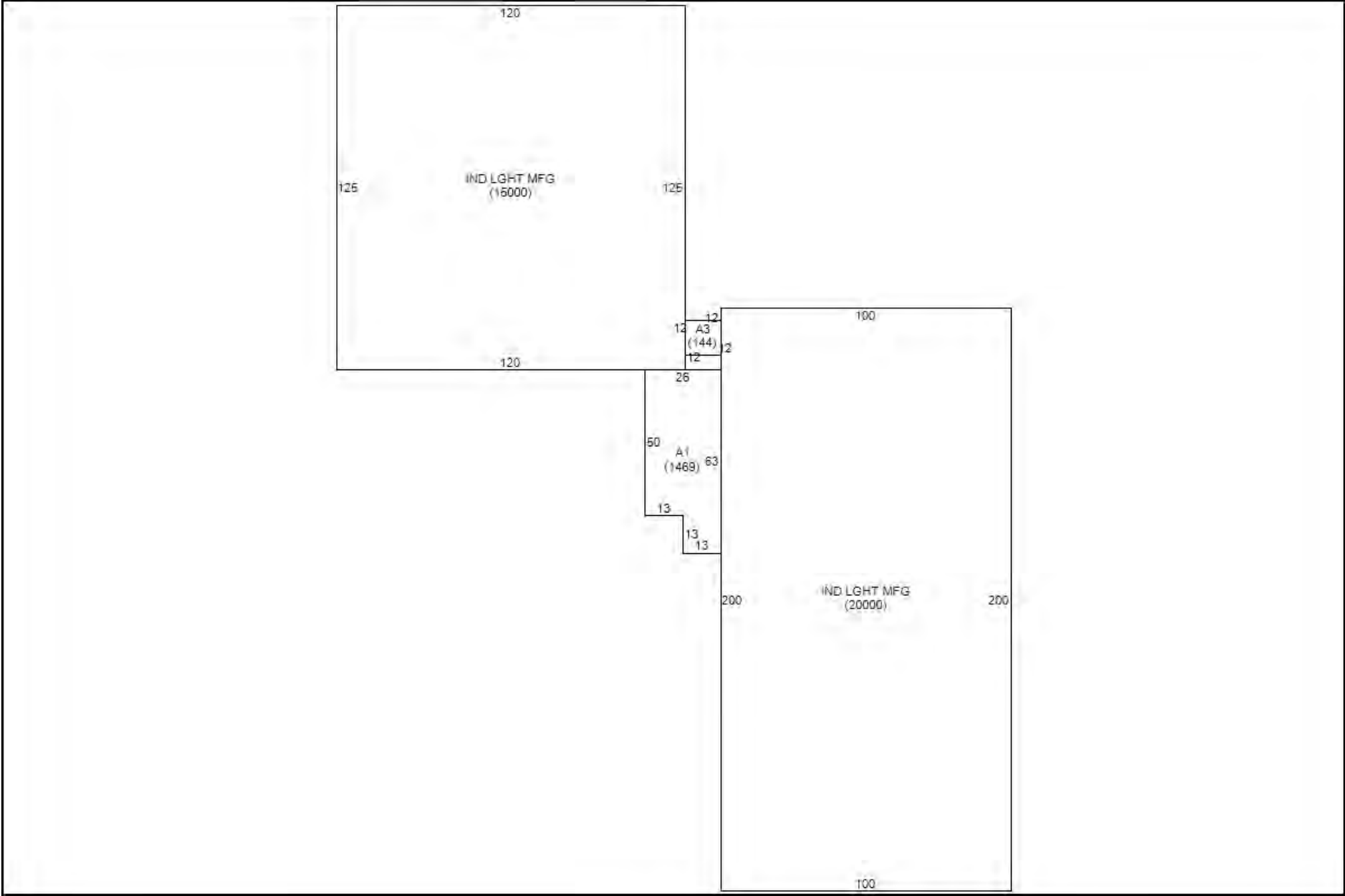
Adj Sale Price \$ / SF \$13.66  
 Adj Sale Price Imps \$ / SF \$11.31  
 Acres 3.219  
 Land Value \$ / Acre \$26,685  
 SCR 3.83  
 RCN + OBY / SF \$53.53  
 Physical Res. % 45%  
 Functional Res. % 90%  
 Functional OBS 1 Layout  
 Functional OBS 2 Office/Plant Ratio  
 Functional OBS 3  
 Community rating % 93%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 56%

**COMMENTS**

GRTE: ALLOCATING 5 YEAR PERIOD TO ADD IMPROVEMENTS AFTER SALE.

GRTR: STATED ARM'S LENGTH SALE. SALE PRICE NEGOTIATED.





**SALE REPORT**

State ID # 76-13-165-R000057909  
 County DANE  
 Municipality OREGON  
 Local Parcel # 165/050901239701  
 Situs Address 281 W Netherwood Rd  
 Situs Zip Code 53575  
 Appraiser GROSHBJ

IPAS Sale Key # 188775  
 SIC Code 2752  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 07/27/2021  
 Grantor JKK THYSSE PROPERTIES LLC

Grantee 281 NETHERWOOD LLC

Affinity None  
 Conveyance Type Other  
 Prior Use 2752: Commercial Printing Lithographic-Mfg  
 Intended Use 2752: Commercial Printing Lithographic-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$2,400,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$2,400,000  
 Land Value \$354,100  
 Improvement Value \$2,045,900  
 Time on Market 12 - 24 months  
 Recent Asking Price \$2,400,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 2013  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 26,204  
 Additional Useable Area 2982  
 Total Area 29,186  
 Basement Area  
 Office Area (SF) / (%) 7,997 27%  
 Sprinkler (SF) / (%) 26,204 90%  
 Air Conditioning (SF) / (%) 12,002 41%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 19  
 Non-office ave clear height 19  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

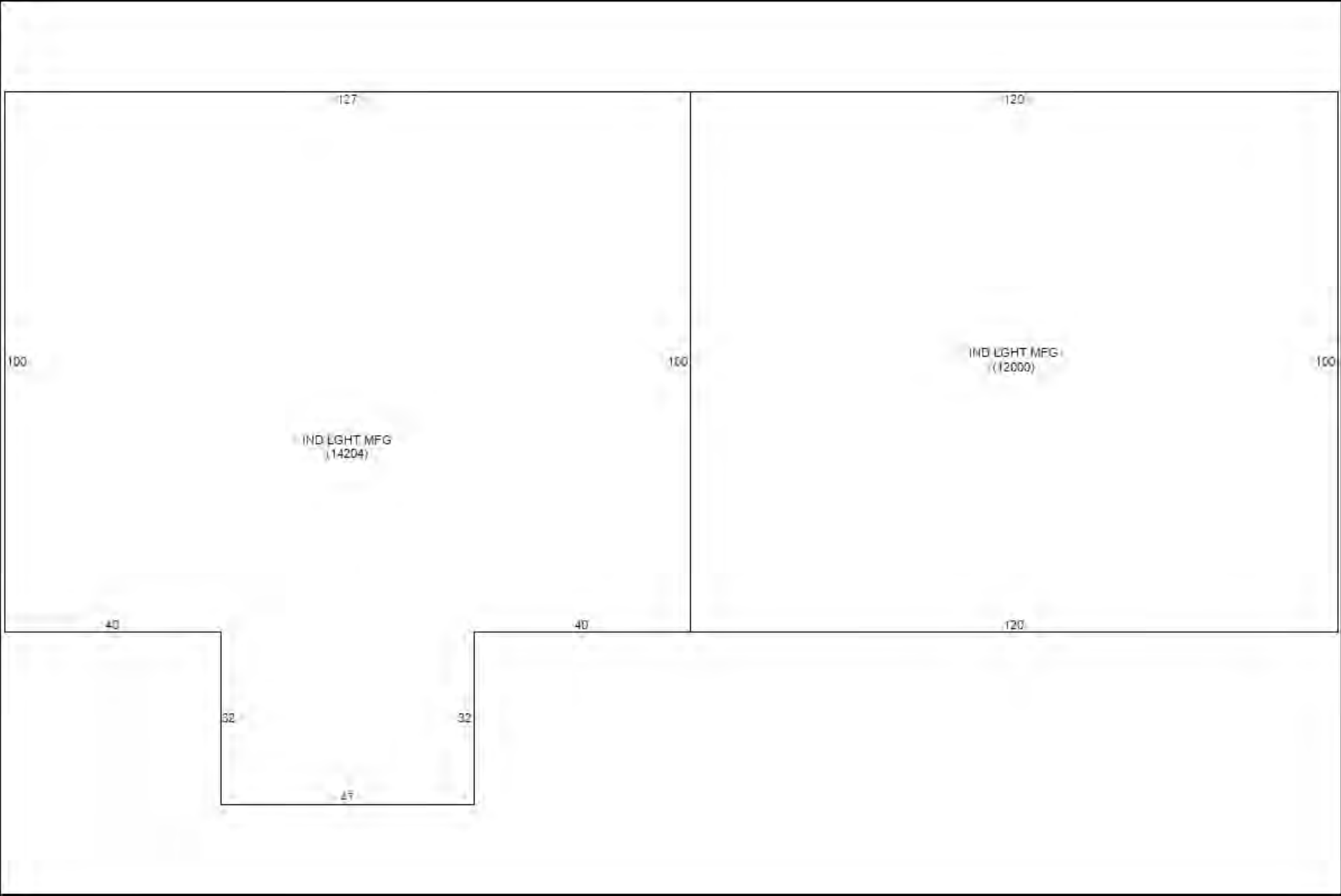
Adj Sale Price \$ / SF \$82.23  
 Adj Sale Price Imps \$ / SF \$70.10  
 Acres 2.862  
 Land Value \$ / Acre \$123,725  
 SCR 4.27  
 RCN + OBY / SF \$70.14  
 Physical Res. % 89%  
 Functional Res. % 100%  
 Functional OBS 1  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 96%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 1 to 3 miles  
 Market Variance 117%

COMMENTS

: GRANTOR: OUTGREW SITE, BUILT NEW LARGER BUILDING IN THE VILLAGE OF OREGON. SOLD BECAUSE OF EXPANDING OPERATIONS. GRANTEE: LISTED WITH BROKER FOR 12 MONTHS. OFFERED THE LISTING PRICE OF \$2.4 MILLION. PHYSICAL: RESIDUAL IS 82% DESCRIBED AS GOOD. WELL MAINTAINED BUILDING. FUNCTIONAL RESIDUAL IS 100% WITH GOOD SHIPPING AND RECEIVING AREAS.







**SALE REPORT**

State ID # 76-13-165-R000035447  
 County DANE  
 Municipality OREGON  
 Local Parcel # 165/050901230815  
 Situs Address 880 Market St  
 Situs Zip Code 53575  
 Appraiser GROSHBJ

IPAS Sale Key # 190431  
 SIC Code 3612  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 09/27/2021  
 Grantor DONALD J DOYLE AND JOHN DOYLE TRUSTEES OF THE DOYLE FAMILY TRUST U/A/D FEBRUARY 22 1999  
 Grantee ODEM LLC  
 Affinity None  
 Conveyance Type Trustees Deed  
 Prior Use 3612: Transformers Except Electronic-Mfg  
 Intended Use 3612: Transformers Except Electronic-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site

**SALE DATA**

Sale Price \$450,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$450,000  
 Land Value \$102,500  
 Improvement Value \$347,500  
 Time on Market 5 - 11 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1981  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 13,260  
 Additional Useable Area 0  
 Total Area 13,260  
 Basement Area  
 Office Area (SF) / (%) 1,200 9%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs  
 Stories 1  
 Non-office ave wall height 28  
 Non-office ave clear height 21  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

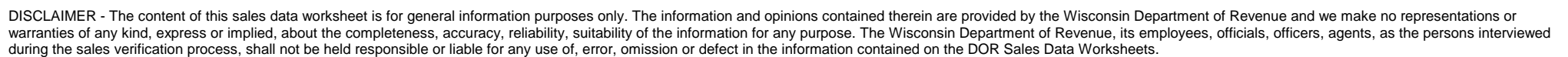
**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$33.94  
 Adj Sale Price Imps \$ / SF \$26.21  
 Acres 1.000  
 Land Value \$ / Acre \$102,500  
 SCR 3.29  
 RCN + OBY / SF \$67.90  
 Physical Res. % 50%  
 Functional Res. % 95%  
 Functional OBS 1 Layout  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 96%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 85%

**COMMENTS**

GRTE: STATED FAIR ARM'S LENGTH TRANSACTION. SALES PRICE IS ASSESSMENT NUMBER OF \$450,000. APPRAISAL DONE. MANUFACTURING TENANT REMAINS ON SITE.





**SALE REPORT**

State ID # 76-13-191-R000002582  
 County DANE  
 Municipality WAUNAKEE  
 Local Parcel # 191/080909370369  
 Situs Address 413 Moravian Valley Rd  
 Situs Zip Code 53597  
 Appraiser GROSHBJ

IPAS Sale Key # 168691  
 SIC Code 2087  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 10/07/2019  
 Grantor GENEVA FLAVORS INC FKA GENEVA ACQUISITION INC

Grantee GANSER SCIENTIFIC LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2087: Flavoring Extracts & Syrups Nec-Mfg  
 Intended Use 0000: Commercial Parcel  
 No Months Vacant 0 - 1 years  
 Environmental Site

**SALE DATA**

Sale Price \$1,125,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$1,125,000  
 Land Value \$163,800  
 Improvement Value \$961,200  
 Time on Market 5 - 11 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1995  
 Number of Building Sections 3  
 Predominant OCC Code 494  
 Primary Area 17,755  
 Additional Useable Area 4825  
 Total Area 22,580  
 Basement Area  
 Office Area (SF) / (%) 3,380 15%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 18  
 Non-office ave clear height 18  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

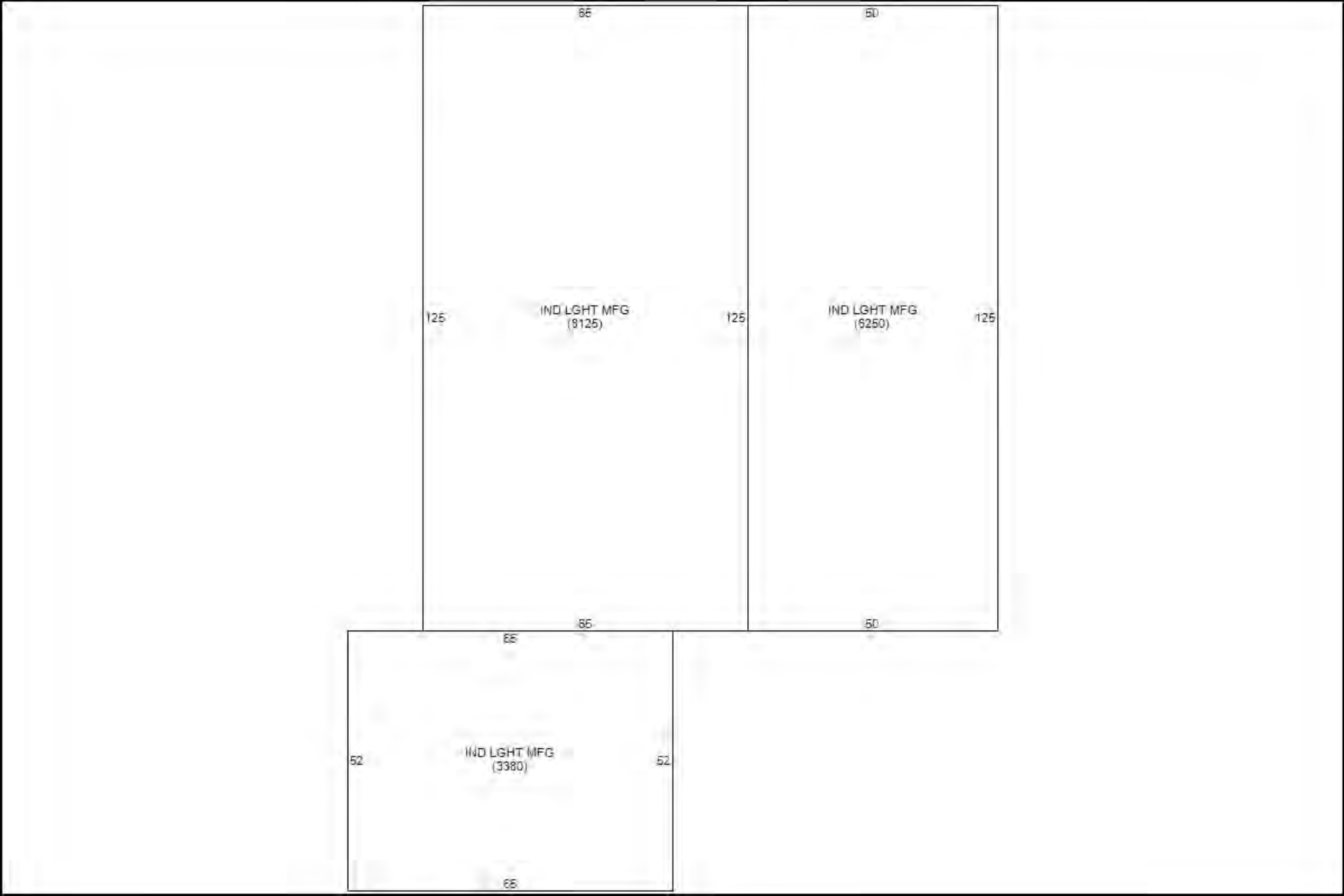
Adj Sale Price \$ / SF \$49.82  
 Adj Sale Price Imps \$ / SF \$42.57  
 Acres 2.020  
 Land Value \$ / Acre \$81,089  
 SCR 4.96  
 RCN + OBY / SF \$59.84  
 Physical Res. % 51%  
 Functional Res. % 100%  
 Functional OBS 1  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 96%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 145%

**COMMENTS**

APPR: GRANTOR: DID NOT RETURN CALLS. APPEAL SETTLED DUE TO SALE NEAR ASSESSMENT.ON MARKET FOR 1 YEAR. LIST PRICE AT \$1,241,900. SALE PRICE AT \$1,125,000.







**SALE REPORT**

State ID # 76-13-191-R000002580  
 County DANE  
 Municipality WAUNAKEE  
 Local Parcel # 191/080909361351  
 Situs Address 404 Moravian Way  
 Situs Zip Code 53597  
 Appraiser GROSHBJ

IPAS Sale Key # 187449  
 SIC Code 3589  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 04/09/2021  
 Grantor JPT INVESTMENTS LLP

Grantee MORAVIAN VALLEY BUILDING LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3589: Service Industry Machinery Nec-Mfg  
 Intended Use 3589: Service Industry Machinery Nec-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site

**SALE DATA**

Sale Price \$2,450,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$2,450,000  
 Land Value \$88,500  
 Improvement Value \$2,361,500  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1997  
 Number of Building Sections 5  
 Predominant OCC Code 494  
 Primary Area 44,400  
 Additional Useable Area 5300  
 Total Area 49,700  
 Basement Area  
 Office Area (SF) / (%) 5,300 11%  
 Sprinkler (SF) / (%) 10,850 22%  
 Air Conditioning (SF) / (%) 5,300 11%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 21  
 Non-office ave clear height 21  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$49.30  
 Adj Sale Price Imps \$ / SF \$47.52  
 Acres 2.046  
 Land Value \$ / Acre \$43,255  
 SCR 2.01  
 RCN + OBY / SF \$68.47  
 Physical Res. % 79%  
 Functional Res. % 95%  
 Functional OBS 1 Layout  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 96%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 96%

**COMMENTS**

: GRANTEE APPROACHED GRANTOR. NEGOTIATED TO SALE PRICE.



	100	
102	IND LGHT MFG (10200)	102
	100	
80	IND LGHT MFG (6000)	80
	100	
90	IND LGHT MFG (9000)	90
	100	

**SALE REPORT**

State ID # 76-13-225-R000002609  
 County DANE  
 Municipality FITCHBURG  
 Local Parcel # 225/060924198503  
 Situs Address 4756 Murphy Rd  
 Situs Zip Code 53575  
 Appraiser GROSHBJ

IPAS Sale Key # 158537  
 SIC Code 2396  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 09/05/2018  
 Grantor STEVEN C & SUSAN J ANDERSON TRUSTEES

Grantee 4756 MURPHY ROAD LLC

Affinity None  
 Conveyance Type Trustees Deed  
 Prior Use 2396: Automotive & Apparel Trimmings-Mfg  
 Intended Use 0000: Commercial Parcel  
 No Months Vacant 0 - 1 years  
 Environmental Site

**SALE DATA**

Sale Price \$400,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$400,000  
 Land Value \$86,100  
 Improvement Value \$313,900  
 Time on Market 5 - 11 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1973  
 Number of Building Sections 4  
 Predominant OCC Code 494  
 Primary Area 6,776  
 Additional Useable Area 0  
 Total Area 6,776  
 Basement Area  
 Office Area (SF) / (%) 840 12%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 1,800 27%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 12  
 Non-office ave clear height 12  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$59.03  
 Adj Sale Price Imps \$ / SF \$46.33  
 Acres 2.014  
 Land Value \$ / Acre \$42,751  
 SCR 12.95  
 RCN + OBY / SF \$62.82  
 Physical Res. % 30%  
 Functional Res. % 80%  
 Functional OBS 1 Layout  
 Functional OBS 2 Ceiling Height  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 90%  
 NBHD Rating / Other Econ Reason Neighborhood Rating

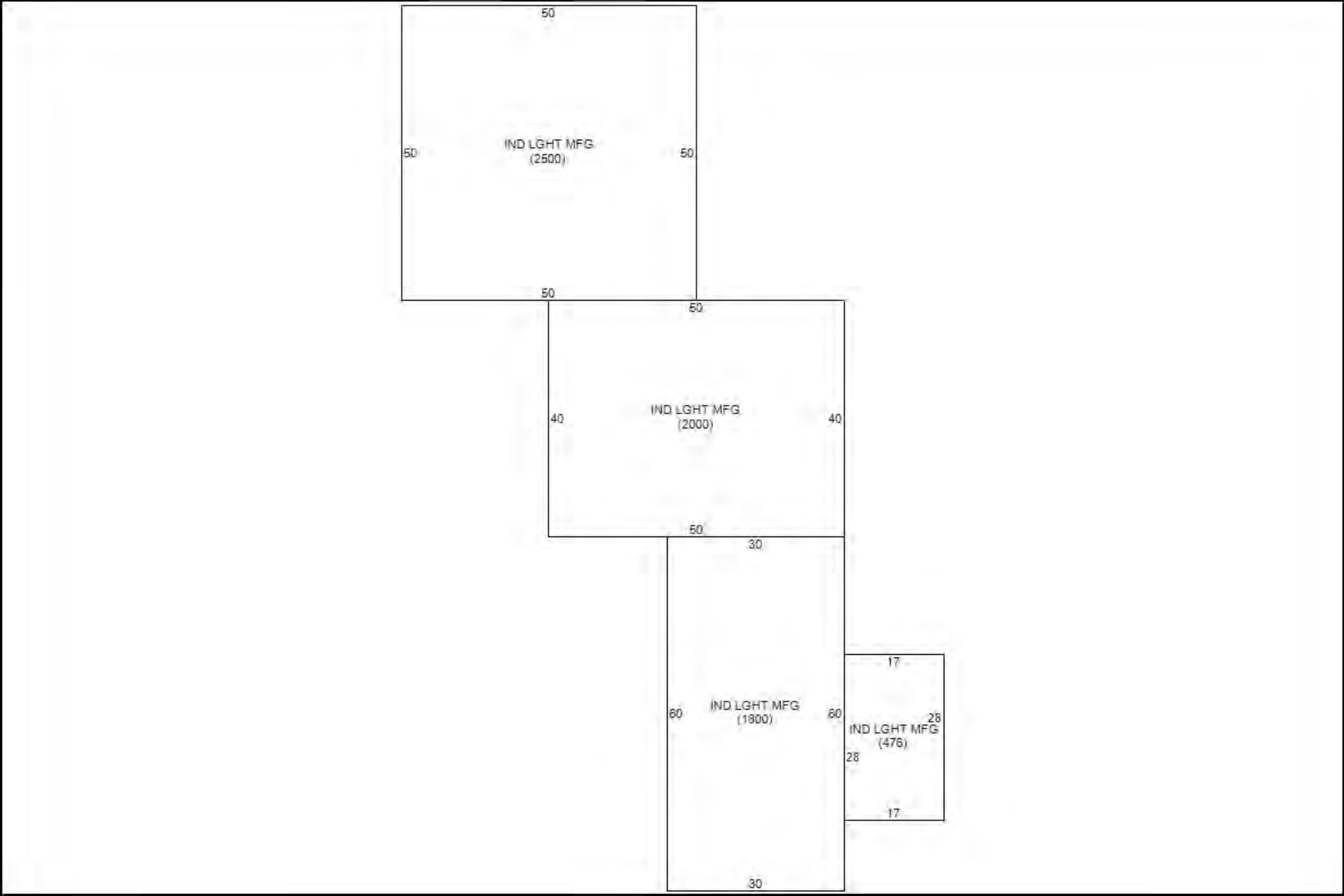
Major Thoroughfare 0 to 1 mile  
 Market Variance 341%

COMMENTS

GRTR: GRANTOR: NO RELATION TO GRANTEE. AUTOMOTIVE TRIMMINGS MANUFACTURING.GRANTEE: COMMERCIAL TYPE OPERATIONS; RETURNED TO LOCAL ASSESSMENT.







**SALE REPORT**

State ID # 76-13-225-R000041258  
 County DANE  
 Municipality FITCHBURG  
 Local Parcel # 225/060915243022  
 Situs Address 5500 Nobel Dr  
 Situs Zip Code 53711  
 Appraiser GROSHBJ

IPAS Sale Key # 160784  
 SIC Code 2835  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 11/30/2018  
 Grantor NEW VENTURE II LLC

Grantee PROMEGA CORPORATION

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2835: Diagnostic Substances-Mfg  
 Intended Use 2835: Diagnostic Substances-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site

**SALE DATA**

Sale Price \$9,450,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$9,450,000  
 Land Value \$2,053,800  
 Improvement Value \$7,396,200  
 Time on Market 5 - 11 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 2006  
 Number of Building Sections 2  
 Predominant OCC Code 392  
 Primary Area 87,818  
 Additional Useable Area 0  
 Total Area 87,818  
 Basement Area  
 Office Area (SF) / (%) 61,164 70%  
 Sprinkler (SF) / (%) 46,382 53%  
 Air Conditioning (SF) / (%) 87,818 100%  
 Notable Features/OBYs

Stories 2  
 Non-office ave wall height 17  
 Non-office ave clear height 15  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 01: Brick Veneer

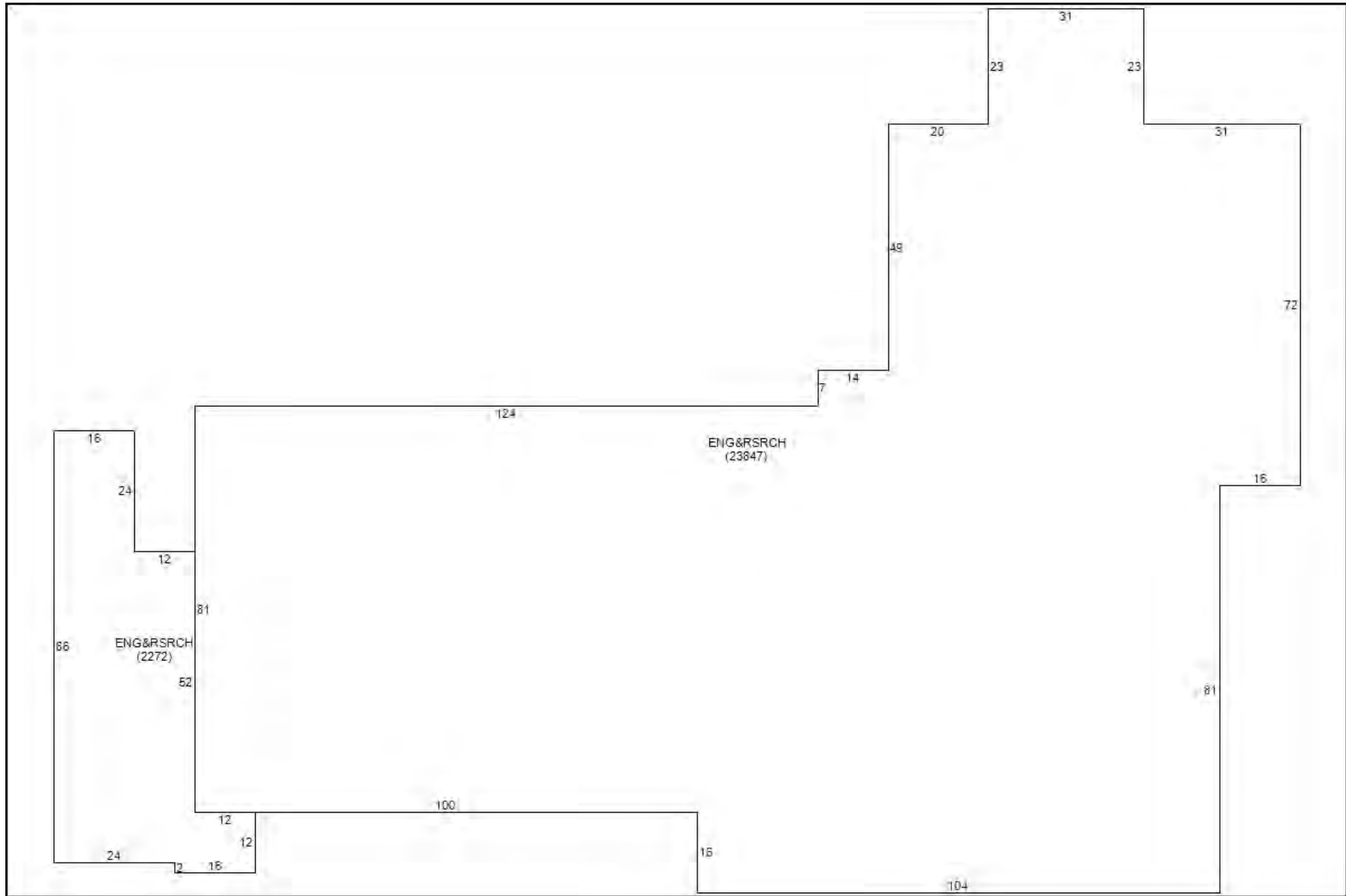
**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$107.61  
 Adj Sale Price Imps \$ / SF \$84.22  
 Acres 6.548  
 Land Value \$ / Acre \$313,653  
 SCR 6.45  
 RCN + OBY / SF \$114.31  
 Physical Res. % 85%  
 Functional Res. % 90%  
 Functional OBS 1 Size  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 1 to 3 miles  
 Market Variance 96%

COMMENTS

BRKR: BROKER: STATED ARM'S LENGTH. HALF THE IMPROVEMENTS LOCALLY ASSED PRIOR TO SALEGRANTOR: LEASED TO MULTIPLE TENANTS.GRANTEE: TENANT PURCHAS ENTIRE BLDG WITH NEW CSM.PHYSICAL: 82% PHYSICAL RESIDUAL DESCRIBED AS GOOD CONDITION.





**SALE REPORT**

State ID # 76-13-225-R000037346  
 County DANE  
 Municipality FITCHBURG  
 Local Parcel # 225/060907105064  
 Situs Address 2919 Commerce Park Dr  
 Situs Zip Code 53711  
 Appraiser GROSHBJ

IPAS Sale Key # 171936  
 SIC Code 2836  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 12/31/2019  
 Grantor UNITED VACCINES INC

Grantee T5 PROPERTIES

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2836: Biological Products Exc. Diagnostic-Mfg  
 Intended Use 2836: Biological Products Exc. Diagnostic-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site

**SALE DATA**

Sale Price \$750,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$750,000  
 Land Value \$296,200  
 Improvement Value \$453,800  
 Time on Market 5 - 11 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1999  
 Number of Building Sections 4  
 Predominant OCC Code 392  
 Primary Area 28,575  
 Additional Useable Area 2400  
 Total Area 30,975  
 Basement Area  
 Office Area (SF) / (%) 8,168 26%  
 Sprinkler (SF) / (%) 30,975 100%  
 Air Conditioning (SF) / (%) 18,085 58%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 17  
 Non-office ave clear height 15  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 17: Masonry & Metal

**LAND AND IMPROVEMENT SALE ANALYSIS**

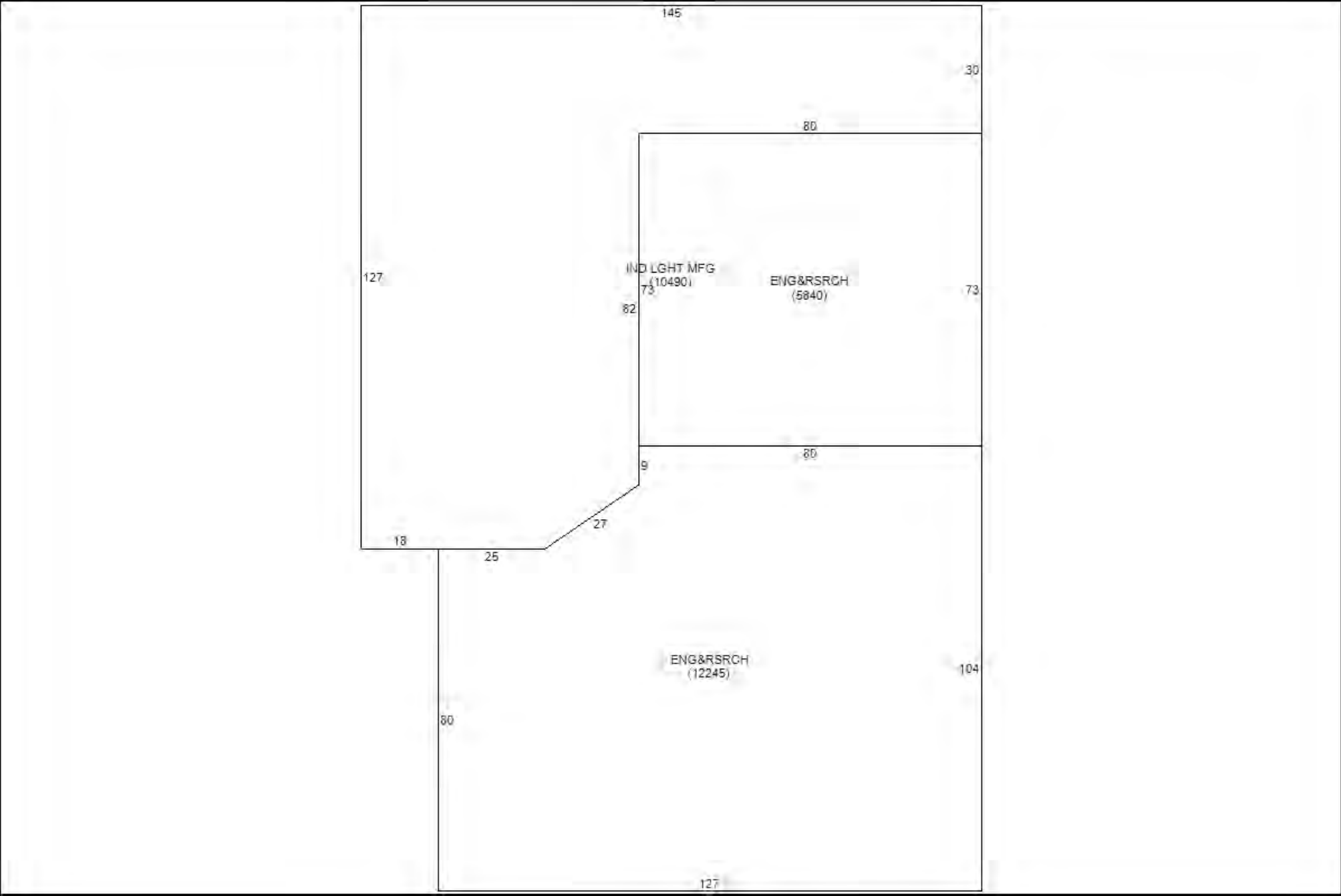
Adj Sale Price \$ / SF \$24.21  
 Adj Sale Price Imps \$ / SF \$14.65  
 Acres 1.360  
 Land Value \$ / Acre \$217,794  
 SCR 2.07  
 RCN + OBY / SF \$87.86  
 Physical Res. % 66%  
 Functional Res. % 75%  
 Functional OBS 1 Layout  
 Functional OBS 2 Site Coverage  
 Functional OBS 3 Building Mechanics  
 Community rating % 100%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 1 to 3 miles  
 Market Variance 34%

COMMENTS

GRTR: GRANTOR: NO RELATION TO GRANTEE.GRANTEE: MANUFACTURING OPERATIONS.PHYSICAL: 64% PHYSICAL RESIDUAL. ORIGINAL CONSTRUCTION IN 1991 WITH ADDITION IN 2012.







**SALE REPORT**

State ID # 76-13-225-R000143259  
 County DANE  
 Municipality FITCHBURG  
 Local Parcel # 225/060906480152  
 Situs Address 5215 Verona Rd  
 Situs Zip Code 53711  
 Appraiser GROSHBJ

IPAS Sale Key # 188310  
 SIC Code 3826  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 07/09/2021  
 Grantor THERMO ELECTRON SCIENTIFIC INSTRUMENTS LLC

Grantee MCSKILL & TRADE LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 0000: Commercial Parcel  
 Intended Use 3826: Analytical Instruments-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site

**SALE DATA**

Sale Price \$900,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$900,000  
 Land Value \$326,500  
 Improvement Value \$573,500  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1966  
 Number of Building Sections 1  
 Predominant OCC Code 344  
 Primary Area 10,424  
 Additional Useable Area 0  
 Total Area 10,424  
 Basement Area  
 Office Area (SF) / (%) 10,424 100%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 10,424 100%  
 Notable Features/OBYS

Stories 1  
 Non-office ave wall height 10  
 Non-office ave clear height 8  
 Frame Type 05: Wood Joist Typical Wood  
 Exterior Wall Type 01: Brick Veneer

**LAND AND IMPROVEMENT SALE ANALYSIS**

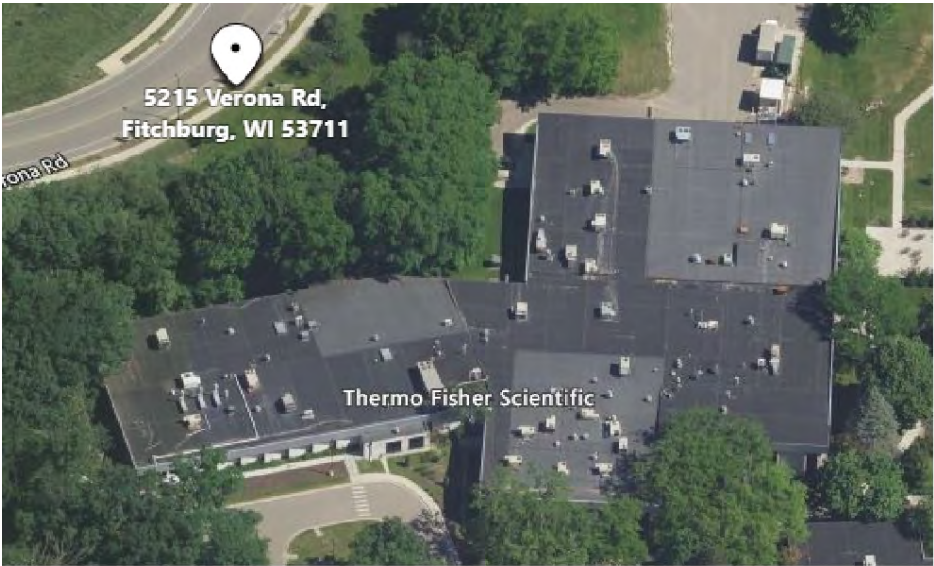
Adj Sale Price \$ / SF \$86.34  
 Adj Sale Price Imps \$ / SF \$55.02  
 Acres 1.980  
 Land Value \$ / Acre \$164,899  
 SCR 8.27  
 RCN + OBY / SF \$139.32  
 Physical Res. % 47%  
 Functional Res. % 75%  
 Functional OBS 1 Ceiling Height  
 Functional OBS 2 Office/Plant Ratio  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 112%

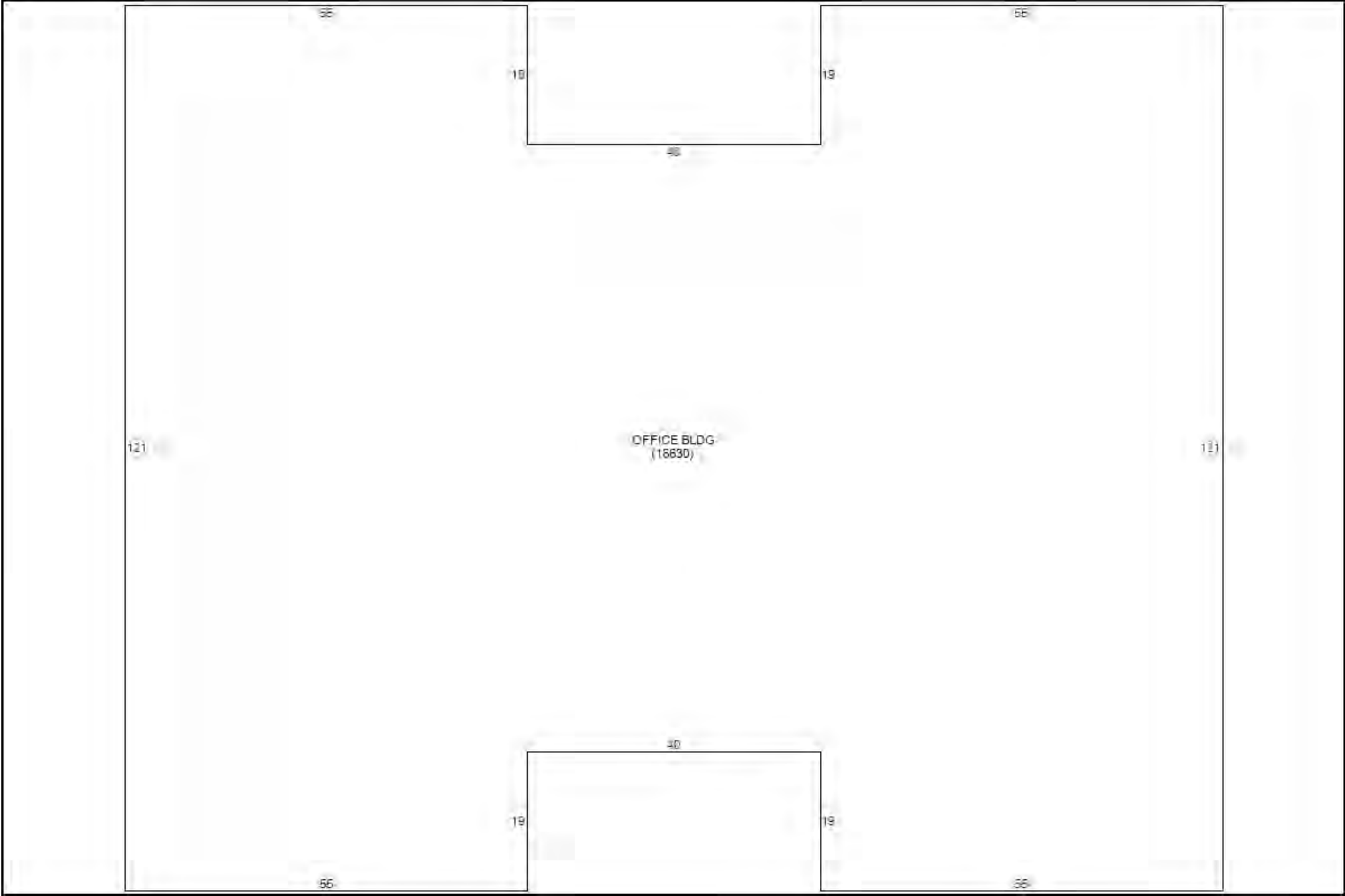
COMMENTS

GRTE: PURCHASED BY BOY'S AND GIRL'S CLUB OF DANE COUNTY FOR OFFICE AND TRAINING CENTER. GRANTEE APPROACHED GRANTOR. NEGOTIATED TO PURCHASE PRICE.

GRTR: SHORT-TERM USE LESS THAN A YEAR AS PROPERTY TURNED OUT TO NOT SUIT EXPANSION NEEDS.

PHYS: 45% RESIDUAL DESCRIBED AS FAIR CONDITION WITH 1966 ORIGINAL CONSTRUCTION.





**SALE REPORT**

State ID # 76-13-251-R000094279  
 County DANE  
 Municipality MADISON  
 Local Parcel # 251/060902201081  
 Situs Address 1002 Stewart St  
 Situs Zip Code 53713  
 Appraiser PASKIKC

IPAS Sale Key # 180402  
 SIC Code 3577  
 Interior Inspection Date 03/02/2016  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 10/09/2020  
 Grantor FAUST VENTURES LLC

Grantee PAC PROPERTIES LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3577: Computer Peripheral Equipment Nec-Mfg  
 Intended Use 0000: Commercial Parcel  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$1,490,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$1,490,000  
 Land Value \$198,700  
 Improvement Value \$1,291,300  
 Time on Market 5 - 11 months  
 Recent Asking Price \$1,575,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1978  
 Number of Building Sections 3  
 Predominant OCC Code 494  
 Primary Area 37,610  
 Additional Useable Area 0  
 Total Area 37,610  
 Basement Area  
 Office Area (SF) / (%) 2,180 6%  
 Sprinkler (SF) / (%) 37,610 100%  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 22  
 Non-office ave clear height 22  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$39.62  
 Adj Sale Price Imps \$ / SF \$34.33  
 Acres 1.190  
 Land Value \$ / Acre \$166,975  
 SCR 1.38  
 RCN + OBY / SF \$74.84  
 Physical Res. % 75%  
 Functional Res. % 85%  
 Functional OBS 1 Layout  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason

Major Thoroughfare 0 to 1 mile  
 Market Variance 72%

COMMENTS

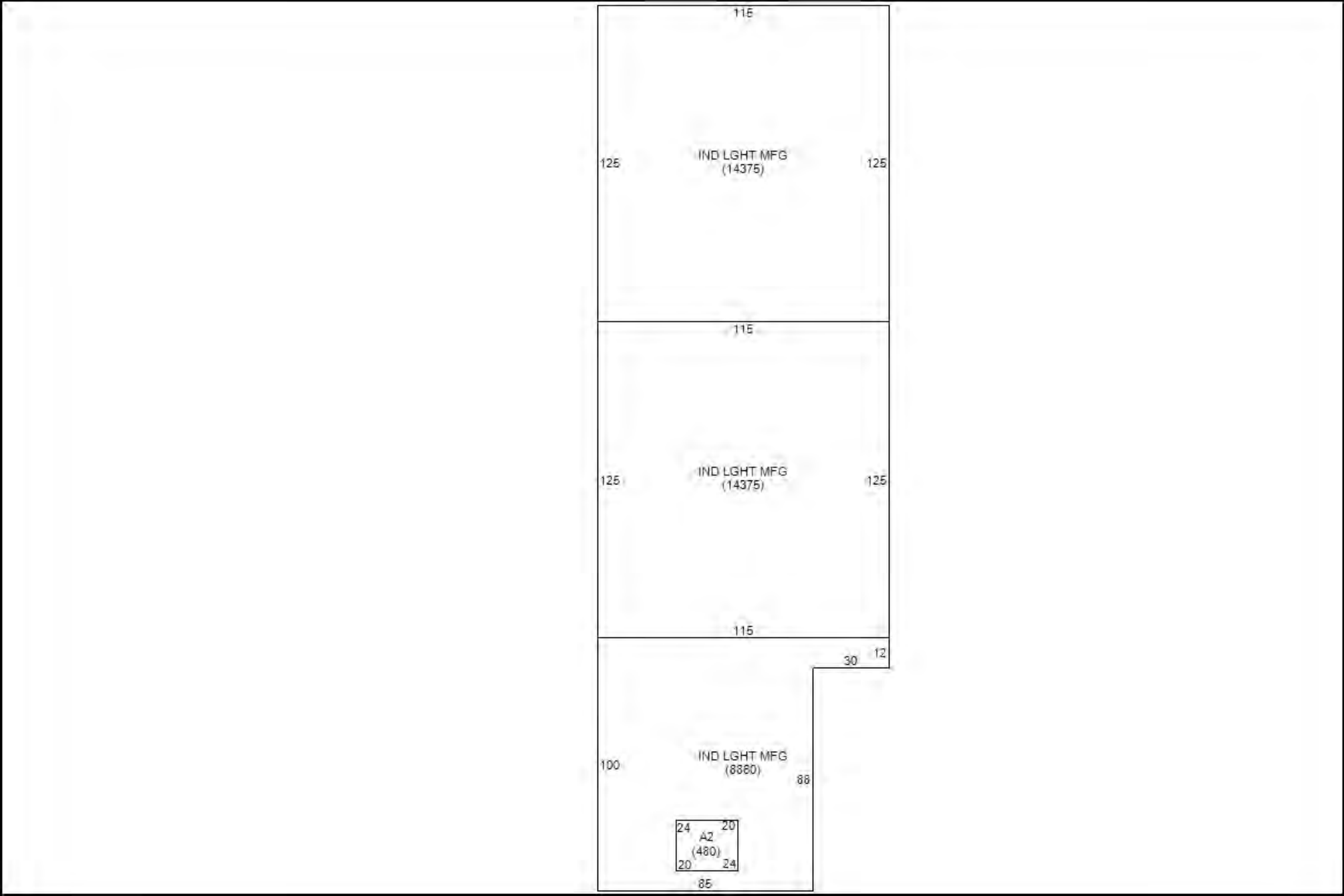
GRTE: PUT UP FOR SALE AS MFG TENANT RELOCATED TO C-MIDDLETON (DANE CTY).

GRTR: HVAC AND PLUMBING CONTRACTOR TO USE LOCATION AS HEADQUARTERS. HAS OTHER LOCATION NEARBY WITHIN A HALF MILE.

ECON: LOCATED IN ESTABLISHED INDUSTRIAL AREA WITH GREAT ACCESS TO FREEWAY.







**SALE REPORT**

State ID # 76-13-251-R000033372  
 County DANE  
 Municipality MADISON  
 Local Parcel # 251/081029400778  
 Situs Address 1841 Pearson St  
 Situs Zip Code 53704  
 Appraiser GROSHBJ

IPAS Sale Key # 187069  
 SIC Code 2879  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 04/16/2021  
 Grantor BELL LABORATORIES INC

Grantee 1841 PEARSON LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2879: Agricultural Chemicals Nec-Mfg  
 Intended Use 0000: Commercial Parcel  
 No Months Vacant  
 Environmental Site

**SALE DATA**

Sale Price \$3,350,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$3,350,000  
 Land Value \$831,900  
 Improvement Value \$2,518,100  
 Time on Market 5 - 11 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 2004  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 101,700  
 Additional Useable Area 0  
 Total Area 101,700  
 Basement Area  
 Office Area (SF) / (%) 0 0%  
 Sprinkler (SF) / (%) 101,700 100%  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 25  
 Non-office ave clear height 23  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$32.94  
 Adj Sale Price Imps \$ / SF \$24.76  
 Acres 4.116  
 Land Value \$ / Acre \$202,114  
 SCR 1.76  
 RCN + OBY / SF \$67.17  
 Physical Res. % 75%  
 Functional Res. % 85%  
 Functional OBS 1 Size  
 Functional OBS 2 Site Coverage  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 1 to 3 miles  
 Market Variance 58%

COMMENTS

GRTR: GRANTOR: NO RELATION TO GRANTEE.      GRANTEE: OFFERED \$3,350,000 WHICH WAS APPRAISAL VALUE. CHANGE IN USE TO WAREHOUSE.      PHYSICAL: 73% PHYSICAL  
RESIDUAL DESCRIBED AS HIGH END MODERATE CONDITION.



	300	
171	IND LGHT MFG (51300)	171
	300	
168	IND LGHT MFG (50400)	168
	300	

**SALE REPORT**

State ID # 76-13-258-R000002824  
 County DANE  
 Municipality MONONA  
 Local Parcel # 258/071021465653  
 Situs Address 6400 Edna Taylor Pky  
 Situs Zip Code 53716  
 Appraiser GROSHBJ

IPAS Sale Key # 158157  
 SIC Code 2752  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 07/02/2018  
 Grantor NORMAN R TUTTLE  
  
 Grantee JUST IN TIME REFRIGERATION LLC  
  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2752: Commercial Printing Lithographic-Mfg  
 Intended Use 8990: Services Nec-Svcs  
 No Months Vacant  
 Environmental Site

**SALE DATA**

Sale Price \$650,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$650,000  
 Land Value \$197,900  
 Improvement Value \$452,100  
 Time on Market  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1990  
 Number of Building Sections 4  
 Predominant OCC Code 494  
 Primary Area 15,599  
 Additional Useable Area 0  
 Total Area 15,599  
 Basement Area  
 Office Area (SF) / (%) 3,084 20%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYS  
  
 Stories 1  
 Non-office ave wall height 13  
 Non-office ave clear height 11  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

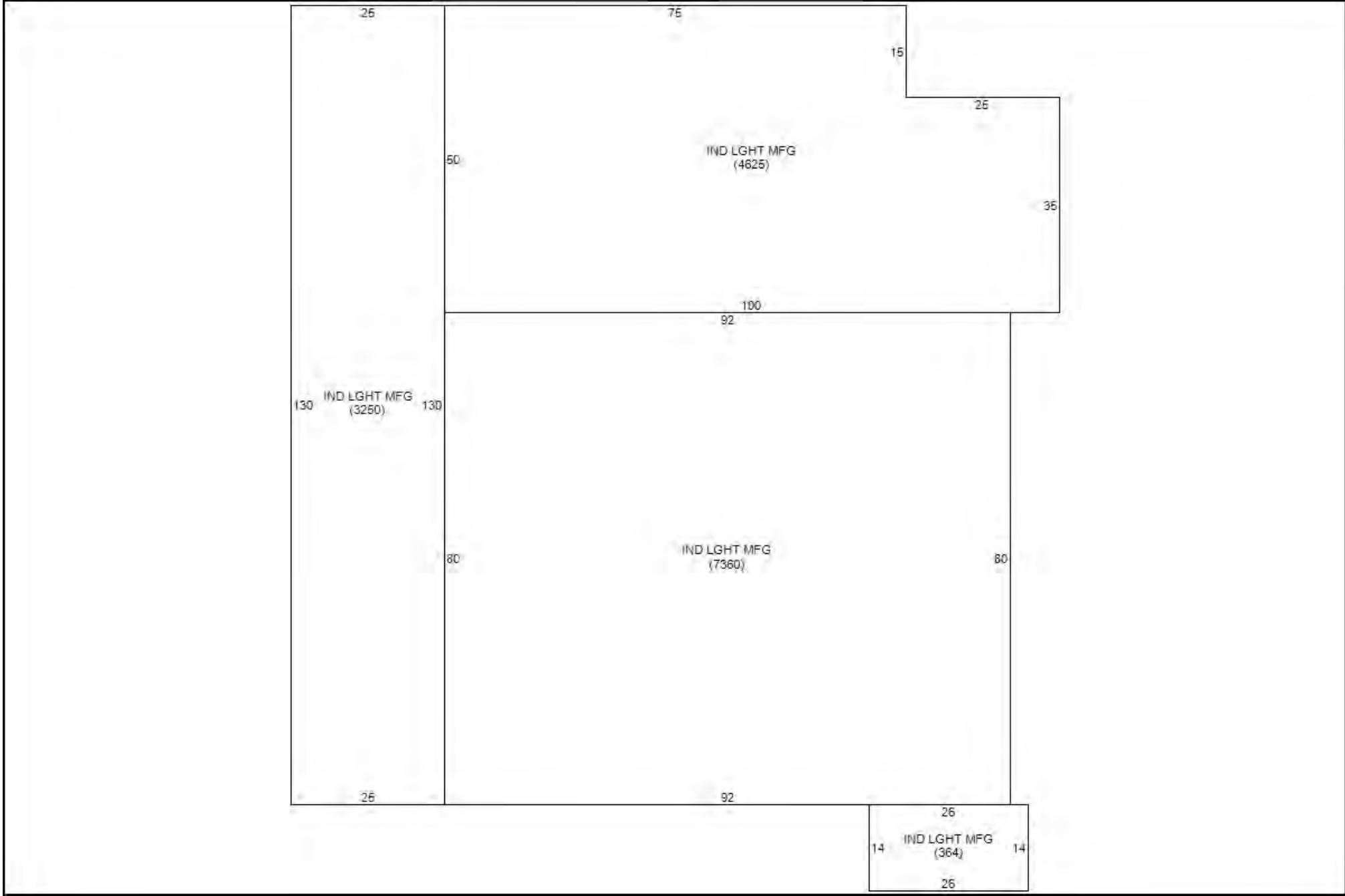
Adj Sale Price \$ / SF \$41.67  
 Adj Sale Price Imps \$ / SF \$28.98  
 Acres 1.933  
 Land Value \$ / Acre \$102,380  
 SCR 5.4  
 RCN + OBY / SF \$58.33  
 Physical Res. % 52%  
 Functional Res. % 90%  
 Functional OBS 1 Layout  
 Functional OBS 2 Ceiling Height  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 106%

COMMENTS

GRTR: GRANTOR: RETIRING SO OFFERRED PROPERTY FOR SALE..GRANTEE: CHANGE TO CLASS 2/ REFRIDGERATION COMPANY DOING REPAIR WORK.PHYSICAL: 52% RESIDUAL DESCRIBED AS FAIR CONDITION DUE TO 1985 ORIGINAL CONSTRUCTION.







**SALE REPORT**

State ID # 76-13-258-R000002825  
 County DANE  
 Municipality MONONA  
 Local Parcel # 258/071021467919  
 Situs Address 1202 Femrite Dr  
 Situs Zip Code 53716  
 Appraiser GROSHBJ

IPAS Sale Key # 158576  
 SIC Code 3299  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 04/20/2018  
 Grantor SCOTT HOLLOW PROPERTIES LLC

Grantee 1202 FEMRITE DRIVE LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3299: Nonmetallic Mineral Products Nec-Mfg  
 Intended Use 3299: Nonmetallic Mineral Products Nec-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site

**SALE DATA**

Sale Price \$748,842  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$748,842  
 Land Value \$255,600  
 Improvement Value \$493,242  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1980  
 Number of Building Sections 1  
 Predominant OCC Code 494  
 Primary Area 17,472  
 Additional Useable Area 0  
 Total Area 17,472  
 Basement Area  
 Office Area (SF) / (%) 2,592 15%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYS

Stories 1  
 Non-office ave wall height 15  
 Non-office ave clear height 13  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$42.86  
 Adj Sale Price Imps \$ / SF \$28.23  
 Acres 1.391  
 Land Value \$ / Acre \$183,753  
 SCR 3.47  
 RCN + OBY / SF \$63.20  
 Physical Res. % 46%  
 Functional Res. % 95%  
 Functional OBS 1 Layout  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 102%

**COMMENTS**

GRTR: GRANTOR: NO RELATION TO GRANTEE.GRANTEE: MANUFACTURING OPERATION WITH STORE ON-SITE.PHYSICAL: 46% PHYSICAL RESIDUAL DESCRIBED AS FAIR CONDITION. 1980 STEEL FRAMED CONSTRUCTION.



DISCLAIMER - The content of this sales data worksheet is for general information purposes only. The information and opinions contained therein are provided by the Wisconsin Department of Revenue and we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, suitability of the information for any purpose. The Wisconsin Department of Revenue, its employees, officials, officers, agents, as the persons interviewed during the sales verification process, shall not be held responsible or liable for any use of, error, omission or defect in the information contained on the DOR Sales Data Worksheets.

**SALE REPORT**

State ID # 76-13-281-R000002835  
 County DANE  
 Municipality STOUGHTON  
 Local Parcel # 281/051105100140  
 Situs Address 540 Business Park Cir  
 Situs Zip Code 53589  
 Appraiser GROSHBJ

IPAS Sale Key # 178788  
 SIC Code 2732  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 04/17/2020  
 Grantor GENE A AND DEBRA J WHITFORD  
 Grantee KTW PROPERTY MANAGEMENT LLC  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2732: Book Printing-Mfg  
 Intended Use 2732: Book Printing-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site

**SALE DATA**

Sale Price \$400,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$400,000  
 Land Value \$66,800  
 Improvement Value \$333,200  
 Time on Market 5 - 11 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1995  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 12,500  
 Additional Useable Area 0  
 Total Area 12,500  
 Basement Area  
 Office Area (SF) / (%) 1,144 9%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 12,500 100%  
 Notable Features/OBYs  
 Stories 1  
 Non-office ave wall height 13  
 Non-office ave clear height 13  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

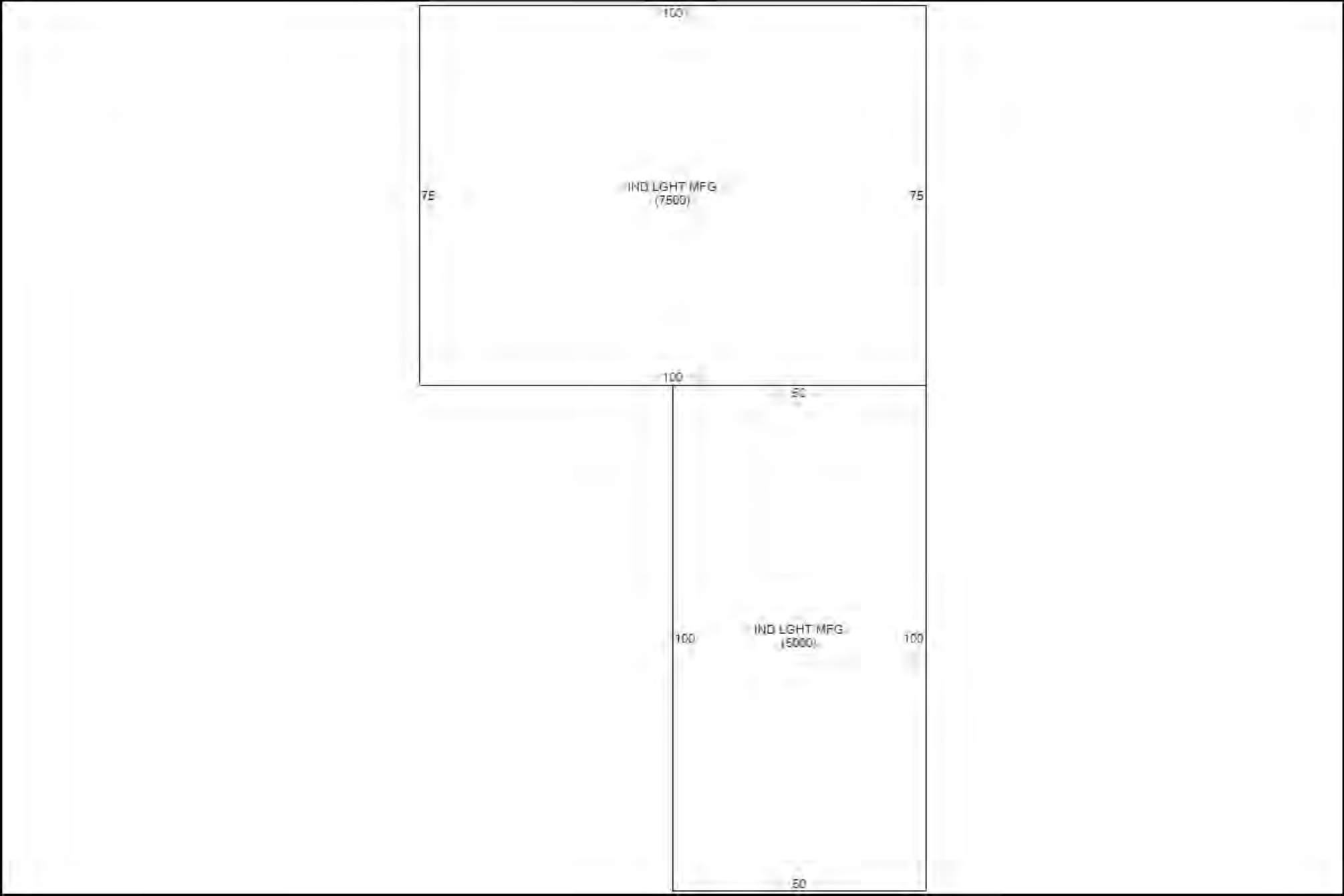
Adj Sale Price \$ / SF \$32.00  
 Adj Sale Price Imps \$ / SF \$26.66  
 Acres 1.559  
 Land Value \$ / Acre \$42,848  
 SCR 5.43  
 RCN + OBY / SF \$66.84  
 Physical Res. % 66%  
 Functional Res. % 90%  
 Functional OBS 1 Layout  
 Functional OBS 2 Ceiling Height  
 Functional OBS 3  
 Community rating % 96%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 70%

COMMENTS

GRTR: GRANTOR: NO RELATIONSHIP TO GRANTEE.GRANTEE: PREDOMINANT MANUFACTURING USE IS PRINTING. USED CONVENTIONAL FINANCING.PHYSICAL: 62% PHYSICAL  
RESIDUAL DESCRIBED AS MODERATE CONDITION.







**SALE REPORT**

State ID # 76-13-282-R000002900  
 County DANE  
 Municipality SUN PRAIRIE  
 Local Parcel # 282/091133254273  
 Situs Address 480 Progress Way  
 Situs Zip Code 53590  
 Appraiser GROSHBJ

IPAS Sale Key # 153844  
 SIC Code 3823  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 01/22/2018  
 Grantor THE PARTNERSHIP

Grantee SBS-MSI PROPERTIES LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3823: Process Control Instruments-Mfg  
 Intended Use 3823: Process Control Instruments-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site

**SALE DATA**

Sale Price \$1,150,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$1,150,000  
 Land Value \$346,000  
 Improvement Value \$804,000  
 Time on Market 5 - 11 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1992  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 19,000  
 Additional Useable Area 0  
 Total Area 19,000  
 Basement Area  
 Office Area (SF) / (%) 4,000 21%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 4,000 21%  
 Notable Features/OBYS

Stories 1  
 Non-office ave wall height 15  
 Non-office ave clear height 14  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$60.53  
 Adj Sale Price Imps \$ / SF \$42.32  
 Acres 3.876  
 Land Value \$ / Acre \$89,267  
 SCR 8.89  
 RCN + OBY / SF \$63.59  
 Physical Res. % 66%  
 Functional Res. % 100%  
 Functional OBS 1  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 101%

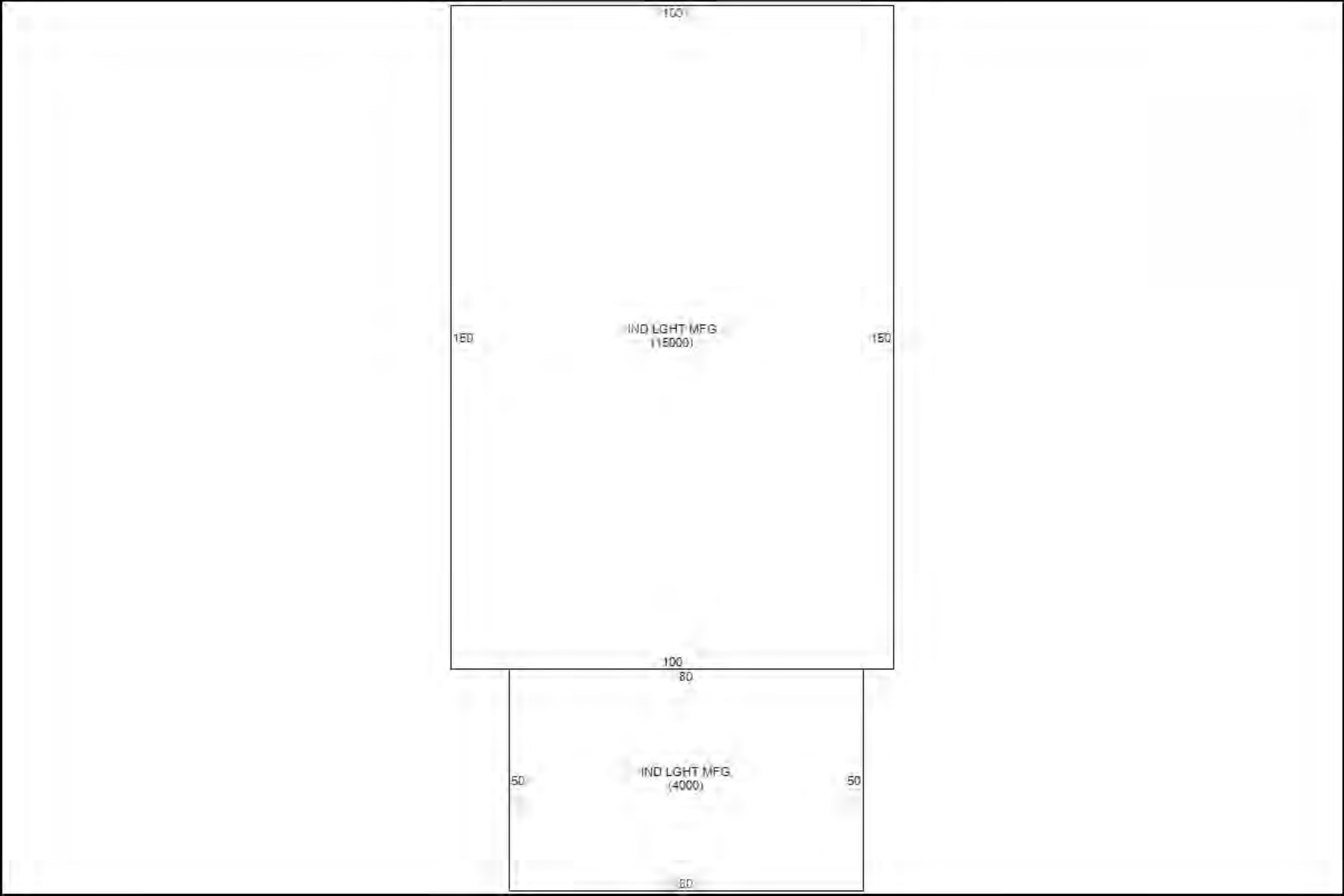
COMMENTS

GRTR: GRANTOR: NO RELATIONSHIP WITH GRANTEE.

GRTE: GRANTEE DOING MANUFACTURING WITH CONTINUOUS EMISSIONS MONITORING SYSTEMS

PHYS: PHYSICAL: 67% RESIDUAL DESCRIBED AS MODERATE CONDITION.





**SALE REPORT**

State ID # 76-13-282-R000002899  
 County DANE  
 Municipality SUN PRAIRIE  
 Local Parcel # 282/091132402762  
 Situs Address 150 Business Park Dr  
 Situs Zip Code 53590  
 Appraiser GROSHBJ

IPAS Sale Key # 162272  
 SIC Code 2541  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 12/12/2018  
 Grantor CAMPBELL PROPERTIES LIMITED PARTNERSHIP  
 Grantee GUARDIAN IG LLC  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2541: Wood Partitions & Fixtures-Mfg  
 Intended Use 2541: Wood Partitions & Fixtures-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site

**SALE DATA**

Sale Price \$5,300,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$5,300,000  
 Land Value \$797,000  
 Improvement Value \$4,503,000  
 Time on Market 5 - 11 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1990  
 Number of Building Sections 5  
 Predominant OCC Code 494  
 Primary Area 173,695  
 Additional Useable Area 4200  
 Total Area 177,895  
 Basement Area  
 Office Area (SF) / (%) 17,400 10%  
 Sprinkler (SF) / (%) 173,695 98%  
 Air Conditioning (SF) / (%) 9,000 5%  
 Notable Features/OBYs  
 Stories 1  
 Non-office ave wall height 19  
 Non-office ave clear height 17  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

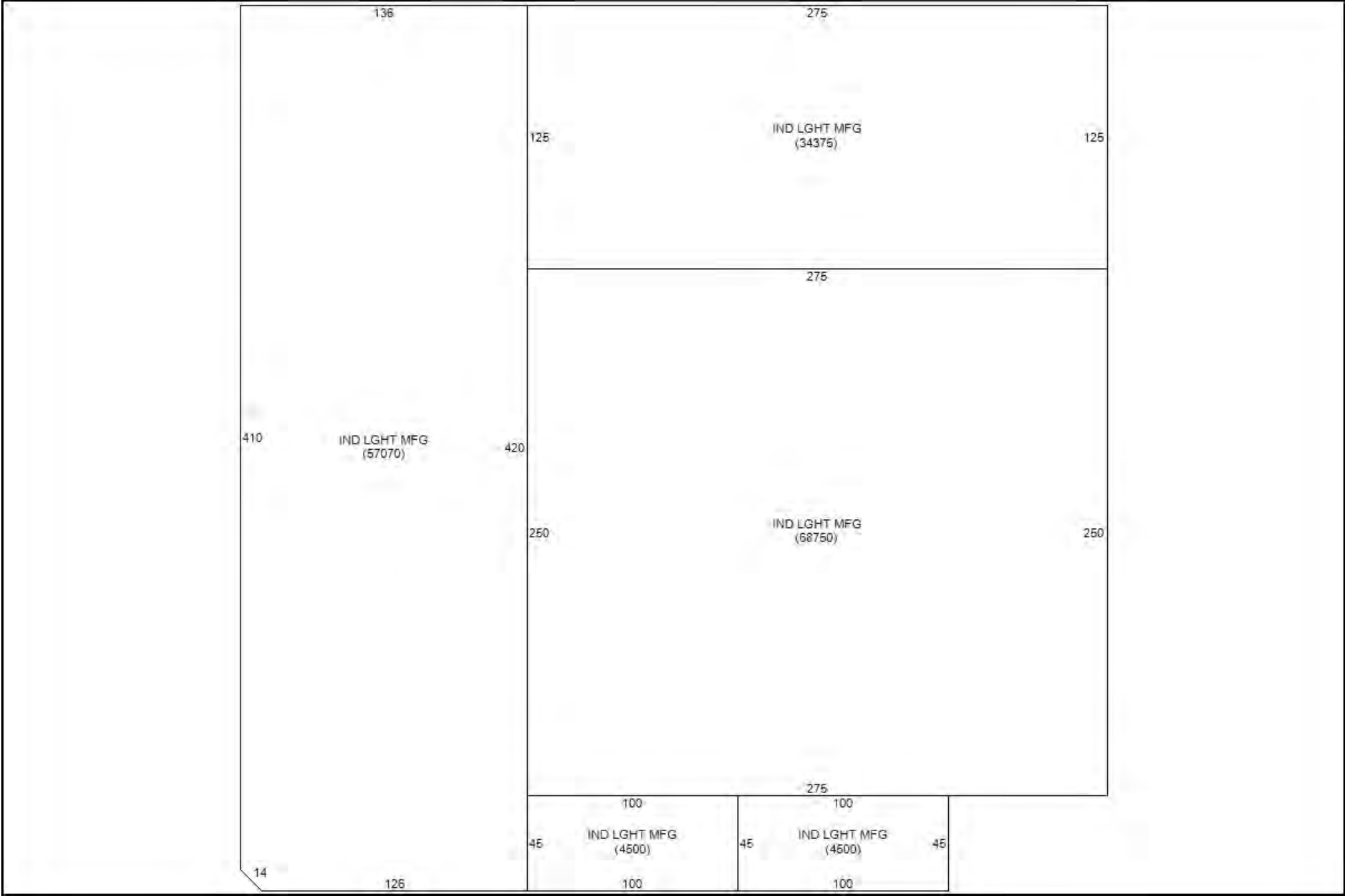
Adj Sale Price \$ / SF \$29.79  
 Adj Sale Price Imps \$ / SF \$25.31  
 Acres 8.192  
 Land Value \$ / Acre \$97,290  
 SCR 2.11  
 RCN + OBY / SF \$58.79  
 Physical Res. % 40%  
 Functional Res. % 90%  
 Functional OBS 1 Size  
 Functional OBS 2 Layout  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 120%

COMMENTS

APPR: GRANTOR: HAD BROKER, JLL. TENANT PURCHASE WITH RIGHT OF FIRST OFFER WITH 14 DAYS TO ACCEPT.GRANTEE: PRICE NEGOTIATED WITH CASH CLOSINGNO  
DURESS ON EITHER PARTY.







**SALE REPORT**

State ID # 76-13-282-R000121173  
 County DANE  
 Municipality SUN PRAIRIE  
 Local Parcel # 282/091133295952  
 Situs Address 584 Progress Way  
 Situs Zip Code 53590  
 Appraiser GROSHBJ

IPAS Sale Key # 169295  
 SIC Code 2499  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 05/08/2018  
 Grantor GUNDERSON SCHLUPP LLC  
 Grantee TOTAL HOME SERVICE CENTER LLC  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2499: Wood Products Nec-Mfg  
 Intended Use 2499: Wood Products Nec-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site

**SALE DATA**

Sale Price \$1,050,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$1,050,000  
 Land Value \$262,600  
 Improvement Value \$787,400  
 Time on Market 5 - 11 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1998  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 26,000  
 Additional Useable Area 0  
 Total Area 26,000  
 Basement Area  
 Office Area (SF) / (%) 1,800 7%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs  
 Stories 1  
 Non-office ave wall height 18  
 Non-office ave clear height 15  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$40.38  
 Adj Sale Price Imps \$ / SF \$30.28  
 Acres 3.487  
 Land Value \$ / Acre \$75,308  
 SCR 5.46  
 RCN + OBY / SF \$53.88  
 Physical Res. % 53%  
 Functional Res. % 89%  
 Functional OBS 1 Size  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 119%

**COMMENTS**

GRTR: GRANTOR: NO RELATIONSHIP TO GRANTEE

GRTE: GRANTEE: MANUFACTURING USE

PHYS: PHYSICAL: 53% RESIDUAL DESCRIBED AS FAIR CONDITION.





**SALE REPORT**

State ID # 76-13-286-R000002914  
 County DANE  
 Municipality VERONA  
 Local Parcel # 286/060822221582  
 Situs Address 400 S Nine Mound Rd  
 Situs Zip Code 53593  
 Appraiser GROSHBJ

IPAS Sale Key # 168304  
 SIC Code 2752  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 06/28/2019  
 Grantor NINE MOUND ROAD LLC

Grantee 400 NINE MOUND LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2752: Commercial Printing Lithographic-Mfg  
 Intended Use 2752: Commercial Printing Lithographic-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site

**SALE DATA**

Sale Price \$404,500  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$404,500  
 Land Value \$87,600  
 Improvement Value \$316,900  
 Time on Market 5 - 11 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1973  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 7,650  
 Additional Useable Area 0  
 Total Area 7,650  
 Basement Area  
 Office Area (SF) / (%) 1,800 24%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 7,200 94%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 12  
 Non-office ave clear height 10  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

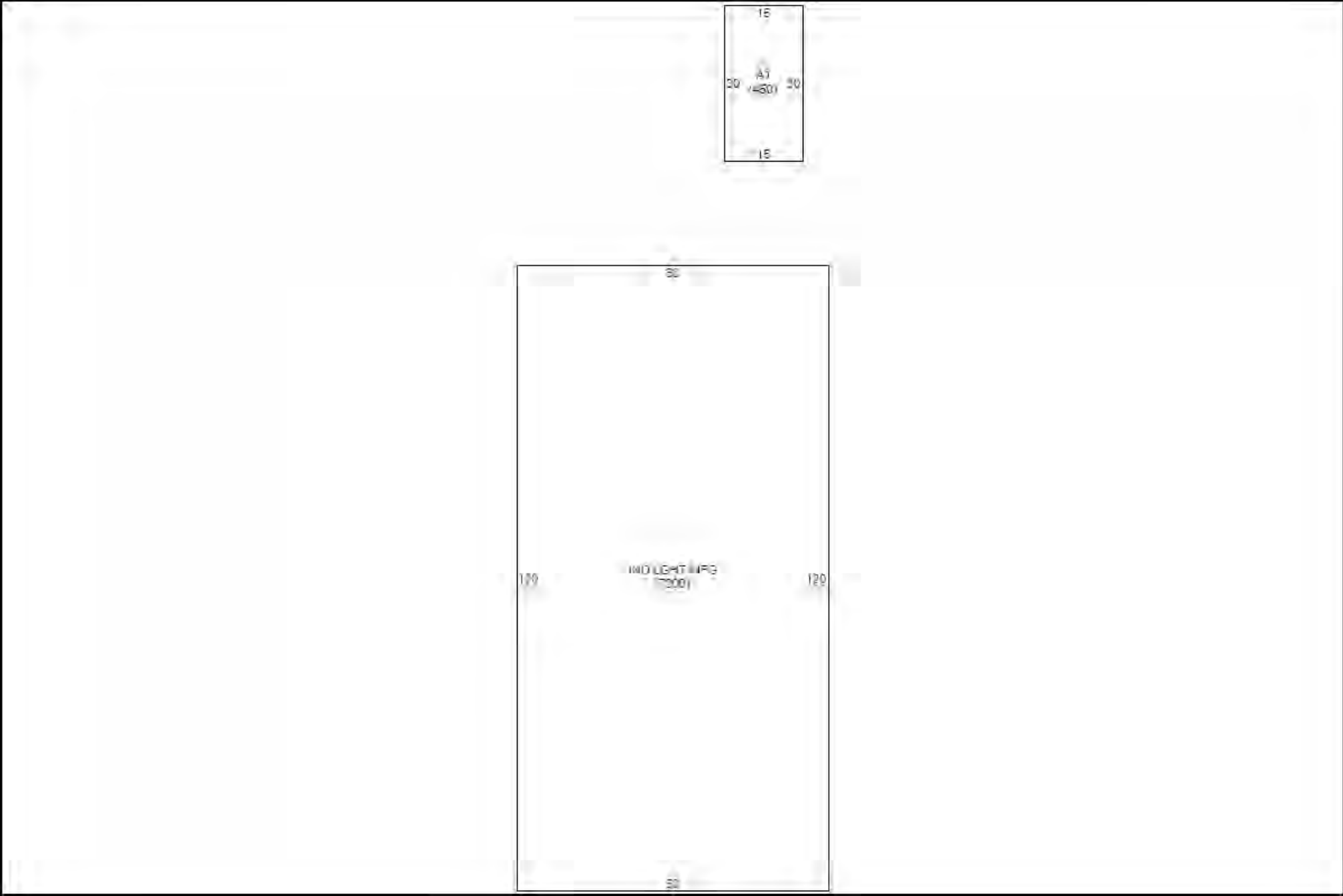
Adj Sale Price \$ / SF \$52.88  
 Adj Sale Price Imps \$ / SF \$41.42  
 Acres 1.006  
 Land Value \$ / Acre \$87,078  
 SCR 5.73  
 RCN + OBY / SF \$80.63  
 Physical Res. % 21%  
 Functional Res. % 100%  
 Functional OBS 1  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 96%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 1 to 3 miles  
 Market Variance 255%

COMMENTS

APPR: GRANTOR: LISTED WITH BROKER FOR 1 YEAR. STATED BROKER DIDN'T DO ANYTHING, THEREFORE NO COMMISSION PAID OUT.NO APPRAISAL DONE.GRANTEE: \$85,000 IMPROVEMENTS AFTER SALE. PARKING LOT TORE OUT AND REDONE. NEW SIDING.







**SALE REPORT**

State ID # 76-13-286-R000113284  
 County DANE  
 Municipality VERONA  
 Local Parcel # 286/060826166702  
 Situs Address 1131 Thousand Oaks Trl  
 Situs Zip Code 53593  
 Appraiser GROSHBJ

IPAS Sale Key # 178348  
 SIC Code 2834  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 03/16/2020  
 Grantor UNITED VACCINES INC

Grantee BIOMUNE COMPANY

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2834: Pharmaceutical Preparations-Mfg  
 Intended Use 2834: Pharmaceutical Preparations-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site

**SALE DATA**

Sale Price \$6,444,800  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$6,444,800  
 Land Value \$1,080,000  
 Improvement Value \$5,364,800  
 Time on Market 5 - 11 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 2016  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 58,252  
 Additional Useable Area 0  
 Total Area 58,252  
 Basement Area  
 Office Area (SF) / (%) 18,852 32%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 22  
 Non-office ave clear height 20  
 Frame Type 01: Reinforced Concrete  
 Exterior Wall Type 14: Concrete Tilt-up

**LAND AND IMPROVEMENT SALE ANALYSIS**

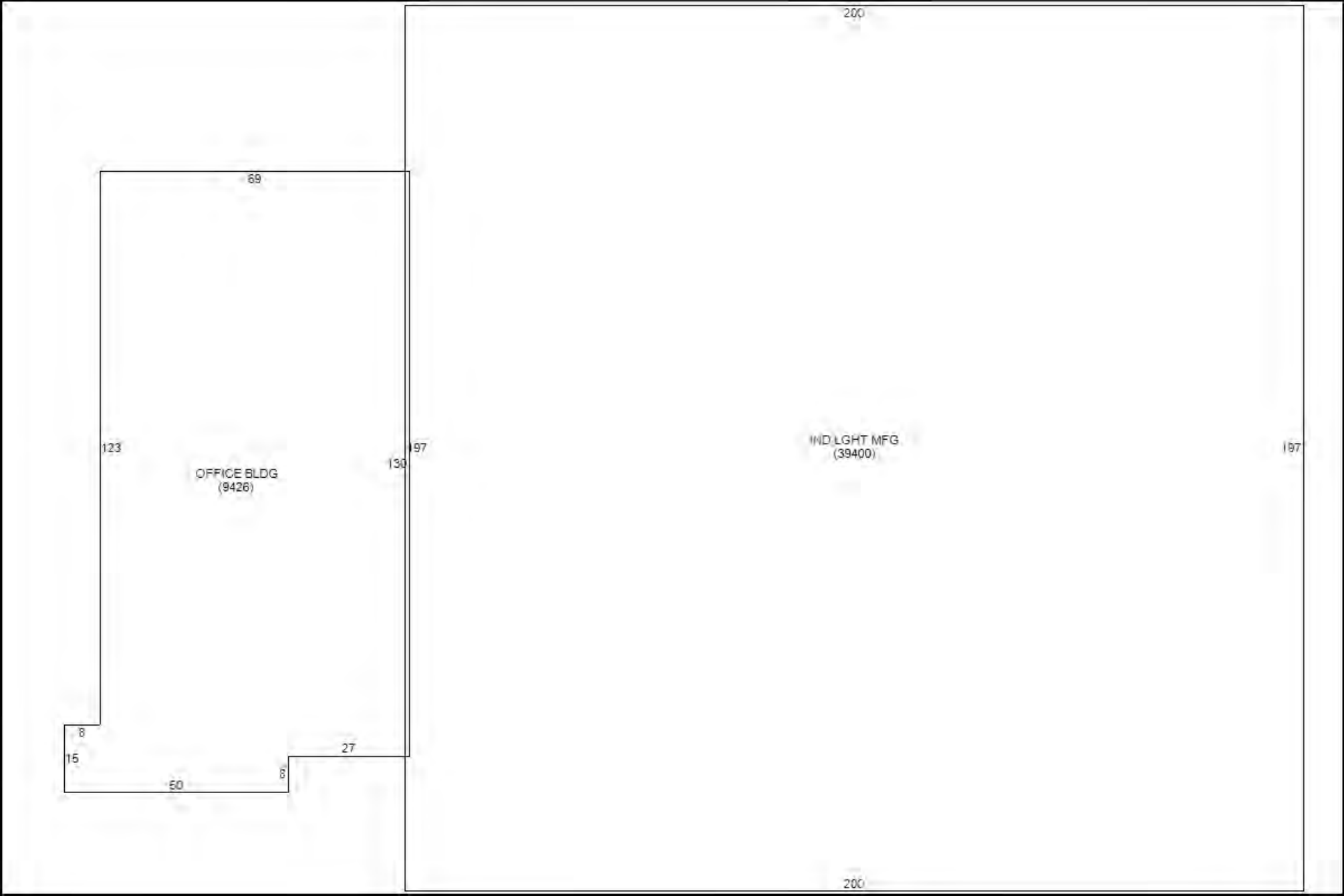
Adj Sale Price \$ / SF \$110.64  
 Adj Sale Price Imps \$ / SF \$92.10  
 Acres 5.996  
 Land Value \$ / Acre \$180,120  
 SCR 5.35  
 RCN + OBY / SF \$86.41  
 Physical Res. % 97%  
 Functional Res. % 100%  
 Functional OBS 1  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 96%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason

Major Thoroughfare 0 to 1 mile  
 Market Variance 114%

COMMENTS

GRTR: GRANTOR: NO RELATION TO GRANTEE OTHER THAN IN BIOCHEMICAL FIELD. BUILT BUILDING IN 2016 AND OUTGREW SPACE.GRANTEE: MANUFACTURING OPERATIONS SIMILAR TO GRANTOR.PHYSICAL: 96% PYSICAL RESIDUAL BEING IN EXCELLENT CONDITION ORGINALLY CONSTRUCTED IN 2016.FUNCTIONAL: MANY HEP FILTERS IN WALKABLE MECHANICAL MEZZANINE. 100% RESIDUAL.





**SALE REPORT**

State ID # 76-14-146-R000000207  
 County DODGE  
 Municipality LOMIRA  
 Local Parcel # 146-1317-2211-002  
 Situs Address 309 S Water St  
 Situs Zip Code 53048  
 Appraiser WALESSM

IPAS Sale Key # 178789  
 SIC Code 3559  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 06/23/2020  
 Grantor GREY GRANITE REALTY INVESTMENTS LLC

Grantee ROBERT SHAW REALTY LLC

Affinity None  
 Conveyance Type Other  
 Prior Use 3559: Special Industry Machinery Nec-Mfg  
 Intended Use 3559: Special Industry Machinery Nec-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site

**SALE DATA**

Sale Price \$750,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$750,000  
 Land Value \$154,200  
 Improvement Value \$595,800  
 Time on Market 5 - 11 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1965  
 Number of Building Sections 5  
 Predominant OCC Code 494  
 Primary Area 38,683  
 Additional Useable Area 0  
 Total Area 38,683  
 Basement Area  
 Office Area (SF) / (%) 3,249 8%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYS

Stories 1  
 Non-office ave wall height 15  
 Non-office ave clear height 14  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 03: Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$19.39  
 Adj Sale Price Imps \$ / SF \$15.40  
 Acres 11.000  
 Land Value \$ / Acre \$14,018  
 SCR 12.39  
 RCN + OBY / SF \$57.93  
 Physical Res. % 67%  
 Functional Res. % 90%  
 Functional OBS 1 Layout  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 90%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 49%

**COMMENTS**

GRTR: NO RESPONSE.

FUNC: ADD-ON CONSTRUCTION AND VARYING HEIGHTS OVER MULTIPLE SECTIONS.

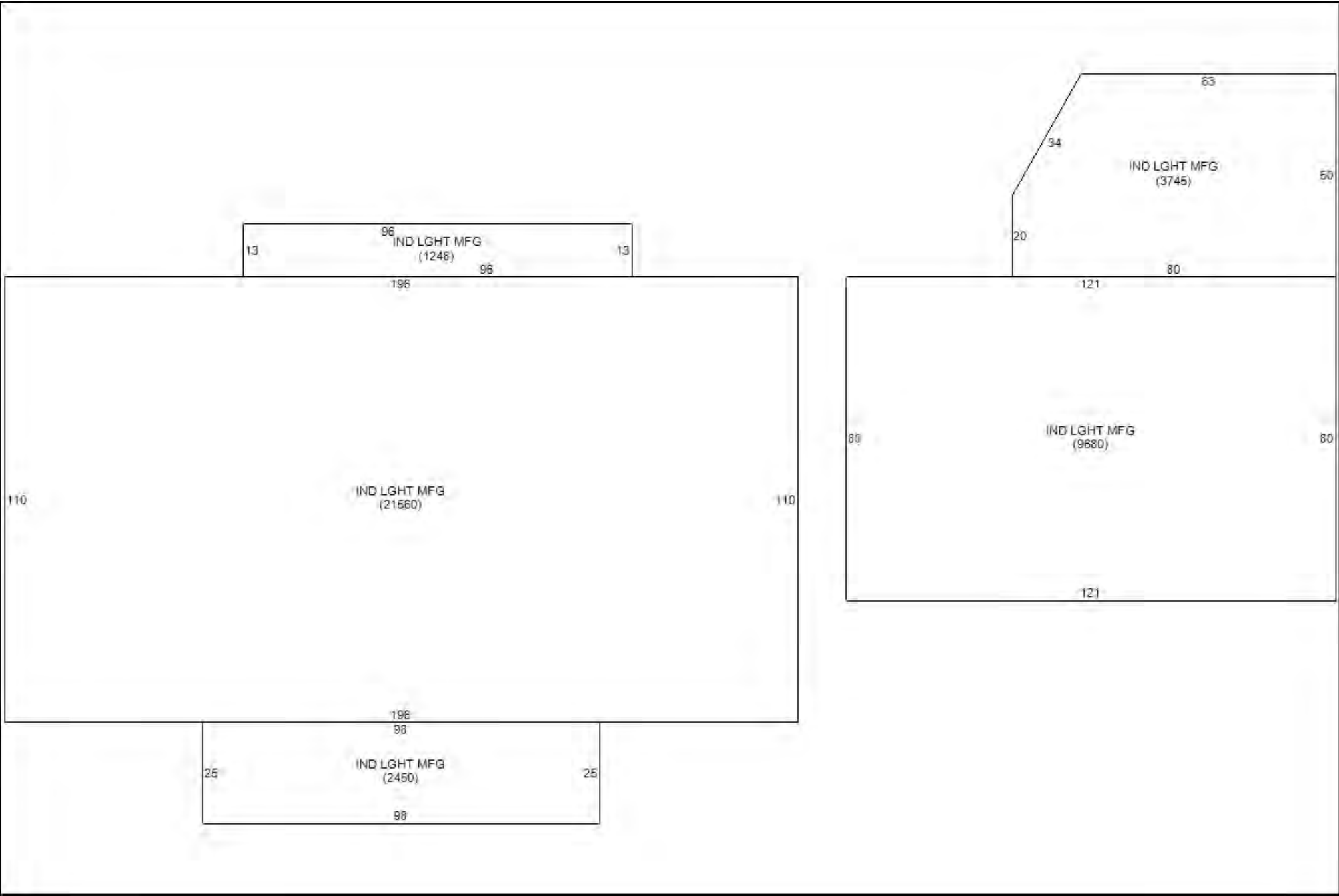
GRTE: UNABLE TO BE REACHED FOR COMMENT.

PHYS: BUILDING IN MODERATE CONDITION, WITH SOME SIGNS OF WEAR AND TEAR

OTHR: NO INTERIOR INSPECTION WAS DONE DUE TO COVID-19.







**SALE REPORT**

State ID # 76-14-206-R000025008  
 County DODGE  
 Municipality BEAVER DAM  
 Local Parcel # 206-1214-2844-001  
 Situs Address 140 Dodge Dr  
 Situs Zip Code 53916  
 Appraiser FRANKBD

IPAS Sale Key # 187249  
 SIC Code 3499  
 Interior Inspection Date 09/10/2021  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 04/27/2021  
 Grantor DODGE DR CO  
  
 Grantee RCJJ PROPERTIES  
  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3499: Fabricated Metal Products Nec-Mfg  
 Intended Use 2821: Plastics Materials & Resins-Mfg  
 No Months Vacant 1 - 3 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$440,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$440,000  
 Land Value \$54,000  
 Improvement Value \$386,000  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1977  
 Number of Building Sections 1  
 Predominant OCC Code 494  
 Primary Area 21,750  
 Additional Useable Area 0  
 Total Area 21,750  
 Basement Area  
 Office Area (SF) / (%) 0 0%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs  
  
 Stories 1  
 Non-office ave wall height 24  
 Non-office ave clear height 24  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 08: Metal Sandwich

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$20.23  
 Adj Sale Price Imps \$ / SF \$17.75  
 Acres 1.600  
 Land Value \$ / Acre \$33,750  
 SCR 3.2  
 RCN + OBY / SF \$41.81  
 Physical Res. % 32%  
 Functional Res. % 95%  
 Functional OBS 1 Office/Plant Ratio  
 Functional OBS 2 Building Mechanics  
 Functional OBS 3  
 Community rating % 95%  
 NBHD Rating / Other % 90%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 163%

**COMMENTS**

GRTE: GRANTEE IS AN EXISTING MANUFACTURER LOOKING TO LEASE MORE SPACE OR PURCHASE. MOVED FROM A ANOTHER PART OF THE COUNTY WHERE THEY WERE LEASING. THEY ARE A PLASTIC INJECTION COMPANY WHICH MAKES GUN STOCKS AND OTHER SPORT RELATED PRODUCTS. THE GRANTEE WAS TIRED OF MOVING EVERY FEW OF YEARS SO WHEN HE STARTED THE NEGOTIATION FOR THE LEASE AND AMOUNT OF LEASEHOLD IMPROVEMENTS THAT NEEDED TO BE DONE DECIDED A PURCHASE WOULD BE MORE BENEFICIAL. IN THE NEGATIONS HE WAS OFFERED PAR ID 25008 AND PURCHASED WITH A LAND CONTRACT BECAUSE IT WOULD NOT TIE UP FUNDS FOR THE NEEDED IMPROVEMENTS ETC. NOTE THAT THEY ARE TWO SEPARATE SALES ETC. THE FORKLIFT CORRIDOR BETWEEN THE BUILDINGS ALLOWED HIM TO FREE UP SPACE BY USING THE OTHER BUILDINGS LOADING DOCKS ETC.

FUNC: THE BUILDING LACKS ANY OFFICE OR COMMON AREA. LIGHTING WAS POOR. THE BUILDING IS NOT INSULATED. LOADING DOCKS ARE DIFFICULT TO LOAD AND UNLOAD ENTRANCE WISE.

BRKR: THERE WAS NO BROKER INVOLVED.

ECON: THE ECONOMICS IN THE AREA ARE CONSIDERED TO BE GOOD WITH HIGH DEMAND FOR THE WAREHOUSE SPACE OR EXISTING MANUFACTURING ZONED SPACE.

GRTR: GRANTOR WAS LOOKING TO LEASE THE BUILDING AND WAS CONTACTED BY THE GRANTEE. THEY NEGOTIATED A SALE PRICE.

PHYS: THE BUILDING WAS NOT OCCUPIED DURING THE PREVIOUS FIELD AUDIT AND WAS DARK. LIMITED LIGHTS AND HEAT ETC. THE ROOF IS ORIGINAL AND IS NEED OF REPAIRS WITHIN THE NEXT FEW YEARS. NO LEAKS HAVE BEEN FOUND BY THE BUYER ETC. THE FLOORS ARE IN GOOD SHAPE WITH TYPICAL WEAR AND TEAR AND NO LARGE CRACKS OR OTHER STRESS RELATED FACTORS NOTED. THE DOCK DOORS NEED REPLACING AND THE SEALS ARE POOR. THE BAY SPACING IS TYPICAL FOR THE AGE AND TYPE OF BUILDING. THE BUILDING WAS A FORMER WAREHOUSE FOR A CANNING FACTORY OR DRY GOODS. THE BUILDING HAS NO MAIN ENTRANCE DOOR AND PARKING IS GRAVEL WITH UNDEFINED PARKING AREAS ETC. LIMITED OUTSIDE LIGHTING. NO CENTRAL HEAT ETC. NO ROOF OR WALL INSULATION WAS NOTED. THE EXTERIOR PAINT IS FADED AND FLAKING ETC.



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**SALE REPORT**

State ID # 76-14-206-R000000233  
 County DODGE  
 Municipality BEAVER DAM  
 Local Parcel # 206-1214-2843-008  
 Situs Address 1101 De Clark St  
 Situs Zip Code 53916  
 Appraiser FRANKBD

IPAS Sale Key # 192094  
 SIC Code 2679  
 Interior Inspection Date 11/24/2021  
 Revision Date  
 Sale Validity Valid - Additional Parcels included  
 Sale Index # 1  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 11/12/2021  
 Grantor K & S REALTY INC  
  
 Grantee 1101 DECLARK LLC  
  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2679: Converted Paper Products Nec-Mfg  
 Intended Use 2679: Converted Paper Products Nec-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$1,100,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$1,100,000  
 Land Value \$94,100  
 Improvement Value \$1,005,900  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1975  
 Number of Building Sections 4  
 Predominant OCC Code 494  
 Primary Area 45,350  
 Additional Useable Area 0  
 Total Area 45,350  
 Basement Area  
 Office Area (SF) / (%) 2,100 5%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs  
  
 Stories 1  
 Non-office ave wall height 20  
 Non-office ave clear height 20  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 08: Metal Sandwich

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$24.26  
 Adj Sale Price Imps \$ / SF \$22.18  
 Acres 2.817  
 Land Value \$ / Acre \$33,404  
 SCR 2.71  
 RCN + OBY / SF \$55.34  
 Physical Res. % 46%  
 Functional Res. % 90%  
 Functional OBS 1 Layout  
 Functional OBS 2 Site Coverage  
 Functional OBS 3  
 Community rating % 95%  
 NBHD Rating / Other % 90%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 113%

**COMMENTS**

ENVR: ENVIRONMENTAL NONE FOUND AT THE TIME OF THE SALE.

GRTE: GRANTEE; THE GRANTEE PURCHASED THE BUSINESS JANUARY 1 2021. BUSINESS SALE ONLY. THE BUILDING WAS IN THE PROCESS OF BEING SOLD AND HAD AN ACCEPTED OFFER. THE GRANTEE WAS INTERESTED IN THE BUILDING PRIOR. THE GRANTOR HAD AN APPRAISAL COMPLETED AND WAS HIGHER THAN THE AGREED PURCHASE PRICE. GRANTEE APPRAISAL WAS LOWER THAN THE ACCEPTED PRICE. THEY NEGOTIATED THE FINAL PRICE.

FUNC: FUNCTIONAL THE PROPERTY DOES HAVE MANY SECTIONS WITH STRUCTURAL WALLS SEPARATING THEM. DOORWAYS ARE NARROW AND LOW CLEARANCE HEIGHT, FLOOR HEIGHT IS SIMILAR WITH NO NOTED HEIGHT CHANGES.

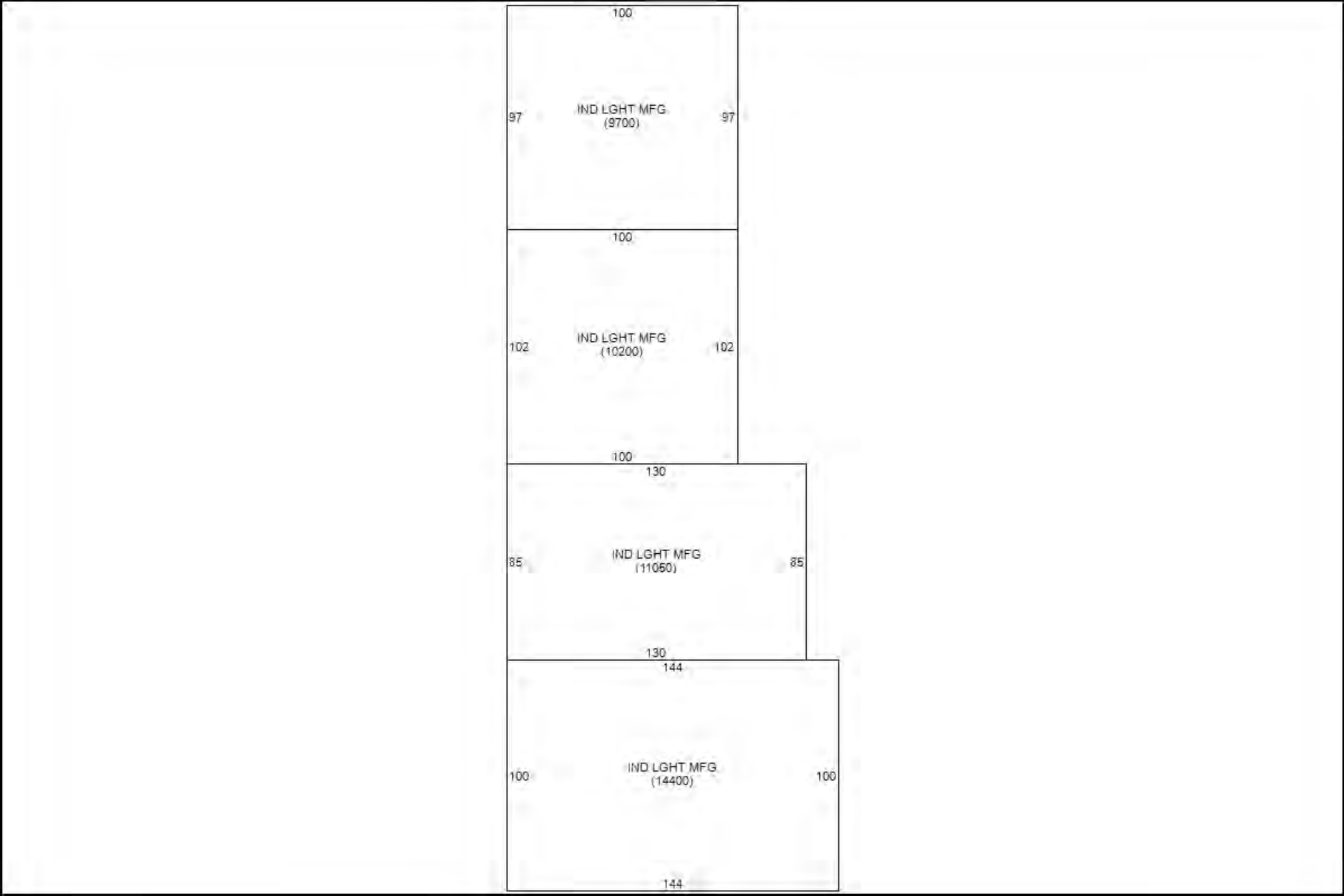
GRTR: GRANTOR : NO CONTACT WAS MADE.

OTHR: OTHER: THE BUILDING HAS ACCESS TO THE MAIN THROUGHWAY. THE ACCESS IS NOT DIRECT FROM THE STREET WITH GRAVEL JOINT DRIVEWAY. THE RAIL IS THERE ON THE PROPERTY BUT HAS NOT BEEN USED AND NEEDS MAINTENANCE.

PHYS: PHYSICAL: THE BUILDING IS TYPICAL FOR ITS AGE. THE GRANTEE FIGURED THAT THE ROOF NEEDS AT LEAST \$ 50,000 FOR RESEALED ETC. THE FLOORS ARE CRACKED BUT TYPICAL FOR ITS USE AND AGE. THE ORIGINAL USE FOR THE BUILDING WAS A WAREHOUSE FOR A CANNERY FACTORY. THE BUILDING DOES HAVE RAIL ACCESS AND THE DOORWAYS ARE STILL USEABLE IF NEEDED. THE OFFICE AREA IS UPDATED WITH FORCED AIR AND AIR CONDITIONING. THE LIGHTING WAS JUST COMPLETED TO LED. THE HEAT IS LIMITED IN THE PLANT AND NO AIR-CONDITIONING. TYPICAL BATHROOM FOR THE AGE OF THE FACILITY. BUILDING WOULD NOT BE ECONOMICAL TO ADD SQFT BUT IS BE CONSIDERED BY THE GRANTEE.







**SALE REPORT**

State ID # 76-14-230-R000032407  
 County DODGE  
 Municipality HARTFORD  
 Local Parcel # 230-1017-1312-002  
 Situs Address 2261 Innovation Way  
 Situs Zip Code 53027  
 Appraiser PUDELMS

IPAS Sale Key # 149166  
 SIC Code 3080  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 09/01/2017  
 Grantor MATT A GARNI INC

Grantee POLYFIRST PACKAGING INC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3080: Miscellaneous Plastics Products Nec-Mfg  
 Intended Use 3080: Miscellaneous Plastics Products Nec-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site

**SALE DATA**

Sale Price \$4,000,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$4,000,000  
 Land Value \$211,200  
 Improvement Value \$3,788,800  
 Time on Market 5 - 11 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 2006  
 Number of Building Sections 3  
 Predominant OCC Code 494  
 Primary Area 68,948  
 Additional Useable Area 0  
 Total Area 68,948  
 Basement Area  
 Office Area (SF) / (%) 3,712 5%  
 Sprinkler (SF) / (%) 48,084 70%  
 Air Conditioning (SF) / (%) 48,084 70%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 28  
 Non-office ave clear height 24  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 03: Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$58.01  
 Adj Sale Price Imps \$ / SF \$54.95  
 Acres 8.220  
 Land Value \$ / Acre \$25,693  
 SCR 5.19  
 RCN + OBY / SF \$88.99  
 Physical Res. % 81%  
 Functional Res. % 98%  
 Functional OBS 1  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 95%  
 NBHD Rating / Other % 90%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 91%

## COMMENTS

GRTE: CONTACTED THE BUYER AFTER THEY WERE A NON FILER ON AUG 1 2019. I JUST STOPPED IN. THEY WERE OPERATING. THE SALE WAS A BUSINESS SALE HOWEVER TOM HOSTAD CLAIMED THAT THE BUILDING AND PP WERE SEPARATED. THE BUILDING HAS ADDITION



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**SALE REPORT**

State ID # 76-14-291-R000031591  
 County DODGE  
 Municipality WATERTOWN  
 Local Parcel # 291-0915-3244-041  
 Situs Address 416 Union St  
 Situs Zip Code 53098  
 Appraiser PUDELMS

IPAS Sale Key # 148843  
 SIC Code 3612  
 Interior Inspection Date 12/05/2017  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 11/10/2017  
 Grantor WATERTOWN TRANSFORMER  
 Grantee BRIDGEWATER VENTURES LLC  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3612: Transformers Except Electronic-Mfg  
 Intended Use 7538: General Automotive Repair Shops-Svcs  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$155,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$155,000  
 Land Value \$42,800  
 Improvement Value \$112,200  
 Time on Market 12 - 24 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1954  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 3,704  
 Additional Useable Area 0  
 Total Area 3,704  
 Basement Area  
 Office Area (SF) / (%) 504 14%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs  
 Stories 1  
 Non-office ave wall height 14  
 Non-office ave clear height 13  
 Frame Type 02: Masonry Load Bearing  
 Exterior Wall Type 03: Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

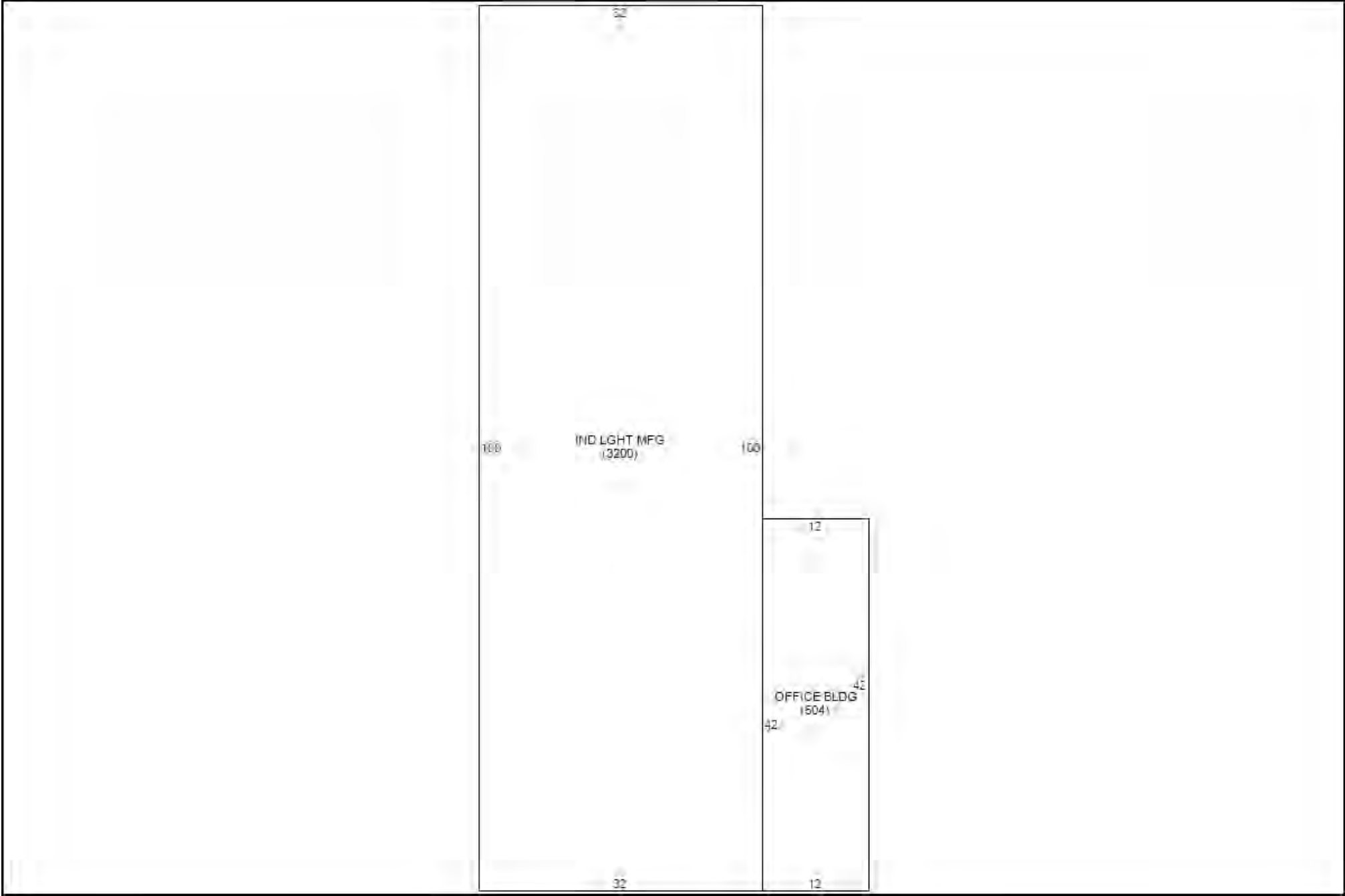
Adj Sale Price \$ / SF \$41.85  
 Adj Sale Price Imps \$ / SF \$30.29  
 Acres 0.428  
 Land Value \$ / Acre \$100,000  
 SCR 5.03  
 RCN + OBY / SF \$79.09  
 Physical Res. % 58%  
 Functional Res. % 95%  
 Functional OBS 1 Layout  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 96%  
 NBHD Rating / Other % 80%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 91%

COMMENTS

GRTE: BUYER FOUND LOCATION ON BROKER'S WEBSITE. ORIGINALLY LOOKED AT WHEN PRICE WAS \$159,000. NO PP WAS INCLUDED. BUYER WAS LOOKING FOR 1.5 YEARS FOR A LOCATION INCITY TO EXPAND. BUYER STATES THE BUILDING WAS IN BETTER SHAPE THAN EXPECTED. GOOD SALE LOOKING FOR A WHILE. LITTLE CHANGE NEEDED FOR AUTO REPAIR.







**SALE REPORT**

State ID # 81-15-002-R000130939  
 County DOOR  
 Municipality BAILEYS HARBOR  
 Local Parcel # 002-01-26302722A1  
 Situs Address 7886 Cty Hwy A  
 Situs Zip Code 54202  
 Appraiser CORNECB

IPAS Sale Key # 169605  
 SIC Code 7538  
 Interior Inspection Date 11/12/2019  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 08/27/2019  
 Grantor JENNIFER AND ROBERT ZETTEL

Grantee WILLIAM AND DENISE HANUSA

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 7538: General Automotive Repair Shops-Svcs  
 Intended Use 7538: General Automotive Repair Shops-Svcs  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$120,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$120,000  
 Land Value \$38,100  
 Improvement Value \$81,900  
 Time on Market 12 - 24 months  
 Recent Asking Price \$120,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1983  
 Number of Building Sections 2  
 Predominant OCC Code 470  
 Primary Area 6,960  
 Additional Useable Area 0  
 Total Area 6,960  
 Basement Area  
 Office Area (SF) / (%) 0 0%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 12  
 Non-office ave clear height 12  
 Frame Type 05: Wood Joist Typical Wood  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$17.24  
 Adj Sale Price Imps \$ / SF \$11.77  
 Acres 1.870  
 Land Value \$ / Acre \$20,374  
 SCR 11.7  
 RCN + OBY / SF \$23.10  
 Physical Res. % 48%  
 Functional Res. % 90%  
 Functional OBS 1 Office/Plant Ratio  
 Functional OBS 2 Ceiling Height  
 Functional OBS 3  
 Community rating % 80%  
 NBHD Rating / Other % 90%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 3 to 5 miles  
 Market Variance 164%

**COMMENTS**

GRTE: GRANTOR RAN A SMALL ENGINE REPAIR BUSINESS AT THIS LOCATION. DECIDED TO SELL THE BUILDING AND A FOR SALE SIGN WAS POSTED FOR 2 YEARS.

GRTE: THE GRANTEE IS THE NEIGHBORING PROPERTY OWNER AND DECIDED TO PURCHASE SINCE IT IS CLOSE TO HIS EXISTING BUSINESS. THE GRANTOR WILL CONTINUE TO LEASE THE BUILDING FOR THE MEAN TIME.

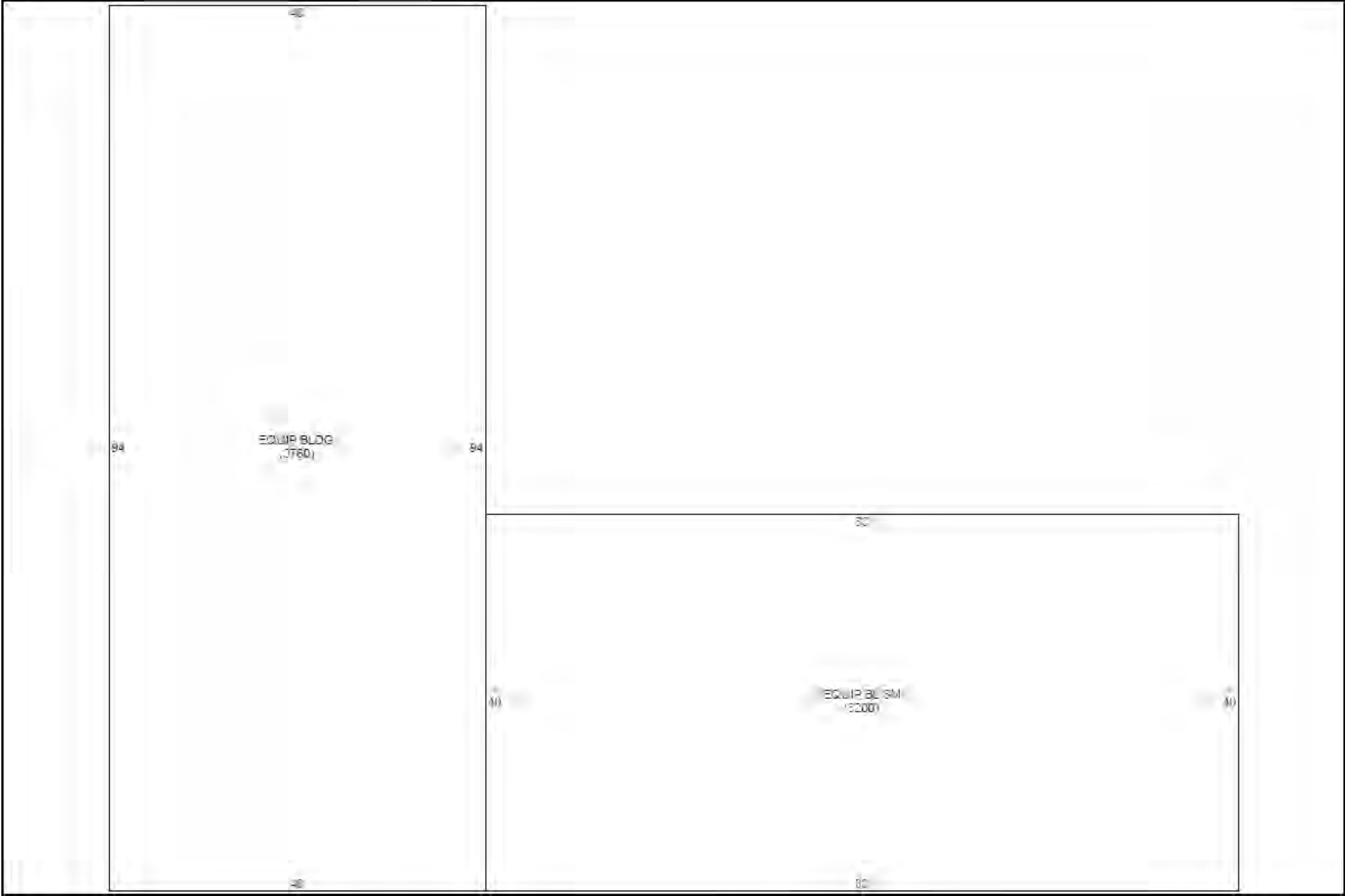
PHYS: ONE SECTION IS HEATED, NO OFFICE SPACE AND HAS A CEMENT FLOOR. THE SECOND SECTION IS UNHEATED STORAGE WITH DIRT FLOOR. THE SUBJECT IS IN FAIR CONDITION OVERALL. BOTH SECTIONS ARE CONSTRUCTED WITH WOOD FRAMING AND METAL EXTERIOR.

FUNC: FUNCTIONAL OBSOLESCE HAS NO OFFICE SPACE AND LOWER CEILING HEIGHT.

ECON: THE SUBJECT IS LOCATED HALF WAY BETWEEN BAILEYS HARBOR AND EGG HARBOR. APPROXIMATELY 5 MILES FROM HWY 57 AND 42 IN A RURAL AREA WITH LIMITED TRAFFIC.

OTHR: LAND VALUE IS INLINE WITH OTHER LOCALLY ASSESSED PROPERTIES NEAR BY.





**SALE REPORT**

State ID # 81-15-020-R000126863  
 County DOOR  
 Municipality NASEWAUPEE  
 Local Parcel # 020-01-12272542C  
 Situs Address 6521 Sawyer Dr  
 Situs Zip Code 54235  
 Appraiser BARRERM

IPAS Sale Key # 166231  
 SIC Code 4225  
 Interior Inspection Date 06/11/2019  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 04/01/2019  
 Grantor WISCONSIN BELL INC

Grantee THREE RING CIRCUS LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 4225: General Warehousing & Storage-Trans  
 Intended Use 4225: General Warehousing & Storage-Trans  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$215,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$215,000  
 Land Value \$36,000  
 Improvement Value \$179,000  
 Time on Market 5 - 11 months  
 Recent Asking Price \$275,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1980  
 Number of Building Sections 1  
 Predominant OCC Code 406  
 Primary Area 9,790  
 Additional Useable Area 0  
 Total Area 9,790  
 Basement Area  
 Office Area (SF) / (%) 0 0%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 14  
 Non-office ave clear height 14  
 Frame Type 02: Masonry Load Bearing  
 Exterior Wall Type 03: Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$21.96  
 Adj Sale Price Imps \$ / SF \$18.28  
 Acres 2.000  
 Land Value \$ / Acre \$18,000  
 SCR 8.9  
 RCN + OBY / SF \$62.93  
 Physical Res. % 55%  
 Functional Res. % 90%  
 Functional OBS 1 Office/Plant Ratio  
 Functional OBS 2 Ceiling Height  
 Functional OBS 3  
 Community rating % 85%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason

Major Thoroughfare 0 to 1 mile  
 Market Variance 69%

**COMMENTS**

GRTR: NO RESPONSE. GRANTOR WAS TELCO COMPANY THAT NO LONGER NEEDED BUILDING.

GRTE: GRANTEE WAS INTERESTED IN AN INVESTMENT PROPERTY TO LEASE OUT AND HAD CONSIDERED THREE OTHER LOCATIONS BEFORE SELECTING SUBJECT. SAW THIS PROPERTY ONLINE AND NEGOTIATED TO PURCHASE PRICE. LIKED THE FACT THAT SUBJECT WAS WELL BUILT AND IN A GOOD LOCATION.

PHYS: ONE STORY CONCRETE BLOCK BUILDING WITH NO FINISHED OFFICE AREA, ALTHOUGH THERE ARE WALL PARTITIONS TO ENABLE FUTURE REMODELING FOR OFFICE USE. GRANTEE DID CLEANING, PAINTING, AND GENERAL REPAIR AFTER PURCHASE, INCLUDING REPLACING ONE OVERHEAD GARAGE DOOR.

FUNC: FUNCTIONAL OBSOLESCENCE OBSERVED FOR NO FINISHED OFFICE AREA AND FOR CEILING HEIGHT.

ECON: SUBJECT IS LOCATED DIRECTLY ON THE BORDER OF THE CITY OF STURGEON BAY, ABOUT A HALF-MILE FROM HIGHWAY 42, WHICH IS A COMMERCIAL AREA.

OTHR: LAND VALUE FALLS IN LINE WITH NEARBY COMMERCIALY ASSESSED PROPERTIES.

OTHR: NO DISCERNABLE REASON FOR MARKET VARIANCE, AS PROPERTY WAS ON THE MARKET FOR NINE MONTHS.





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**SALE REPORT**

State ID # 81-15-020-R000131051  
 County DOOR  
 Municipality NASEWAUPEE  
 Local Parcel # 020-02-27282522F  
 Situs Address 4240 Cty Hwy M  
 Situs Zip Code 54235  
 Appraiser CORNECB

IPAS Sale Key # 169672  
 SIC Code 4225  
 Interior Inspection Date 11/12/2019  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 10/10/2019  
 Grantor TGKF TRANSITION TRUST DECEMBER 21 2011  
 Grantee DABBLE AND DASH LLC  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 4225: General Warehousing & Storage-Trans  
 Intended Use 4225: General Warehousing & Storage-Trans  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$105,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$105,000  
 Land Value \$12,100  
 Improvement Value \$92,900  
 Time on Market 0 - 4 months  
 Recent Asking Price \$105,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1995  
 Number of Building Sections 1  
 Predominant OCC Code 470  
 Primary Area 2,520  
 Additional Useable Area 0  
 Total Area 2,520  
 Basement Area  
 Office Area (SF) / (%) 0 0%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs  
 Stories 1  
 Non-office ave wall height 12  
 Non-office ave clear height 12  
 Frame Type 05: Wood Joist Typical Wood  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$41.67  
 Adj Sale Price Imps \$ / SF \$36.87  
 Acres 1.260  
 Land Value \$ / Acre \$9,603  
 SCR 21.78  
 RCN + OBY / SF \$25.55  
 Physical Res. % 71%  
 Functional Res. % 95%  
 Functional OBS 1 Office/Plant Ratio  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 85%  
 NBHD Rating / Other % 90%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 3 to 5 miles  
 Market Variance 280%

**COMMENTS**

GRTR: GRANTOR - NO RESPONSE

GRTE: GRANTEE - USING FOR STORAGE OF PERSONAL ITEMS

PHYS: SUBJECT IS AN UNHEATED STORAGE BUILDING WITH NO FINISHED OFFICE AREA, OR PLUMBING AND IS IN MODERATE CONDITION. THE BUILDING IS WOOD FRAMED CONSTRUCTION WITH METAL EXTERIOR AND HAS 2 OVERHEAD DOORS AND 2 ENTRANCE DOORS.

FUNC: FUNCTIONAL OBSOLESCENCE OBSERVED IS NO OFFICE AREA.

ECON: THE SUBJECT IS LOCATED IN THE TOWN OF NASEWAUPEE WHICH IS LOCATED APPROXIMATELY 5 MILES FROM THE NEAREST HIGHWAY AND 7 MILES FROM STURGEON BAY. THE SUBJECT IS LOCATED IN A RURAL AREA NEAR THE LAKE.

OTHR: LAND VALUE FALL IN LINE WITH OTHER LOCALLY ASSESSED PARCELS.



[illegible]

**SALE REPORT**

State ID # 81-15-020-R000140218  
 County DOOR  
 Municipality NASEWAUPEE  
 Local Parcel # 0200114272512K  
 Situs Address 6721 State Hwy 42/57  
 Situs Zip Code 54235  
 Appraiser CORNECB

IPAS Sale Key # 180102  
 SIC Code 0000  
 Interior Inspection Date 09/18/2020  
 Revision Date 07/14/2020  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 04/24/2020  
 Grantor ROSY'S TIRE AND AUTOMOTIVE SERVICE LLC

Grantee DELSART EXCAVATING LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 0000: Commercial Parcel  
 Intended Use 0000: Commercial Parcel  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$185,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$185,000  
 Land Value \$42,400  
 Improvement Value \$142,600  
 Time on Market 5 - 11 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1995  
 Number of Building Sections 1  
 Predominant OCC Code 528  
 Primary Area 2,800  
 Additional Useable Area 0  
 Total Area 2,800  
 Basement Area  
 Office Area (SF) / (%) 144 5%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYS

Stories 1  
 Non-office ave wall height 14  
 Non-office ave clear height 14  
 Frame Type 05: Wood Joist Typical Wood  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$66.07  
 Adj Sale Price Imps \$ / SF \$50.93  
 Acres 0.880  
 Land Value \$ / Acre \$48,182  
 SCR 13.6  
 RCN + OBY / SF \$46.13  
 Physical Res. % 54%  
 Functional Res. % 100%  
 Functional OBS 1  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 85%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason

Major Thoroughfare 0 to 1 mile  
 Market Variance 241%

**COMMENTS**

GRTR: GRANTOR: IS A LOCALLY OWNED SMALL BUSINESS AND THE HUSBAND PASSED AWAY. SOLD FOR RETIREMENT AS THE WIFE OWNS A RESTRAINT THAT SHE IS STILL RUNNING

GRTE: GRANTEE: IS AN EXCAVATING COMPANY USING THE BUILDING FOR STORAGE

PHYS: BUILDING WAS NEWLY REMODELED AND UPDATED WITH DRYWALL, PLUMBING AND INSULATION

FUNC: FUNCTIONAL: THIS IS AN OPEN BUILDING AND SHOULD HOLD WELL FOR STORAGE AND CURRENTLY USED FOR STORING LARGE TRUCKS FOR EXCAVATING

ECON: ECONOMIC: BUILDING IS LOCATED RIGHT OFF HWY 57

OTHR: LAND: LAND VALUE WAS INLINE WITH LOCAL LAND ASSESSMENT AND LOCATED IN IN THE ENTRANCE OF AN INDUSTRIAL PARK







**SALE REPORT**

State ID # 81-15-281-R000010215  
 County DOOR  
 Municipality STURGEON BAY  
 Local Parcel # 281-10-85340105C  
 Situs Address 235 N 3rd Ave  
 Situs Zip Code 54235  
 Appraiser BARRERM

IPAS Sale Key # 161336  
 SIC Code 2711  
 Interior Inspection Date 06/11/2019  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 12/31/2018  
 Grantor GANNETT SATELLITE INFORMATION NETWORK LLC

Grantee SHIRLEY WEESE YOUNG REVOCABLE TRUST

Affinity None  
 Conveyance Type Other  
 Prior Use 2711: Newspapers-Mfg  
 Intended Use 0000: Commercial Parcel  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$383,800  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$383,800  
 Land Value \$78,000  
 Improvement Value \$305,800  
 Time on Market 0 - 4 months  
 Recent Asking Price \$383,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1928  
 Number of Building Sections 4  
 Predominant OCC Code 353  
 Primary Area 9,300  
 Additional Useable Area 0  
 Total Area 9,300  
 Basement Area  
 Office Area (SF) / (%) 5,240 56%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 7,200 77%  
 Notable Features/OBYS

Stories 1  
 Non-office ave wall height 13  
 Non-office ave clear height 11  
 Frame Type 05: Wood Joist Typical Wood  
 Exterior Wall Type 01: Brick Veneer

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$41.27  
 Adj Sale Price Imps \$ / SF \$32.88  
 Acres 0.210  
 Land Value \$ / Acre \$371,429  
 SCR 1.39  
 RCN + OBY / SF \$96.96  
 Physical Res. % 48%  
 Functional Res. % 80%  
 Functional OBS 1 Multi Story  
 Functional OBS 2 Layout  
 Functional OBS 3 Site Coverage  
 Community rating % 90%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason

Major Thoroughfare 0 to 1 mile  
 Market Variance 98%

**COMMENTS**

GRTR: NO RESPONSE. GRANTOR WAS A NEWSPAPER PUBLISHER (AND SUBJECT WAS FORMERLY ASSESSED AS MANUFACTURING).

GRTE: WANTED TO BRING A COMMUNITY GALLERY AND MORE RESIDENTIAL APARTMENTS TO DOWNTOWN STURGEON BAY. FELT THAT SUBJECT WAS A GOOD OPTION AND APPROACHED GRANTOR ABOUT PURCHASING, EVEN THOUGH IT WASN'T ON THE MARKET. NEGOTIATED TO THE PURCHASE PRICE, WHICH AREA REALTORS INFORMED GRANTEE WAS CONSISTENT WITH GOING PRICES IN AREA.

PHYS: PART TWO STORY EARLY 1900S DOWNTOWN BUILDING WITH OUTDATED OFFICE AREA ON SECOND FLOOR AND PART OF FIRST. GRANTEE TORE DOWN MANY WALL PARTITIONS AND REMOVED SECOND FLOOR OFFICES TO CONVERT TO FUTURE RESIDENTIAL APARTMENTS. ALSO IN PROCESS OF REPLACING FRONT WINDOWS AND ADDING SOLAR PANELS.

FUNC: FUNCTIONAL OBSOLESCENCE OBSERVED FOR MULTI-STORY, LAYOUT, AND HIGH OFFICE RATIO...ALTHOUGH BEING A DOWNTOWN BUILDING, IT WON'T BE AS MUCH OF A DETRIMENT FOR COMMERCIAL USER.

ECON: SUBJECT IS LOCATED IN THE DOWNTOWN AREA OF THE CITY OF STURGEON BAY, ABOUT 2 MILES FROM HIGHWAY 42.

OTHR: LAND VALUE IS FROM NEW UPDATED LOCAL LAND ASSESSMENT FOR PARCEL.



15	60	15
RETAIL STORE (900)		
20	60	20
RETAIL STORE (1200)		
30	60	30
RETAIL STORE (1800)		
45	60	45
RETAIL STORE (2700)		
	60	

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**SALE REPORT**

State ID # 81-15-281-R000131060  
 County DOOR  
 Municipality STURGEON BAY  
 Local Parcel # 281-72-182726015  
 Situs Address 231 Keel Ct  
 Situs Zip Code 54235  
 Appraiser CORNECB

IPAS Sale Key # 169675  
 SIC Code 1731  
 Interior Inspection Date 11/12/2019  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 08/30/2019  
 Grantor KEEL COURT INVESTMENTS LLC

Grantee MOVADO INVESTMENTS LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 1731: Electrical Work-Const  
 Intended Use 1731: Electrical Work-Const  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$525,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$525,000  
 Land Value \$18,000  
 Improvement Value \$507,000  
 Time on Market 0 - 4 months  
 Recent Asking Price \$525,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 2016  
 Number of Building Sections 1  
 Predominant OCC Code 494  
 Primary Area 8,750  
 Additional Useable Area 0  
 Total Area 8,750  
 Basement Area  
 Office Area (SF) / (%) 1,292 15%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 1,292 15%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 14  
 Non-office ave clear height 14  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$60.00  
 Adj Sale Price Imps \$ / SF \$57.94  
 Acres 0.760  
 Land Value \$ / Acre \$23,684  
 SCR 3.78  
 RCN + OBY / SF \$58.70  
 Physical Res. % 95%  
 Functional Res. % 100%  
 Functional OBS 1  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 90%  
 NBHD Rating / Other % 90%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 128%

## COMMENTS

GRTR: GRANTOR - NO LONGER NEEDED THE BUILDING AFTER SELLING ELECTRICAL CONTRACTING BUSINESS.

GRTE: GRANTEE - PURCHASED THIS BUILDING AS THEIR GREEN BAY LOCATION IS EXPANDING AND LOOKING TO HOUSE INVENTORY FOR STURGEON BAY MARKET. ALSO, A TENANT IS OCCUPYING THE OFFICE SPACE.

PHYS: RECENTLY CONSTRUCTED BUILDING IN 2016, THUS IN EXCELLENT CONDITION. PE STEEL BUILDING HAS NICE OFFICE AREA WITH 4 OVERHEAD DOORS IN THE STORAGE AREA.


FUNC: THERE WAS NO FUNCTIONAL ISSUED OBSERVED WITH THE SUBJECT PROPERTY.

ECON: EXCELLENT LOCATION IN AN INDUSTRIAL PARK IN THE CITY OF STURGEON BAY. THE NEAREST MAIN HIGHWAY IS ONE MILE TO HWY 42.

OTHR: LAND VALUE IS IN LINE WITH OTHER LOCALLY ASSESSED COMMERCIAL PROPERTIES.







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**SALE REPORT**

State ID # 81-15-281-R000138221  
 County DOOR  
 Municipality STURGEON BAY  
 Local Parcel # 281-62-22000125A  
 Situs Address 120 N 14th Ave  
 Situs Zip Code 54235  
 Appraiser CORNECB

IPAS Sale Key # 178006  
 SIC Code 7514  
 Interior Inspection Date 09/18/2020  
 Revision Date 07/13/2020  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 07/01/2020  
 Grantor YOUNG REAL ESTATE LLC

Grantee FYSY120 LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 0000: Commercial Parcel  
 Intended Use 0000: Commercial Parcel  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$231,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$231,000  
 Land Value \$103,000  
 Improvement Value \$128,000  
 Time on Market 5 - 11 months  
 Recent Asking Price \$245,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1978  
 Number of Building Sections 3  
 Predominant OCC Code 528  
 Primary Area 7,878  
 Additional Useable Area 0  
 Total Area 7,878  
 Basement Area  
 Office Area (SF) / (%) 0 0%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 12  
 Non-office ave clear height 12  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 08: Metal Sandwich

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$29.32  
 Adj Sale Price Imps \$ / SF \$16.25  
 Acres 1.520  
 Land Value \$ / Acre \$67,763  
 SCR 8.4  
 RCN + OBY / SF \$59.56  
 Physical Res. % 54%  
 Functional Res. % 100%  
 Functional OBS 1  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 90%  
 NBHD Rating / Other % 90%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 62%

## COMMENTS

OTHR: THE OWNER WANTED OUT AND SOLD BY WORD OF MOUTH BUT WAS LISTED FOR A BRIEF TIME, THE SALE PRICE WAS NEGOTIATED AS THE CURRENT TENANT PURCHASED THE BUILDING.

GRTE: BOUGHT THE RE AS HE WAS CURRENTLY A TENANT AND WANTED TO BUY THE PROPERTY. THERE WAS NOTHING FOR PP THAT NEEDED TO BE PURCHASED

PHYS: BUILDING IS WELL KEPT AND MAINTAINED REGULARLY. LOCAL MAINTAINCE MAN INSPECTED THE BUILDING MONTHLY.

FUNC: THERE ARE MINIMAL FUNCTIONAL ISSUES WITH THE BUILDING AS IT WAS A SERVICE SHOP AND WIDE OPEN

ECON: THE BUILDING IS LOCATED CLOSE TO THE DOWN TOWN AREA ACROSS THE STREET FROM A HIGH SCHOOL AND REAR A MAIN HWY

OTHR: THE LAND VALUE IS IN RELATIONSHIP WITH THE LAND AROUND IT



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**SALE REPORT**

State ID # 79-16-281-R000140373  
 County DOUGLAS  
 Municipality SUPERIOR  
 Local Parcel # 03-803-00863-00  
 Situs Address 801 Weeks Ave  
 Situs Zip Code 54880  
 Appraiser BURGELL

IPAS Sale Key # 180446  
 SIC Code 5087  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 03/25/2019  
 Grantor JUDITH A PIPER

Grantee TNC DEVELOPMENT

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 0000: Commercial Parcel  
 Intended Use 0000: Commercial Parcel  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$740,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$740,000  
 Land Value \$43,900  
 Improvement Value \$696,100  
 Time on Market 5 - 11 months  
 Recent Asking Price \$799,900

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1998  
 Number of Building Sections 4  
 Predominant OCC Code 494  
 Primary Area 12,304  
 Additional Useable Area 2090  
 Total Area 14,394  
 Basement Area  
 Office Area (SF) / (%) 3,572 25%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 741 5%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 21  
 Non-office ave clear height 19  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$51.41  
 Adj Sale Price Imps \$ / SF \$48.36  
 Acres 0.608  
 Land Value \$ / Acre \$72,204  
 SCR 2.15  
 RCN + OBY / SF \$70.74  
 Physical Res. % 81%  
 Functional Res. % 85%  
 Functional OBS 1 Layout  
 Functional OBS 2 Site Coverage  
 Functional OBS 3  
 Community rating % 95%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason

Major Thoroughfare 0 to 1 mile  
 Market Variance 105%

**COMMENTS**

GRTR: GRANTOR: DID NOT RESPOND TO REQUEST FOR INFORMATION

GRTE: GRANTEE: PROPERTY WAS FOR SALE THROUGH REAL ESTATE AGENT. THEY WERE LOOKING TO EXPAND THEIR OPERATIONS AND THIS LOCATION SUITED THEIR NEEDS. BUYER FELT THE SALE REPRESENTED THE FAIR MARKET VALUE OF THE PROPERTY - PURCHASE PRICE WAS BASED ON VALUE OF OPINION OF REALTOR.

BRKR: BROKER: REAL ESTATE WAS EXPOSED TO MARKET VIA MLS AND VARIOUS INTERNET SITES. BROKER FELT THE SALE REPRESENTED THE FAIR MARKET VALUE OF THE PROPERTY. THERE WAS A TENANT IN ONE SUITE AT THE TIME OF SALE, REALTOR DOES NOT THINK IT AFFECTED THE SALE PRICE. REAL ESTATE INITIALLY LISTED AT \$850K, REDUCED TO \$799,900K AT TIME OF SALE. FINAL SALE PRICE OF REAL ESTATE \$740,000.

FUNC: FUNCTIONAL: OBSOLESCENCE CONSIDERED FOR MULTIPLE BUILDING LAYOUT, MAIN BUILDING HAS TWO SUITES WHICH DIVIDES THE AREA IN HALF, SITE COVERAGE.

PHYS: PHYSICAL: BUILDINGS ARE IN GOOD CONDITION, UPDATES TO DOORS AND FLOORS WERE DONE BY GRANTOR BEFORE LISTING PROPERTY

ECON: ECONOMIC: LOCATED IN THE CITY OF SUPERIOR NEAR OTHER COMMERCIAL AND MANUFACTURING BUSINESSE

OTHR: LAND ANALYSIS: BASED ON AN ANALYSIS OF SALES IN THE CITY OF SUPERIOR AND REVIEW OF LOCAL COMMERCIAL LAND VALUES

OTHR: REMARKS: EXTERIOR ONLY INSPECTION DUE TO COVID. PROPERTY CONSISTS OF TWO CONNECTING PARCELS SOLD AS ONE UN





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**SALE REPORT**

State ID # 79-16-281-R000141047  
 County DOUGLAS  
 Municipality SUPERIOR  
 Local Parcel # 02-802-00840-00  
 Situs Address 2916 Hill Ave  
 Situs Zip Code 54880  
 Appraiser BURGELL

IPAS Sale Key # 180743  
 SIC Code 1541  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 09/05/2019  
 Grantor LAKEHEAD CONSTRUCTORS INC  
 Grantee SUPERIOR REFINING COMPANY LLC  
 Affinity Adjacent Owner  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 1541: Industrial Buildings & Warehouses-Const  
 Intended Use 0000: Commercial Parcel  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$1,850,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$1,850,000  
 Land Value \$221,300  
 Improvement Value \$1,628,700  
 Time on Market 12 - 24 months  
 Recent Asking Price \$2,200,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1990  
 Number of Building Sections 6  
 Predominant OCC Code 555  
 Primary Area 57,663  
 Additional Useable Area 1400  
 Total Area 59,063  
 Basement Area  
 Office Area (SF) / (%) 11,046 19%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 8,363 14%  
 Notable Features/OBYs  
 Stories 1  
 Non-office ave wall height 20  
 Non-office ave clear height 20  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 14: Concrete Tilt-up

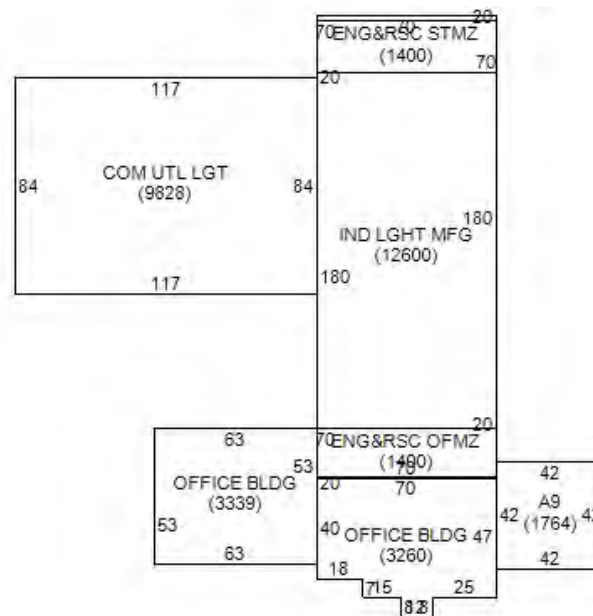
**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$31.32  
 Adj Sale Price Imps \$ / SF \$27.58  
 Acres 18.210  
 Land Value \$ / Acre \$12,153  
 SCR 13.76  
 RCN + OBY / SF \$52.78  
 Physical Res. % 68%  
 Functional Res. % 85%  
 Functional OBS 1 Layout  
 Functional OBS 2 Office/Plant Ratio  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason  
 Major Thoroughfare 1 to 3 miles  
 Market Variance 90%

**COMMENTS**

APPR: GRANTOR: PROPERTY WAS LISTED WITH A REALTOR ON THE OPEN MARKET, THEY WERE LOOKING FOR A LOCATION WITH MORE EXPOSURE OFF OF HWY 2 GRANTEE: FOR POSSIBLE FUTURE EXPANSION, THEY LIKE TO PURCHASE PROPERTY THAT IS LOCATED ADJACENT TO THEIR REFINERY AS IT BECOMES AVAILABLE. THE GRANTEE HAD BEEN LEASING THE QUONSET BUILDING FROM THE GRANTOR BEFORE THE PURCHASE BUT DOES NOT FEEL THIS IMPACTED THE SALE PRICE.BROKER: PROPERTY WAS LISTED ON THE OPEN MARKET VIA MLS & LOOPNET. ORIGINAL PRICE WAS BASED ON MARKET ANALYSIS AND THEN TO TEST THE TOP END OF THE MARKET, THE SELLER WENT WITH \$2,200,000. PHYSICAL: THE BUILDING IS IN MODERATE CONDITION, BUT DOES HAVE A DATED APPEARANCEFUNCTIONAL: OBSOLESCENCE OBSERVED FOR MULTIPLE BUILDING LAYOUT AND OFFICE TO PLANT RATIOECONOMIC: LOCATED ON THE SOUTH EAST SIDE OF SUPERIOR JUST NORTHEAST OF THE SUPERIOR INDUSTRIAL PARK. SUBJECT PROPERTY IS SITUATED ALONG THE DESIGNATED TRUCK ROUTE THAT LINKS THE SUBJECT TO U.S. HWY 2 AND HWY 53.LAND ANALYSIS: BASED ON AN ANALYSIS OF SALES IN THE CITY OF SUPERIOR AND REVIEW OF LOCAL COMMERCIAL LAND VALUES





**SALE REPORT**

State ID # 79-16-281-R000008066  
 County DOUGLAS  
 Municipality SUPERIOR  
 Local Parcel # 06-806-00431-00  
 Situs Address 1226 Ogden Ave  
 Situs Zip Code 54880  
 Appraiser BURGELL

IPAS Sale Key # 183646  
 SIC Code 3441  
 Interior Inspection Date 10/07/2020  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 01/08/2021  
 Grantor GEMUENDEN FAMILY PROPERTIES

Grantee CJD LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3441: Fabricated Structural Metal-Mfg  
 Intended Use 3441: Fabricated Structural Metal-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site YES

**SALE DATA**

Sale Price \$465,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$465,000  
 Land Value \$90,700  
 Improvement Value \$374,300  
 Time on Market 0 - 4 months  
 Recent Asking Price \$565,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1964  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 19,400  
 Additional Useable Area 5496  
 Total Area 24,896  
 Basement Area  
 Office Area (SF) / (%) 13,200 53%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 8,684 35%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 20  
 Non-office ave clear height 16  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 03: Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

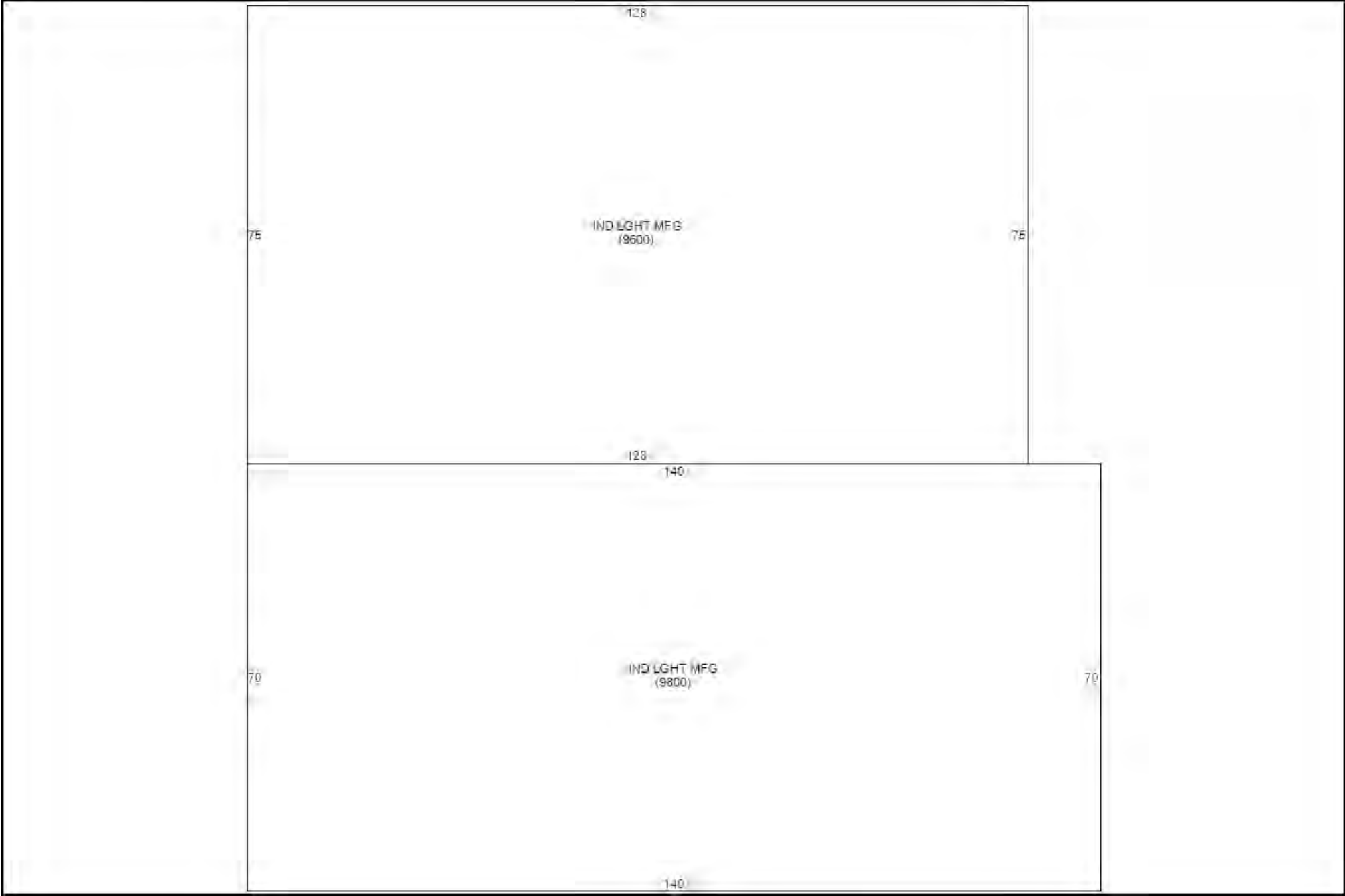
Adj Sale Price \$ / SF \$18.68  
 Adj Sale Price Imps \$ / SF \$15.03  
 Acres 0.803  
 Land Value \$ / Acre \$112,951  
 SCR 1.8  
 RCN + OBY / SF \$53.16  
 Physical Res. % 41%  
 Functional Res. % 85%  
 Functional OBS 1 Site Coverage  
 Functional OBS 2 Office/Plant Ratio  
 Functional OBS 3 Multi Story  
 Community rating % 95%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 1 to 3 miles  
 Market Variance 85%

**COMMENTS**

PHYS: GRANTOR: THE TENANT'S MANUFACTURING BUSINESS WAS CLOSING & NO LONGER NEEDED THE BUILDING SO OWNER OF BUILDING DECIDED TO SELL. PRICE WAS NEGOTIATED AND REDUCED TO ACCOMMODATE FOR ENVIRONMENTAL ISSUES THAT WERE FOUND ON AN ADJACENT LOT DURING THE STUDY, BUT DOES NOT FEEL THE ENVIRONMENTAL ISSUE WILL BE AN ISSUEGRANTEE: LEARNED THAT THE BUILDING WAS FOR SALE WHEN HE PURCHASED SOME EQUIPMENT FROM THE BUSINESS THAT WAS VACATING THE BUILDING. HE DECIDED THAT IT WOULD BE A GOOD FIT FOR THEIR CURRENT BUSINESS. AN APPRAISAL WAS DONE AND PRICE NEGOTIATED FROM THERE. PHYSICAL: BUILDING IS IN FAIR CONDITION WITH AN OVERALL DATED APPEARANCEFUNCTIONAL: SITE COVERAGE & OFFICE TO PLANT RATIOECONOMIC: LOCATED DOWNTOWN SUPERIOR, WI. .20 MILES TO HWY 2 AND 1.5 MILES TO HWY 53 . THE NEIGHBORHOOD CONSISTS OF A MIXTURE OF RETAIL & RESIDENTIAL PROPERTIESLAND ANALYSIS: DETERMINED THROUGH RECENT LAND SALES SEARCH AND MARKET ANALYSIS.REMARKS: MEZZANINE AREA IS USED FOR A COMBINATION OF MECHANICALS, STORAGE & OFFICES AND IS INCLUDED IN THE TOTAL SQ FOTTAGE.NOTE: APPRAISERS SHOULD USE CAUTION USING THIS SALE. A POSITIVE ADJUSTMENT SHOULD BE APPLIED WHEN USING THIS SALE, UNLESS THE SUBJECT HAS SIMILAIR ENVERINMENTAL CONCERNS.







**SALE REPORT**

State ID # 79-17-141-R000028410  
 County DUNN  
 Municipality KNAPP  
 Local Parcel # 1714122914342300012  
 Situs Address 102 E 3rd Ave  
 Situs Zip Code 54749  
 Appraiser SMITHBA

IPAS Sale Key # 181099  
 SIC Code 2048  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 09/17/2020  
 Grantor VETS PLUS INC  
 Grantee G & G SMITH LLP  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2048: Prepared Feeds Nec-Mfg  
 Intended Use 0000: Commercial Parcel  
 No Months Vacant 0 - 1 years  
 Environmental Site

**SALE DATA**

Sale Price \$230,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$230,000  
 Land Value \$42,100  
 Improvement Value \$187,900  
 Time on Market 0 - 4 months  
 Recent Asking Price \$375,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1966  
 Number of Building Sections 5  
 Predominant OCC Code 494  
 Primary Area 10,428  
 Additional Useable Area 0  
 Total Area 10,428  
 Basement Area  
 Office Area (SF) / (%) 2,040 20%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 2,040 20%  
 Notable Features/OBYs  
 Stories 1  
 Non-office ave wall height 19  
 Non-office ave clear height 19  
 Frame Type 07: Wood Pole  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$22.06  
 Adj Sale Price Imps \$ / SF \$18.02  
 Acres 1.377  
 Land Value \$ / Acre \$30,574  
 SCR 5.75  
 RCN + OBY / SF \$65.81  
 Physical Res. % 48%  
 Functional Res. % 85%  
 Functional OBS 1 Layout  
 Functional OBS 2 Office/Plant Ratio  
 Functional OBS 3  
 Community rating % 80%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 84%

**COMMENTS**

APPR: GRANTOR: OWNER SELLING PROPERTY TO CONSOLIDATE COMPANY ASSETS TO MAIN PLANT LOCATION. PROPERTY LISTED WITH BROKER.

APPR: GRANTEE: DID NOT RESPOND TO REQUEST FOR INFORMATION.

APPR: BROKER: DID NOT RESPOND TO REQUEST FOR INFORMATION. HOWEVER, REVIEW OF MLS LISTING SUPPORTED THE PROPERTY BEING MADE AVAILABLE TO THE OPEN MARKET AND CONFIRMED ADDITIONAL PROPERTY DETAILS.

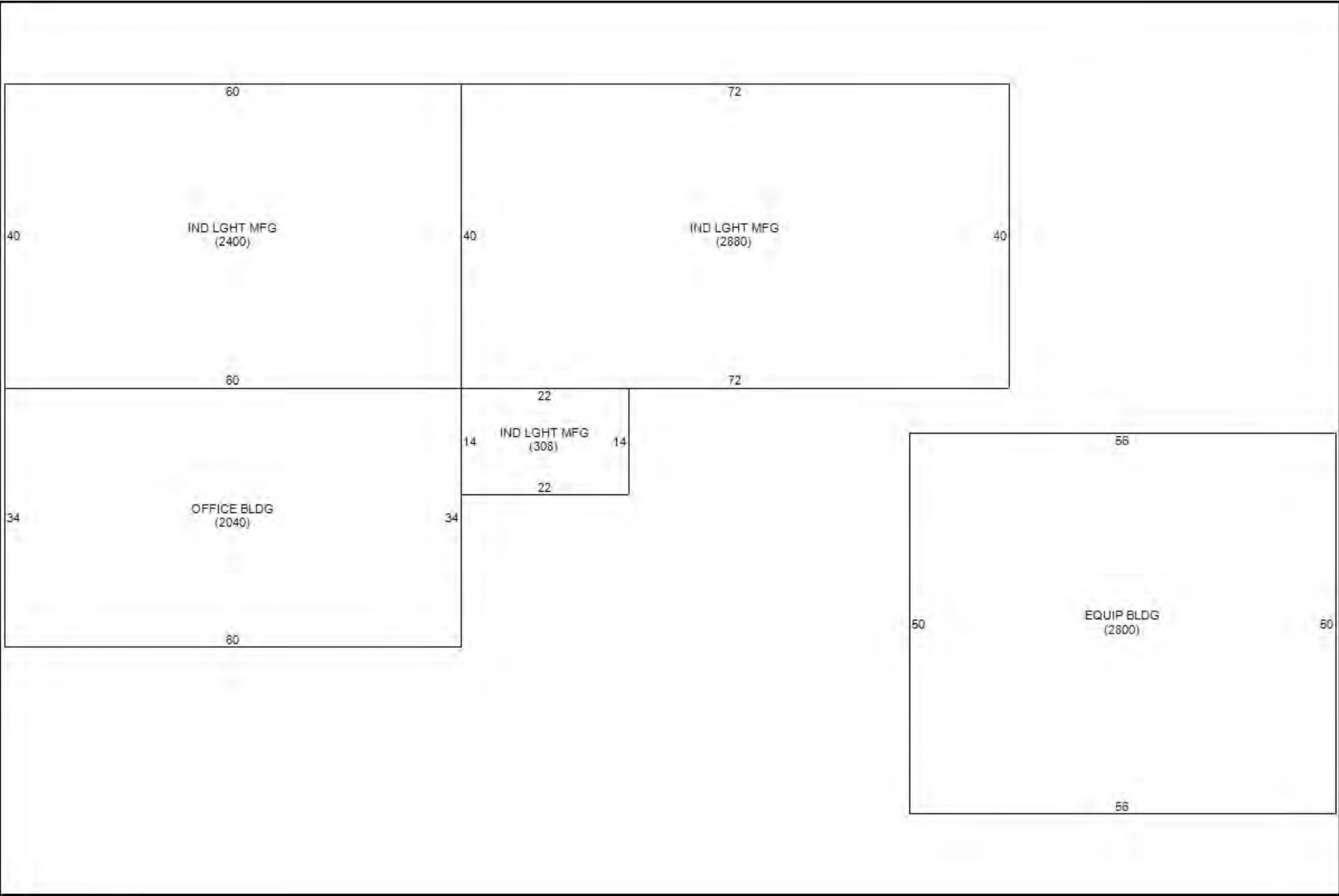
APPR: PHYSICAL: OLDER BUILDINGS IN FAIR CONDITION, WITH SOME SIGNS OF WEAR AND TEAR.

APPR: FUNCTIONAL: MULTI-SECTION BUILDING WITH VARIOUS HEIGHTS.

APPR: ECONOMIC: LOCATED IN THE VILLAGE OF KNAPP WITH EASY ACCESS TO HWY 12.

APPR: LAND ANALYSIS: DETERMINED THROUGH RECENT LAND SALES SEARCH AND MARKET ANALYSIS.





**SALE REPORT**

State ID # 79-17-141-R000031515  
 County DUNN  
 Municipality KNAPP  
 Local Parcel # 1714122914331400024  
 Situs Address 115 South St  
 Situs Zip Code 54749  
 Appraiser SMITHBA

IPAS Sale Key # 181122  
 SIC Code 2048  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 09/22/2020  
 Grantor VETS PLUS LLC

Grantee K & S JACK ENTERPRISES LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2048: Prepared Feeds Nec-Mfg  
 Intended Use 0000: Commercial Parcel  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$475,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$475,000  
 Land Value \$54,900  
 Improvement Value \$420,100  
 Time on Market 5 - 11 months  
 Recent Asking Price \$975,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1972  
 Number of Building Sections 10  
 Predominant OCC Code 494  
 Primary Area 29,504  
 Additional Useable Area 0  
 Total Area 29,504  
 Basement Area  
 Office Area (SF) / (%) 576 2%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 576 2%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 14  
 Non-office ave clear height 14  
 Frame Type 05: Wood Joist Typical Wood  
 Exterior Wall Type 03: Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$16.10  
 Adj Sale Price Imps \$ / SF \$14.24  
 Acres 1.801  
 Land Value \$ / Acre \$30,483  
 SCR 1.19  
 RCN + OBY / SF \$51.13  
 Physical Res. % 54%  
 Functional Res. % 70%  
 Functional OBS 1 Layout  
 Functional OBS 2 Ceiling Height  
 Functional OBS 3 Bay Spacing  
 Community rating % 80%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 92%

**COMMENTS**

APPR: GRANTOR: OWNER WANTED RELOCATE ALL BUSINESS ACTIVITY TO MAIN PLANT LOCATON, SO THIS PROPERTY BECAME AVAILABLE FOR SALE.

APPR: GRANTEE: DID NOT RESPOND TO REQUEST FOR INFORMATION.

APPR: BROKER: PROPERTY WAS LISTED IN MLS AND MLS USED FOR REFERENCE. BROKER DID NOT RESPOND TO REQUEST FOR INFORMATION.

APPR: PHYSICAL: THE MAIN PLANT IS AN OLDER MULT-SECTION BUILDING. THE MAIN PLANT AND SMALLER POLE BUILDING ARE IN FAIR CONDITION AND THE LARGER POLE IS IN GOOD CONDITION.

APPR: FUNCTIONAL: INCLUDED ARE LAYOUT, CEILING HEIGHT, BAY SPACING AND SITE COVERAGE RATIO.

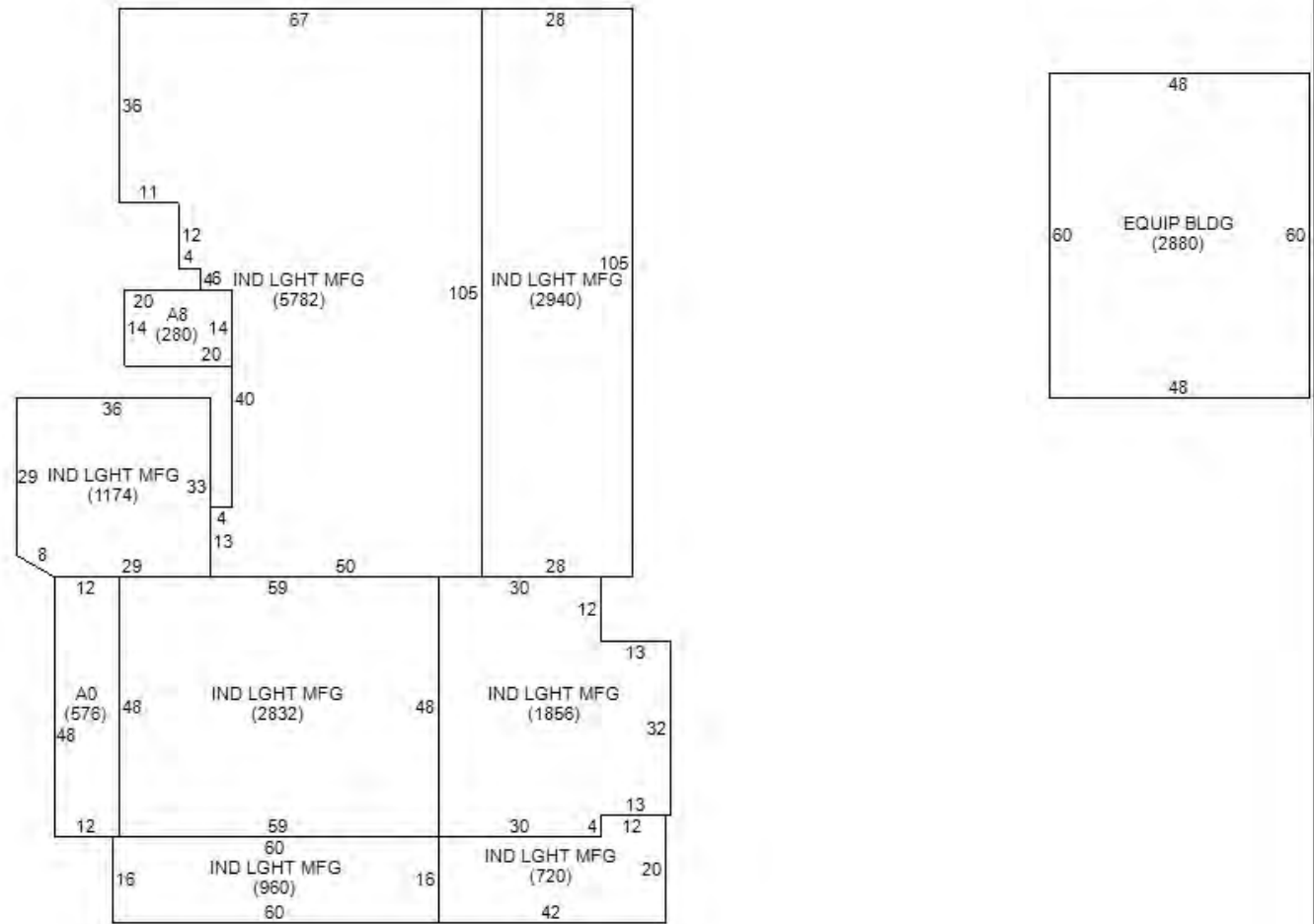
APPR: ECONOMIC: LOCATED IN THE VILLAGE OF KNAPP, WITH EASY ACCESS TO HWY 12.

APPR: LAND ANALYSIS: DETERMINED THROUGH RECENT LAND SALES SEARCH AND MARKET ANALYSIS.

APPR: REMARKS: SALE INCLUDED THREE PARCELS. LOCAL PARCEL NUMBERS 17141-2-291433-140-0023, 17141-2-291433-140-0024 AND 17141-2-291433-1400-025, WITH STATE ID ACCOUNTS 79-17-141-R000046216, 79-17-141-R000031515 AND 79-17-141-R000035461. LAND AND IMPROVEMENTS FROM ALL PARCELS ADDED TO IPAS #31515 ACCOUNT AND INCLUDED IN SALE REPORT.







**SALE REPORT**

State ID # 79-17-251-R000130396  
 County DUNN  
 Municipality MENOMONIE  
 Local Parcel # 17251 2 281229 320 0015  
 Situs Address 815 NE Nordson Cir  
 Situs Zip Code 54751  
 Appraiser STEPACR

IPAS Sale Key # 169238  
 SIC Code 5145  
 Interior Inspection Date 10/17/2019  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 06/27/2018  
 Grantor TRI-MART CO. LLC  
  
 Grantee SRL LLC  
  
 Affinity Adjacent Owner  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 5145: Confectionery-WholeSL  
 Intended Use 2047: Dog & Cat Food-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$465,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$465,000  
 Land Value \$43,900  
 Improvement Value \$421,100  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1999  
 Number of Building Sections 1  
 Predominant OCC Code 494  
 Primary Area 11,760  
 Additional Useable Area 0  
 Total Area 11,760  
 Basement Area  
 Office Area (SF) / (%) 896 8%  
 Sprinkler (SF) / (%) 11,760 100%  
 Air Conditioning (SF) / (%) 896 8%  
 Notable Features/OBYs  
  
 Stories 1  
 Non-office ave wall height 22  
 Non-office ave clear height 22  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$39.54  
 Adj Sale Price Imps \$ / SF \$35.81  
 Acres 1.080  
 Land Value \$ / Acre \$40,648  
 SCR 4  
 RCN + OBY / SF \$69.24  
 Physical Res. % 58%  
 Functional Res. % 100%  
 Functional OBS 1  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 91%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason  
  
 Major Thoroughfare 1 to 3 miles  
 Market Variance 98%

**COMMENTS**

GRTR: THIS WAS THEIR FORMER OFC/DC CENTER AND WAS UNDER UTILIZED SPACE, SO IT BECAME EXPENDABLE. ADJOINING MFG PROPERTY OWNER EXPRESSED PREVIOUS POSSIBLE INTEREST IN BUYING IF AVAILABLE. GRANTOR HAD A LOCAL FIRM PERFORM A FEE APPRAISAL TO ESTABLISH A RANGE OF MARKET VALUE, 440,000-490,000. THE GRANTEE WAS TOLD 465,000 WAS THEIR SELLING PRICE.

GRTE: DID NOT RESPOND

BRKR: NONE

PHYS: APPEARS AVERAGE FOR AGE AND CONSTRUCTION TYPE. NO SIGNS OF DEFERRED MAINTENANCE.

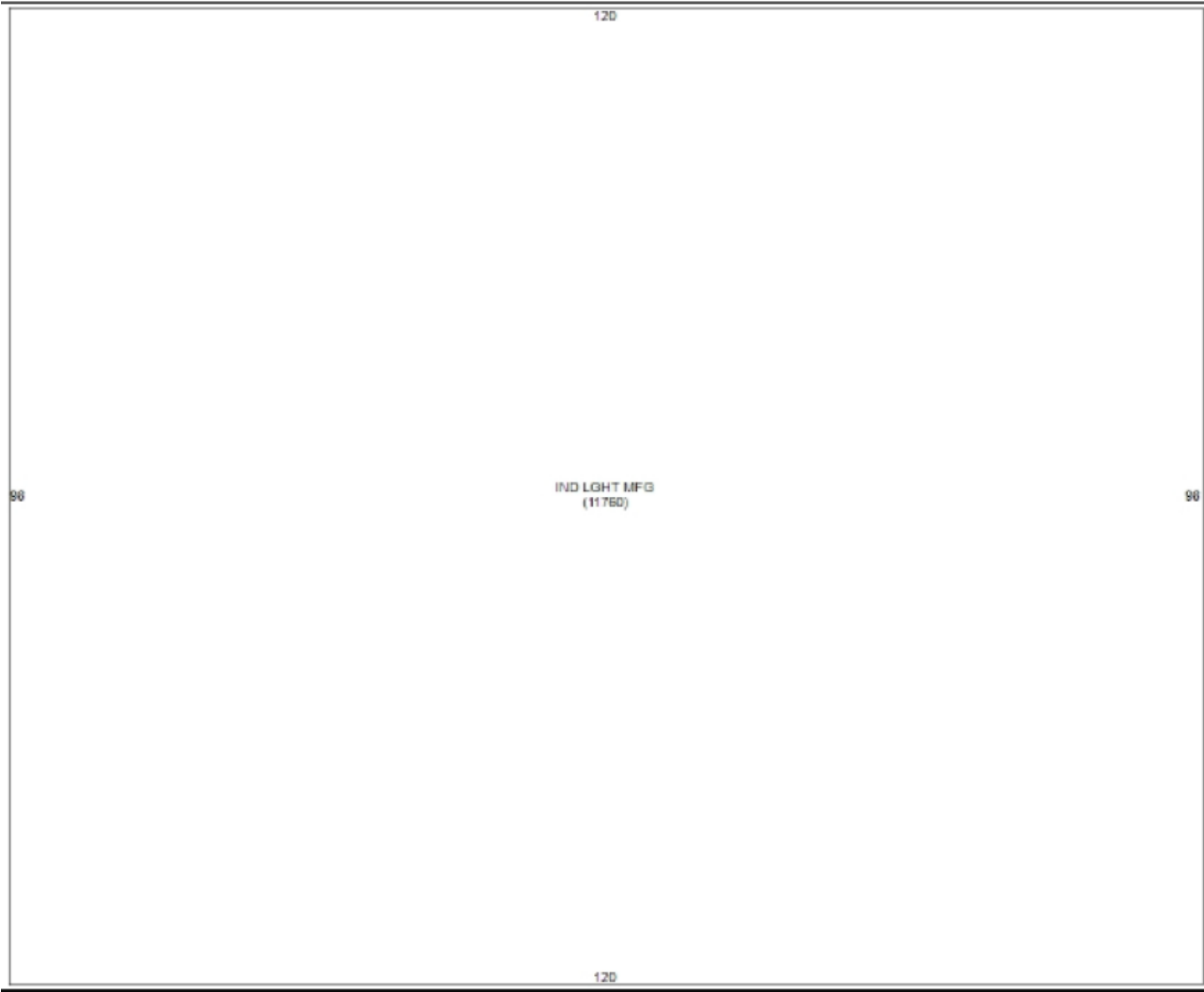
FUNC: NO FUNCTIONAL OBSOLESCENCE OBSERVED.

ECON: THIS IS LOCATED IN AN ACTIVE INDUSTRIAL PARK WITHIN 2 MILES OF AN INTERSTATE 94 ACCESS. IT'S ABOUT AN HOUR TO THE GREATER MINN. ST. PAUL METRO AREA. TWO FORTUNE 500 COMPANIES HAVE LARGE OPERATIONS IN THIS SAME PARK.

OTHR: LAND ANALYSIS: BASED ON REVIEW OF AREA LAND SALES AND LAND VALUES.

OTHR: REMARKS: PHOTO 1 SHOWS A LEAN-TO ADDITION ON NORTH SIDE, THIS WAS ADDED AFTER THE SALE.





**SALE REPORT**

State ID # 79-17-251-R000142478  
 County DUNN  
 Municipality MENOMONIE  
 Local Parcel # 17251-2-281217-430-0006  
 Situs Address 1714 Freitag Dr  
 Situs Zip Code 54751  
 Appraiser BELLDP

IPAS Sale Key # 182005  
 SIC Code 5571  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 06/30/2020  
 Grantor LEWIS FAMILY LLC  
 Grantee MIDWEST LIVESTOCK SYSTEMS  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 5571: Motorcycle Dealers-Retail  
 Intended Use 5083: Farm & Garden Machinery-WholeSL  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$600,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$600,000  
 Land Value \$75,000  
 Improvement Value \$525,000  
 Time on Market 5 - 11 months  
 Recent Asking Price \$850,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1995  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 12,350  
 Additional Useable Area 0  
 Total Area 12,350  
 Basement Area  
 Office Area (SF) / (%) 2,750 22%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 2,751 22%  
 Notable Features/OBYs  
 Stories 1  
 Non-office ave wall height 16  
 Non-office ave clear height 16  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

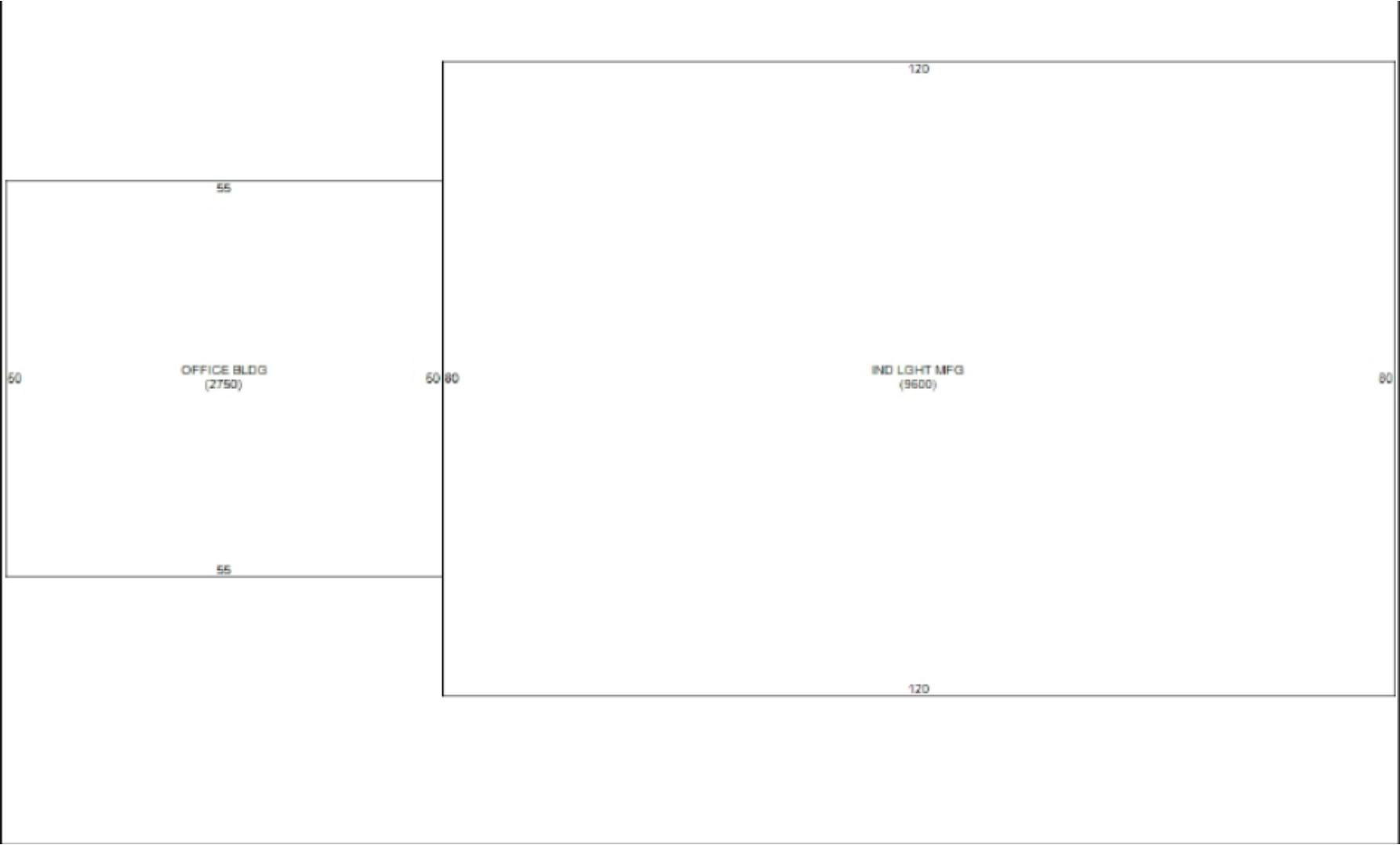
Adj Sale Price \$ / SF \$48.58  
 Adj Sale Price Imps \$ / SF \$42.51  
 Acres 1.500  
 Land Value \$ / Acre \$50,000  
 SCR 5.29  
 RCN + OBY / SF \$70.28  
 Physical Res. % 61%  
 Functional Res. % 90%  
 Functional OBS 1 Layout  
 Functional OBS 2 Office/Plant Ratio  
 Functional OBS 3  
 Community rating % 91%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 121%

COMMENTS

APPR: GRANTOR: OWNER ALSO OWNS AIRTEC SPORTS, DIDN'T SELL BUSINESS BUT MOVED LOCATIONS, ACCEPTED CASH OFFER AFTER BEING LISTED ON MLS FOR 10 MONTHS, ORIGINAL ASKING PRICE WAS OPINION OF REALTOR WHICH WAS STEPPED DOWN TO \$750,000 AND ACCEPTED OFFER FOR \$600,000 GRANTEE: UNABLE TO BE REACHED FOR COMMENT BROKER: UNABLE TO BE REACHED FOR COMMENT PHYSICAL: GRANTOR STATED NO MAJOR ISSUES WITH CONDITION OF BUILDING FUNCTIONAL: LAYOUT - MULTIPLE SECTIONS WITH DIFFERENT CEILING HEIGHTS ECONOMIC: LOCATED IN AN INDUSTRIAL PARK NEAR MANUFACTURERS, ON THE VERY EAST SIDE OF THE CITY OF MENOMONIE, .5MILES SOUTH OF I-94 LAND ANALYSIS: DETERMINED THROUGH RECENT LAND SALES SEARCH AND MARKET ANALYSIS.







**SALE REPORT**

State ID # 79-17-251-R000153848  
 County DUNN  
 Municipality MENOMONIE  
 Local Parcel # 1725122812174300009  
 Situs Address 5815 3m Dr  
 Situs Zip Code 54751  
 Appraiser SMITHBA

IPAS Sale Key # 191959  
 SIC Code 7629  
 Interior Inspection Date 11/05/2021  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 05/12/2021  
 Grantor MARILYN JANE FANETTI

Grantee PSG PROPERTIES LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 7629: Electrical Repair Shops Nec-Svcs  
 Intended Use 8711: Engineering Services-Svcs  
 No Months Vacant 1 - 3 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$420,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$420,000  
 Land Value \$262,200  
 Improvement Value \$157,800  
 Time on Market 5 - 11 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1994  
 Number of Building Sections 1  
 Predominant OCC Code 494  
 Primary Area 6,144  
 Additional Useable Area 0  
 Total Area 6,144  
 Basement Area  
 Office Area (SF) / (%) 960 16%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 6,144 100%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 10  
 Non-office ave clear height 10  
 Frame Type 05: Wood Joist Typical Wood  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$68.36  
 Adj Sale Price Imps \$ / SF \$25.68  
 Acres 2.000  
 Land Value \$ / Acre \$131,100  
 SCR 14.18  
 RCN + OBY / SF \$70.85  
 Physical Res. % 42%  
 Functional Res. % 95%  
 Functional OBS 1 Ceiling Height  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 91%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason

Major Thoroughfare 0 to 1 mile  
 Market Variance 100%

**COMMENTS**

APPR: GRANTOR: PURCHASED THE PROPERTY AS AN INVESTMENT TO LEASE. AFTER SOME TIME, WAS NOT ABLE TO FIND A SUITABLE TENANT AND PUT THE PROPERTY FOR SALE WITH SIGN OUT FRONT. BUYER AND SELLER ARE VERY KNOWLEDGABLE WITH REAL ESTATE VALUES AND NEGOTIATED AGREEABLE TERMS OF THE SALE. SELLER FELT THE SALE REPRESENTED THE FAIR MARKET VALUE OF THE PROPERTY.

APPR: GRANTEE: OWNS OTHER PROPERTY IN THE AREA, NOTICED THE SIGN AND CONTACTED SELLER. FINAL PURCHASE PRICE WAS BASED ON NEGOTIATION. THIS WAS A CASH SALE AND NO APPRAISAL WAS INVOLVED.

APPR: PHYSICAL: BUILDING IN FAIR CONDITION, WITH SOME SIGNS OF WEAR AND TEAR. APPEARS TO BE NO MAJOR REPAIRS REQUIRED AT THIS TIME.

APPR: FUNCTIONAL: WALL HEIGHT IS LESS THAN IDEAL FOR SIMILAR PROPERTIES OF THIS SIZE.

APPR: ECONOMIC: LOCATED IN A DESIRABLE LOCATION IN THE MENOMONIE INDUSTRIAL PARK, WITH EASY ACCESS TO INTERSTATE 94.

APPR: LAND ANALYSIS: DETERMINED THROUGH RECENT LAND SALES SEARCH AND MARKET ANALYSIS.



INDUSTRY

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**SALE REPORT**

State ID # 79-17-251-R000060997  
 County DUNN  
 Municipality MENOMONIE  
 Local Parcel # 1725122812173400014  
 Situs Address 5105 Freitag Dr  
 Situs Zip Code 54751  
 Appraiser STEPACR

IPAS Sale Key # 169015  
 SIC Code 3089  
 Interior Inspection Date 08/16/2019  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 05/01/2018  
 Grantor HIDDEN VALLEY COMMERCIAL PROP LLC  
 Grantee HEATH EAU CLAIRE LLC  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3089: Plastics Products Nec-Mfg  
 Intended Use 4225: General Warehousing & Storage-Trans  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$5,000,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$5,000,000  
 Land Value \$170,800  
 Improvement Value \$4,829,200  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 2015  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 116,280  
 Additional Useable Area 0  
 Total Area 116,280  
 Basement Area  
 Office Area (SF) / (%) 3,160 3%  
 Sprinkler (SF) / (%) 116,280 100%  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs  
 Stories 1  
 Non-office ave wall height 24  
 Non-office ave clear height 24  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

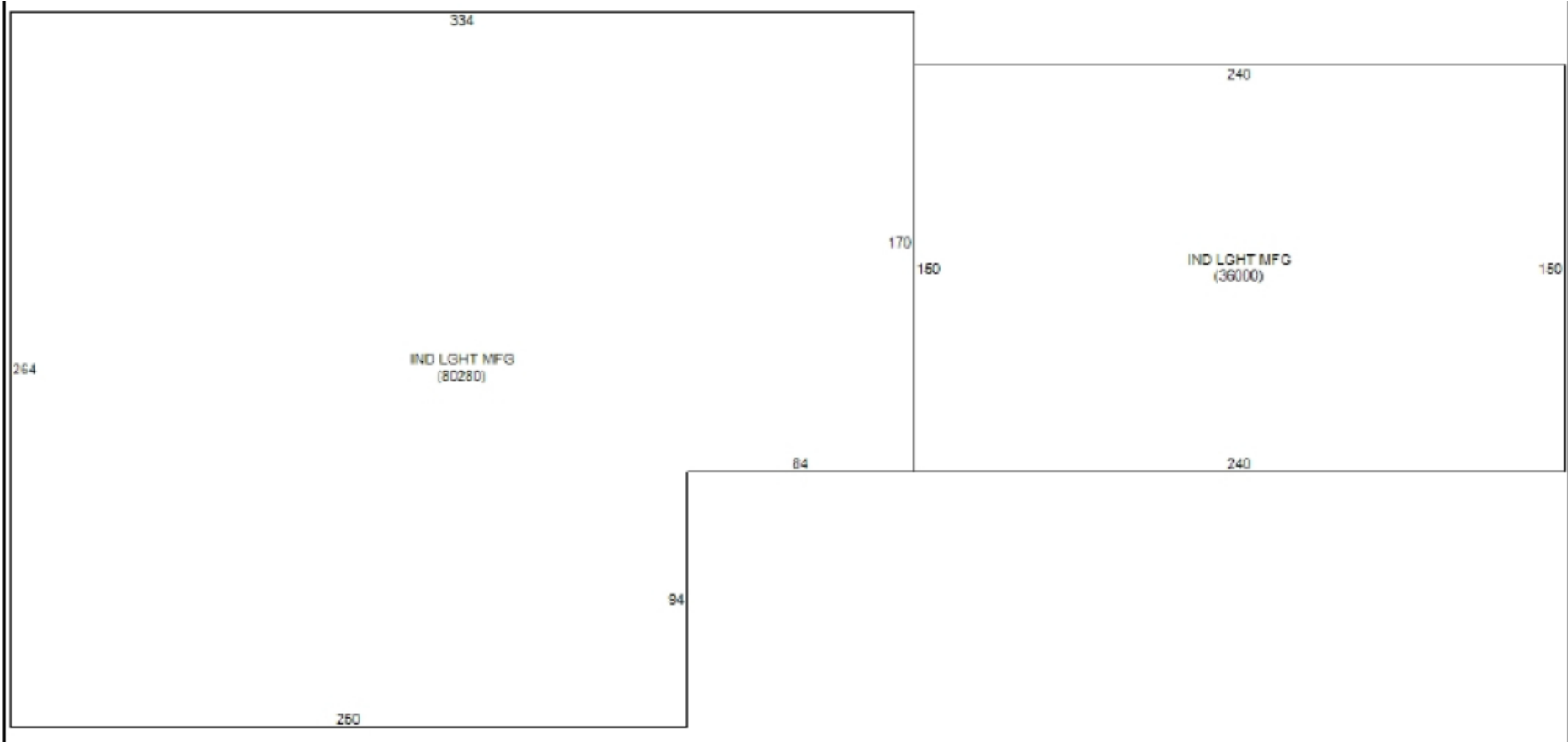
Adj Sale Price \$ / SF \$43.00  
 Adj Sale Price Imps \$ / SF \$41.53  
 Acres 6.610  
 Land Value \$ / Acre \$25,840  
 SCR 2.48  
 RCN + OBY / SF \$61.15  
 Physical Res. % 95%  
 Functional Res. % 90%  
 Functional OBS 1 Site Coverage  
 Functional OBS 2 Layout  
 Functional OBS 3  
 Community rating % 91%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 87%

COMMENTS

GRTR: OWNS MULTIPLE BUILDINGS IN THIS INDUSTRIAL AREA AND DECIDED THIS BUILDING COULD BE SOLD. AS A REAL ESTATE INVESTOR, THE GRANTOR UNDERSTOOD THE MARKET AND WHAT A FAIR ASKING PRICE GRANTEE: UNAVAILABLE FOR COMMENT; HOWEVER, THE GRANTEE IS A LOCAL BROKER AND THIS SALE WAS PART OF A 1031 STARKER EXCHANGE. PHYSICAL: NEWER BUILDING WITH NO COSMETIC OR STRUCTURAL CONCERNS.FUNCTIONAL: OBSOLESCENCE NOTED FOR LESS THAN IDEAL CEILING HEIGHT AND FOR ADD-ON LAYOUT.ECONOMIC: LOCATED IN AN ACTIVE INDUSTRIAL PARK CLOSE TO I-94 INTERCHANGE ACCESS AND ONE HOUR FROM THE MINNEAPOLIS/ST PAUL METROPOLITAN AREA. LAND: VALUE DETERMINED BY REVIEWING THE SALE PRICE OF AREA VACANT PARCELS. NOTE: BECAUSE THE PROPERTY WASN'T LISTED ON THE OPEN MARKET, A SALES COMPARISON APPROACH TO VALUE WAS COMPLETED FOR THIS PROPERTY. THE VALUE RESULTING FROM THE SALES COMPARISON APPROACH IS \$5,053,400.







**SALE REPORT**

State ID # 79-18-201-R000031267  
 County EAU CLAIRE  
 Municipality ALTOONA  
 Local Parcel # 1820122709251409004  
 Situs Address 6208 Industrial Dr  
 Situs Zip Code 54720  
 Appraiser FENNEDJ

IPAS Sale Key # 190712  
 SIC Code 3799  
 Interior Inspection Date 08/03/2021  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 11/13/2020  
 Grantor TAMBORNINO LLC  
 Grantee SPIRIT REALTY LP  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3799: Transportation Equipment Nec-Mfg  
 Intended Use 3799: Transportation Equipment Nec-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$20,025,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$20,025,000  
 Land Value \$1,279,700  
 Improvement Value \$18,745,300  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 2006  
 Number of Building Sections 9  
 Predominant OCC Code 494  
 Primary Area 316,954  
 Additional Useable Area 0  
 Total Area 316,954  
 Basement Area  
 Office Area (SF) / (%) 28,571 9%  
 Sprinkler (SF) / (%) 291,954 92%  
 Air Conditioning (SF) / (%) 109,060 34%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 33  
 Non-office ave clear height 31  
 Frame Type 02: Masonry Load Bearing  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$63.18  
 Adj Sale Price Imps \$ / SF \$59.14  
 Acres 34.573  
 Land Value \$ / Acre \$37,014  
 SCR 4.97  
 RCN + OBY / SF \$64.25  
 Physical Res. % 76%  
 Functional Res. % 85%  
 Functional OBS 1 Size  
 Functional OBS 2 Site Coverage  
 Functional OBS 3 Layout  
 Community rating % 91%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 157%

## COMMENTS

GRTR: FORMER OWNER OF THE TENANT CURT MANUFACTURING. SOLD THE BUSINESS TWO YEARS AGO AND LEASED THE BUILDINGS BACK TO THE TENANT. DECIDED TO LIST THE PROPERTIES THROUGH AN INVESTMENT FIRM IN MINNESOTA. FELT IT SOLD FOR ABOVE FAIR MARKET VALUE DUE TO CURRENT LEASE.

GRTE: DID NOT RETURN PHONE CALLS OR EMAILS.

PHYS: PROPERTY IS A MACHINE SHOP WITH SAND BLASTING AND PAINT BOOTHS. PROPERTY IS MAINTAINED AS NEEDED. ABOVE AVERAGE OFFICE FINISHES

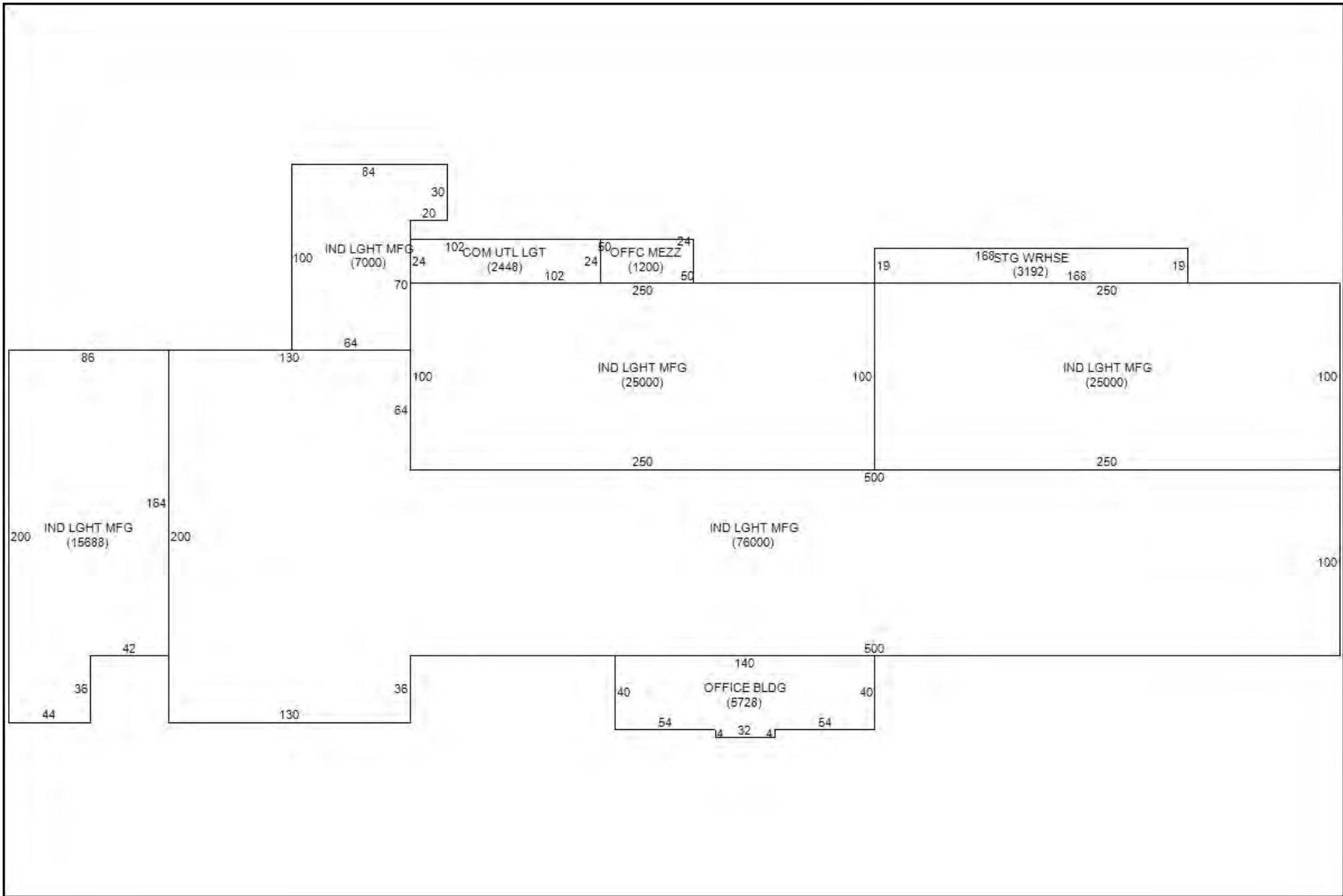
ECON: PROPERTY IS OFF COUNTY HIGHWAY 12 APPROX. 5 MILES FROM INTERSTATE 94

FUNC: PRODUCTION BUILDING AND WAREHOUSE ARE SEPARATED AND ON A DIFFERENT PARCEL. FINISHED GOODS ARE TRUCKED FROM ONE BUILDING TO THE OTHER. NARROW AISLES IN THE PRODUCTION AREAS. VERTICAL STORAGE MACHINES USED FOR PARTS BECAUSE OF THE LACK OF AVAILABLE FLOOR SPACE

OTHR: LAND ANALYSIS: SEVERAL LAND SALES IN THE SAME INDUSTRIAL PARK IN THE PAST FEW YEARS. SALE PRICES RANGED FROM \$35,000 - \$45,000/ACRE. USED THE AVERAGE OF THE SALES TO COME UP WITH \$37,000/ACRE

OTHR: OTHER REMARKS: THE CURRENT TENANT LEASE MAY HAVE INFLUENCED THE SALE. CURENT LEASE EXPIRES DEC OF 2030 BUT WILL LIKELY BE EXTENDED.





**DISCLAIMER** - The content of this sales data worksheet is for general information purposes only. The information and opinions contained therein are provided by the Wisconsin Department of Revenue and we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, suitability of the information for any purpose. The Wisconsin Department of Revenue, its employees, officials, officers, agents, as the persons interviewed during the sales verification process, shall not be held responsible or liable for any use of, error, omission or defect in the information contained on the DOR Sales Data Worksheets.

**SALE REPORT**

State ID # 79-18-221-R000128645  
 County EAU CLAIRE  
 Municipality EAU CLAIRE  
 Local Parcel # 15-3465-B  
 Situs Address 3310 Miller St  
 Situs Zip Code 54701  
 Appraiser ROBOTAD

IPAS Sale Key # 167659  
 SIC Code 7349  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2019

**TRANSACTION INFORMATION**

Conveyance Date 02/27/2018  
 Grantor MATTHEW TIETZ  
 Grantee MILLER STREET PROPERTY GROUP LLC  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 7349: Building Maintenance Services Nec-Svcs  
 Intended Use 1731: Electrical Work-Const  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$400,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$400,000  
 Land Value \$126,000  
 Improvement Value \$274,000  
 Time on Market 12 - 24 months  
 Recent Asking Price \$419,900

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1979  
 Number of Building Sections 1  
 Predominant OCC Code 406  
 Primary Area 10,000  
 Additional Useable Area 0  
 Total Area 10,000  
 Basement Area  
 Office Area (SF) / (%) 1,632 16%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 10,000 100%  
 Notable Features/OBYs  
 Stories 1  
 Non-office ave wall height 12  
 Non-office ave clear height 12  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$40.00  
 Adj Sale Price Imps \$ / SF \$27.40  
 Acres 1.160  
 Land Value \$ / Acre \$108,621  
 SCR 5.05  
 RCN + OBY / SF \$54.46  
 Physical Res. % 57%  
 Functional Res. % 95%  
 Functional OBS 1 Office/Plant Ratio  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 93%

## COMMENTS

GRTR: COULD NOT BE REACHED FOR COMMENT.

GRTE: FEELS HE PAID FAIR MARKET VALUE. PROPERTY WAS NOT VACANT AT THE TIME OF THE SALE.

BRKR: PROPERTY WAS FOR SALE FOR \$419,900 FOR 15 MONTHS.

PHYS: OBSERVED TO BE IN FAIR CONDITION. PER LISTING SHEET, THE BUILDING HAS UPDATED FURNACE/AC, THREE NEW OVERHEAD DOORS AND 3 PHASE POWER. THE RESTROOMS HAVE NEW FIXTURES AND THE OFFICE AREA NEW CARPETING.

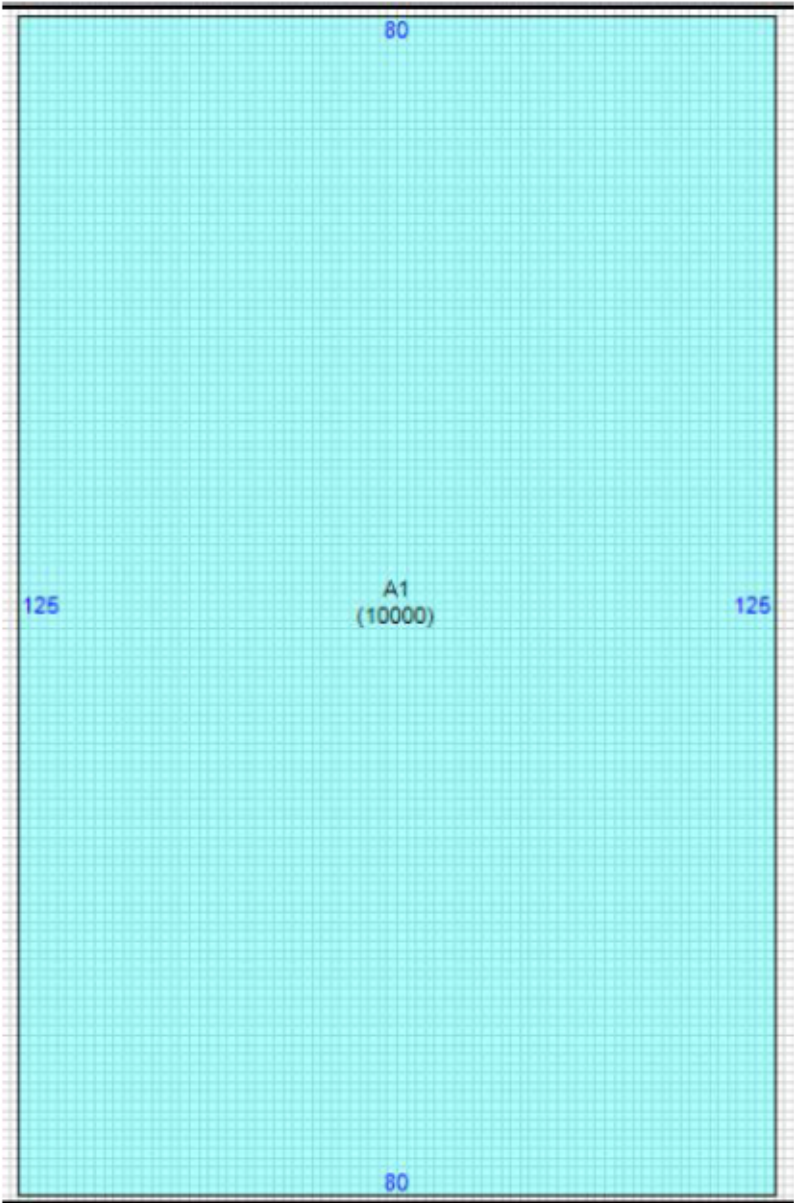
FUNC: OBSOLESCENCE OBSERVED FOR OFFICE TO PLANT RATIO.

ECON: THE PROPERTY HAS LIMITED VISIBILITY AND LOCATED IN A MIXED USE AREA WITHIN .20 MILES OF HIGHWAY 93.

OTHR: LAND ANALYSIS: THE LAND VALUE IS BASED ON SURROUNDING AREA VACANT LAND SALES AND ASSESSED VALUES IN THE AREA.







**SALE REPORT**

State ID # 79-18-221-R000008228  
 County EAU CLAIRE  
 Municipality EAU CLAIRE  
 Local Parcel # 08-0076-C  
 Situs Address 205 N Barstow St  
 Situs Zip Code 54703  
 Appraiser ROBOTAD

IPAS Sale Key # 167773  
 SIC Code 3231  
 Interior Inspection Date 10/17/2019  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 02/15/2019  
 Grantor THE WALMAN OPTICAL COMPANY

Grantee AZARA PROPERTIES LLC

Affinity Tenant  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3231: Products Of Purchased Glass-Mfg  
 Intended Use 0000: Commercial Parcel  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$188,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$188,000  
 Land Value \$23,600  
 Improvement Value \$164,400  
 Time on Market 0 - 4 months  
 Recent Asking Price \$200,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1951  
 Number of Building Sections 1  
 Predominant OCC Code 353  
 Primary Area 4,142  
 Additional Useable Area 0  
 Total Area 4,142  
 Basement Area 2,071  
 Office Area (SF) / (%) 126 3%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 2,071 50%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 8  
 Non-office ave clear height 8  
 Frame Type 05: Wood Joist Typical Wood  
 Exterior Wall Type 04: Brick & Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$45.39  
 Adj Sale Price Imps \$ / SF \$39.69  
 Acres 0.051  
 Land Value \$ / Acre \$462,745  
 SCR 1.07  
 RCN + OBY / SF \$83.83  
 Physical Res. % 50%  
 Functional Res. % 80%  
 Functional OBS 1 Layout  
 Functional OBS 2 Site Coverage  
 Functional OBS 3 Ceiling Height  
 Community rating % 98%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 1 to 3 miles  
 Market Variance 121%

## COMMENTS

GRTR: COULD NOT BE REACHED FOR COMMENT

GRTE: ADJACENT PROPERTY OWNER WANTING TO CONNECT BOTH BUILDINGS AND APPROACHED THE GRANTOR. HAD PROPERTY APPRAISED AND PAID A LITTLE MORE THAN APPRAISAL AMOUNT.

APPR: THIS SHOULD ONLY BE USED AS A COMP FOR A PRINT SHOP OR EXTREMELY LIGHT MANUFACTURING USE.

PHYS: OBSERVED TO BE IN FAIR CONDITION. THE INTERIOR HAS OUTDATED CARPET AND WOOD PANELING.

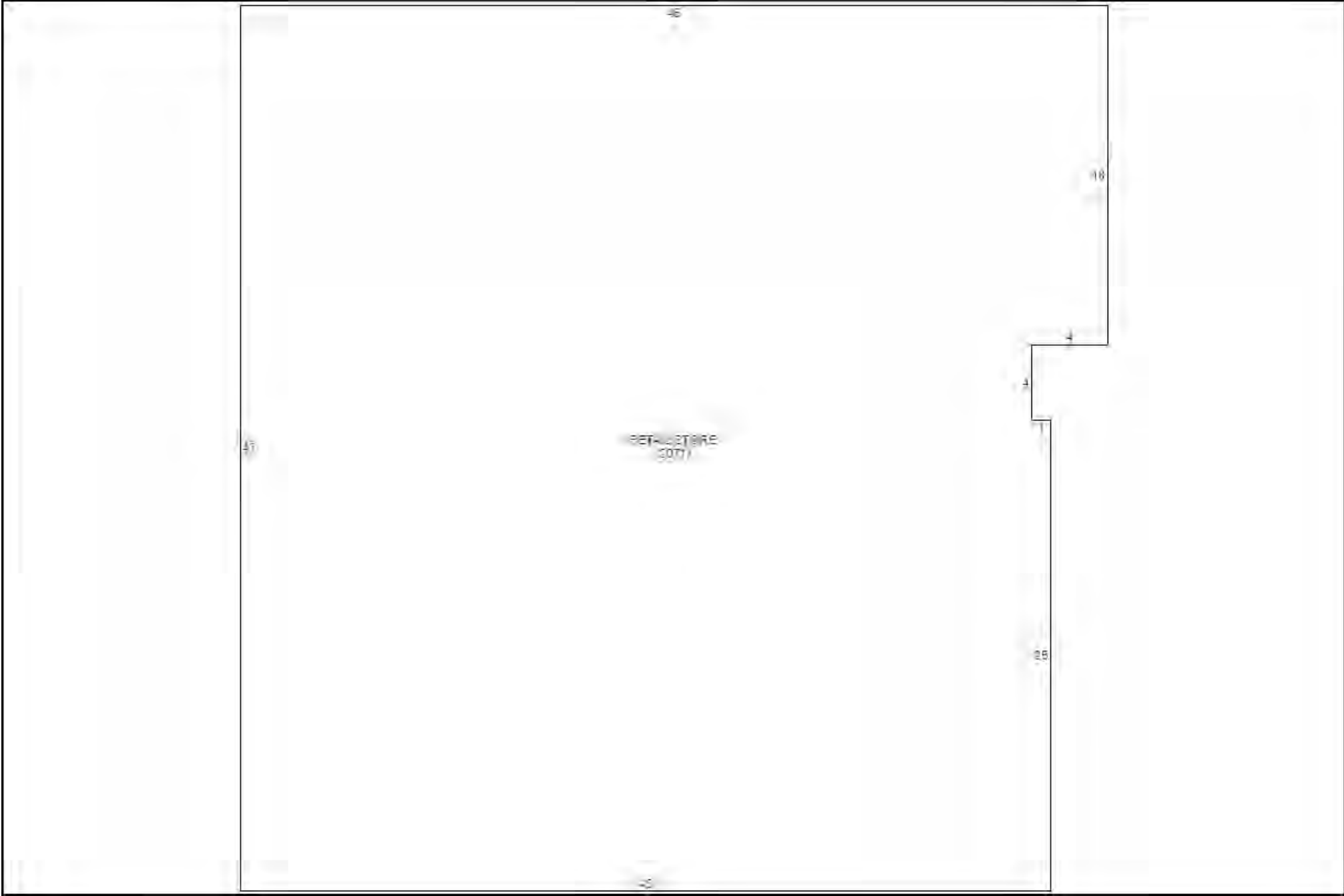
FUNC: OBSOLESCENCE IS OBSERVED FOR LOW CEILING HEIGHTS, INTERNAL LAYOUT WITH WALLS IMPEDING PRODUCTION FLOW, SITE COVERAGE AND LOW OFFICE RATIO.

ECON: LOCATED IN A BUSY DOWNTOWN AREA.

OTHR: LAND ANALYSIS: THE LAND VALUE IS BASED ON SURROUNDING AREA VACANT LAND SALES AND ASSESSED VALUES IN THE AREA.

OTHR: MARKET VARIENCE: PROPERTY LOCATED IN A BUSY AREA WITH STEADY REDEVELOPMENT.





**SALE REPORT**

State ID # 79-18-221-R000029637  
 County EAU CLAIRE  
 Municipality EAU CLAIRE  
 Local Parcel # 15-1064-B  
 Situs Address 2709 Mondovi Rd  
 Situs Zip Code 54701  
 Appraiser FENNEDJ

IPAS Sale Key # 168346  
 SIC Code 3942  
 Interior Inspection Date 08/18/2016  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 06/12/2019  
 Grantor JURMAIN & JURMAIN LLP

Grantee REALITYWORKS INC

Affinity Employee Group  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3942: Dolls & Stuffed Toys-Mfg  
 Intended Use 3942: Dolls & Stuffed Toys-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$1,215,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$1,215,000  
 Land Value \$164,800  
 Improvement Value \$1,050,200  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1975  
 Number of Building Sections 7  
 Predominant OCC Code 406  
 Primary Area 38,569  
 Additional Useable Area 0  
 Total Area 38,569  
 Basement Area 3249  
 Office Area (SF) / (%) 12,570 33%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 14,520 38%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 17  
 Non-office ave clear height 15  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$31.50  
 Adj Sale Price Imps \$ / SF \$27.23  
 Acres 4.000  
 Land Value \$ / Acre \$41,200  
 SCR 5.6  
 RCN + OBY / SF \$74.71  
 Physical Res. % 42%  
 Functional Res. % 85%  
 Functional OBS 1 Layout  
 Functional OBS 2 Office/Plant Ratio  
 Functional OBS 3  
 Community rating % 98%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 104%

## **COMMENTS**

GRTR: FORMER PARTNERS OF THE COMPANY. DECIDED TO SELL OUT THEIR PORTIONS OF THE COMPANY.

GRTE: AN APPRAISAL WAS DONE TO DETERMINE SALES PRICE. REALITYWORKS INC WAS RESTRUCTURED POST SALE TO BE AN EMPLOYEE OWNED COMPANY. FELT THE PROPERTY SOLD FOR FAIR MARKET VALUE. IT WAS PREDETERMINED THAT THE VALUE OF THE APPRAISAL WOULD DICTATE SALES PRICE.

PHYS: VIEWED TO BE IN LOW END OF FAIR CONDITION. QUONSET ROOF IN ONE SECTION.

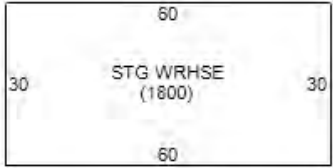
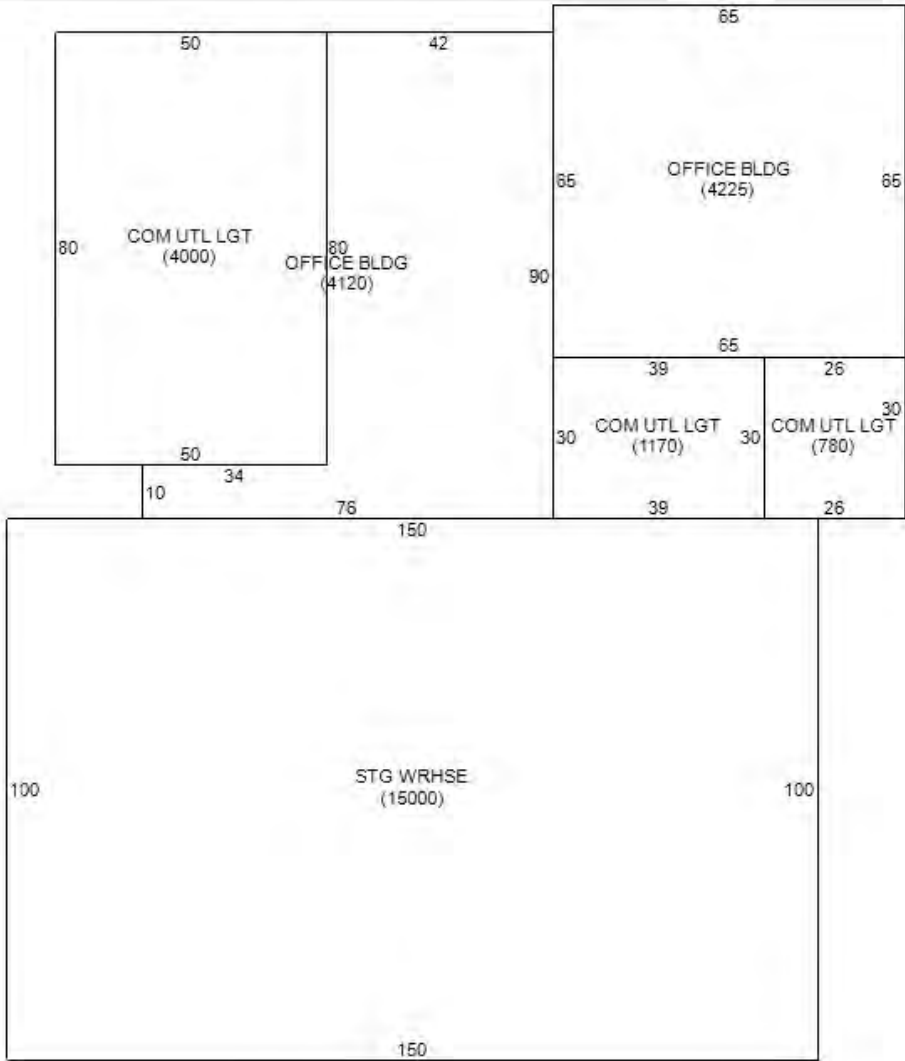
FUNC: DETACHED STORAGE FOR MISC STORAGE. HIGH OFFICE/PLANT RATIO.

ECON: LOCATED IN COMMERCIAL/INDUSTRIAL AREA IN CITY OF EAU CLAIRE. WITHIN A HALF MILE FROM STATE HIGHWAY 37.

OTHR: LAND ANALYSIS: EXTENSIVE LAND ANALYSIS DONE IN 2018 FOR FIELD AUDIT. AFTER VACANT LAND SALE SEARCH IT WAS DETERMINED THAT LAND VALUES HAVE NOT CHANGED.







**SALE REPORT**

State ID # 79-18-221-R000131545  
 County EAU CLAIRE  
 Municipality EAU CLAIRE  
 Local Parcel # 04-0369  
 Situs Address 511 N Clairemont Ave  
 Situs Zip Code 54701  
 Appraiser FENNEDJ

IPAS Sale Key # 170103  
 SIC Code 4225  
 Interior Inspection Date 11/27/2019  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 02/22/2019  
 Grantor VOLLAND INVESTMENT PROPERTIES LLC  
 Grantee IMBAR LLC  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 4225: General Warehousing & Storage-Trans  
 Intended Use 4225: General Warehousing & Storage-Trans  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$1,250,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$1,250,000  
 Land Value \$453,700  
 Improvement Value \$796,300  
 Time on Market 0 - 4 months  
 Recent Asking Price \$1,350,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 2000  
 Number of Building Sections 3  
 Predominant OCC Code 494  
 Primary Area 20,438  
 Additional Useable Area 0  
 Total Area 20,438  
 Basement Area  
 Office Area (SF) / (%) 6,383 31%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 20,438 100%  
 Notable Features/OBYS  
 Stories 1  
 Non-office ave wall height 12  
 Non-office ave clear height 12  
 Frame Type 07: Wood Pole  
 Exterior Wall Type 07: Metal Light

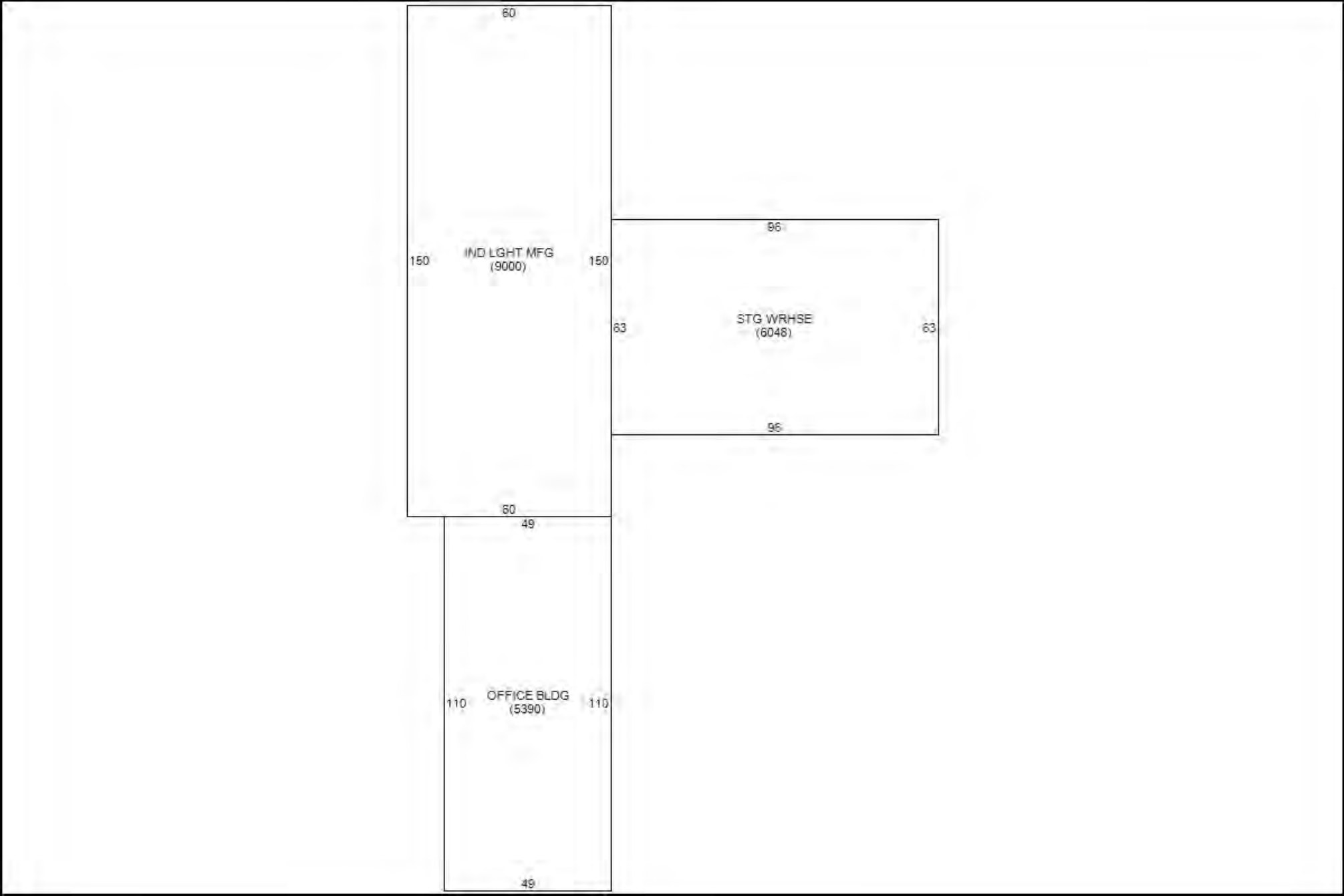
**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$61.16  
 Adj Sale Price Imps \$ / SF \$38.96  
 Acres 5.220  
 Land Value \$ / Acre \$86,916  
 SCR 11.13  
 RCN + OBY / SF \$67.87  
 Physical Res. % 79%  
 Functional Res. % 80%  
 Functional OBS 1 Office/Plant Ratio  
 Functional OBS 2 Layout  
 Functional OBS 3 Ceiling Height  
 Community rating % 98%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 93%

**COMMENTS**

APPR: GRANTOR: THERE WAS A 6,000SQ FT WAREHOUSE ADDITION THAT WASN'T FULLY COMPLETED (INTERIOR WORK NEEDED TO BE COMPLETED).GRANTEE: WAS VALUE IN CURRENT LEASE AGREEMENTS WITH MAYO AND UWEC. FINISHED WORK NEEDED IN THE WAREHOUSE AREA AND ACTIVELY PURSUING A LESSEE. CURRENTLY LISTED ON LOOPNET FOR \$5/SQ FT FOR WAREHOUSE ONLY AND \$6/SQ FT FOR WAREHOUSE WITH OFFICE SPACE. PHYSICAL: PROPERTY IN GOOD OVERALL CONDITION. TWO NEWER SECTIONS IN THE LAST SEVEN YEARS. FUNCTIONAL: HAS A HIGH OFFICE TO PLANT RATIO. CURRENTLY DIVIDED INTO THREE SEPARATE SECTIONS FOR THREE SEPARATE BUSINESSES. ECONOMIC: LOCATED ALONG HIGHWAY 12 (CLAIREMONT AVE). THIS IS A MAIN THOROUGHFARE THAT RUNS STRAIGHT THROUGH THE CITY. ALTHOUGH ACCESS GOING SOUTH ON CLAIREMONT ISN'T IDEAL (NO TRAFFIC LIGHTS, CROSS TRAFFIC ONLY). LAND ANALYSIS: LAND ANALYSIS FROM RECENT LAND SALES IN CLOSE PROXIMITY TO SUBJECT. REVIEWED LOCAL COMMERCIAL LAND VALUES WITH CITY ASSESSOR.





**SALE REPORT**

State ID # 79-18-221-R000138197  
 County EAU CLAIRE  
 Municipality EAU CLAIRE  
 Local Parcel # 15-2348  
 Situs Address 2921 Mall Dr  
 Situs Zip Code 54701  
 Appraiser FENNEDJ

IPAS Sale Key # 178284  
 SIC Code 5712  
 Interior Inspection Date 10/07/2020  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 05/02/2020  
 Grantor SVCN 1 LLC

Grantee CONTINENTAL 1776 LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 5712: Furniture Stores-Retail  
 Intended Use 5300: General Merchandise Stores-Retail  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$2,600,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$2,600,000  
 Land Value \$1,168,300  
 Improvement Value \$1,431,700  
 Time on Market 0 - 4 months  
 Recent Asking Price \$2,600,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1992  
 Number of Building Sections 3  
 Predominant OCC Code 534  
 Primary Area 93,620  
 Additional Useable Area 0  
 Total Area 93,620  
 Basement Area  
 Office Area (SF) / (%) 0 0%  
 Sprinkler (SF) / (%) 93,620 100%  
 Air Conditioning (SF) / (%) 93,620 100%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 22  
 Non-office ave clear height 22  
 Frame Type 02: Masonry Load Bearing  
 Exterior Wall Type 03: Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

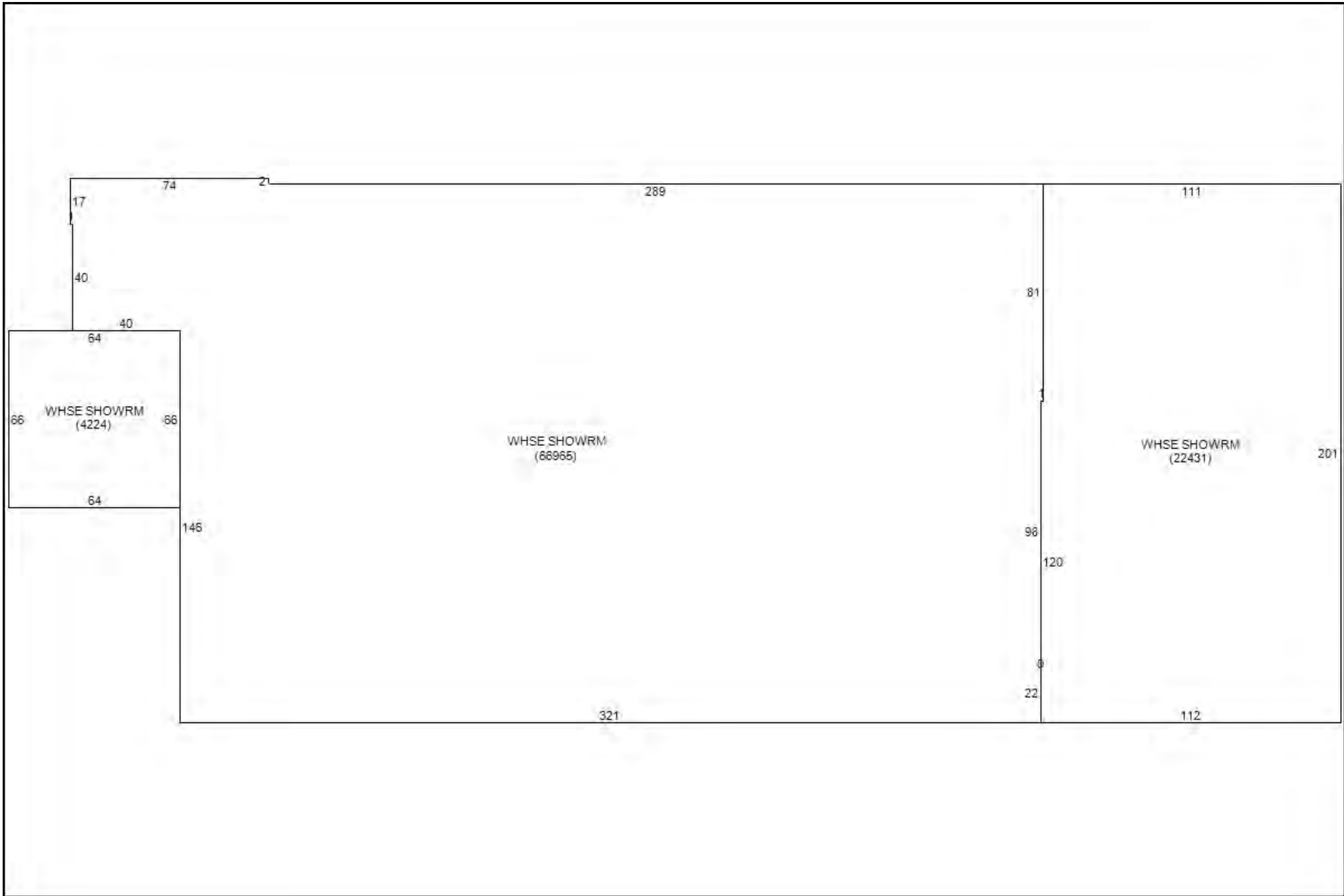
Adj Sale Price \$ / SF \$27.77  
 Adj Sale Price Imps \$ / SF \$15.29  
 Acres 4.979  
 Land Value \$ / Acre \$234,646  
 SCR 2.32  
 RCN + OBY / SF \$77.24  
 Physical Res. % 72%  
 Functional Res. % 90%  
 Functional OBS 1 Site Coverage  
 Functional OBS 2 Office/Plant Ratio  
 Functional OBS 3 Layout  
 Community rating % 98%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 31%

COMMENTS

APPR: GRANTOR: DID NOT RESPOND. PURCHASED NEW BUILDING ATTACHED TO LOCAL MALL. PAID \$2M AND RENOVATED. GRANTEE: LOOKED AT SEVERAL LARGE VACANT RETAIL LOCATIONS AROUND EAU CLAIRE. HAD INTEREST IN THE OLD SHOPKO BUILDING AND PUT AN OFFER FOR PURCHASE. BOTH SIDES COULDN'T AGREE UPON THE PRICE. LOOKED AT THE OLD HOM FURNITURE BUILDING. INVESTIGATED ON BUILDING NEW, BUT THE HOM BUILDING PROVIDED BETTER FEATURES FOR THE PRICE. PHYSICAL: MINOR ROOF LEAK BUT OVERALL IN GOOD CONDITION. FUNCTIONAL: SOME INTERIOR PARTITIONS DUE TO PREVIOUS OWNER BEING A FURNITURE SALES FLOOR. LOW OFFICE TO PLANT RATIO. SOME INGRESS/EGRESS ISSUES. ECONOMIC: THIS IS A HIGH RETAIL AREA IN THE CITY OF EAU CLAIRE. THIS HAS VISIBILITY FROM HIGHWAY 93, BUT DOES NOT HAVE DIRECT ACCESS. LAND ANALYSIS: DETERMINED THROUGH VACANT LAND ANALYSIS. REMARKS: LOCATION IS IN A VERY RETAIL LOCATION USE CAUTION WITH USING THIS SALE FOR NON RETAIL LOCATIONS. WITH LOCAL MOVIE THEATER AND GROCERY STORE ADJACENT.







**SALE REPORT**

State ID # 79-18-221-R000008208  
 County EAU CLAIRE  
 Municipality EAU CLAIRE  
 Local Parcel # 01-0026  
 Situs Address 613 Wisconsin St  
 Situs Zip Code 54701  
 Appraiser FENNEDJ

IPAS Sale Key # 190393  
 SIC Code 4225  
 Interior Inspection Date 09/28/2021  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 03/10/2021  
 Grantor CLIFF PROPERTIES LLC

Grantee AESTHETIC INVESTMENT LLC

Affinity Adjacent Owner  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3599: Industrial Machinery Nec-Mfg  
 Intended Use 0000: Commercial Parcel  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$414,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$414,000  
 Land Value \$90,600  
 Improvement Value \$323,400  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1930  
 Number of Building Sections 6  
 Predominant OCC Code 494  
 Primary Area 25,398  
 Additional Useable Area 0  
 Total Area 25,398  
 Basement Area  
 Office Area (SF) / (%) 500 2%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 500 2%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 10  
 Non-office ave clear height 9  
 Frame Type 02: Masonry Load Bearing  
 Exterior Wall Type 03: Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$16.30  
 Adj Sale Price Imps \$ / SF \$12.73  
 Acres 0.635  
 Land Value \$ / Acre \$142,677  
 SCR 2.04  
 RCN + OBY / SF \$61.15  
 Physical Res. % 31%  
 Functional Res. % 70%  
 Functional OBS 1 Office/Plant Ratio  
 Functional OBS 2 Layout  
 Functional OBS 3 Site Coverage  
 Community rating % 98%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 3 to 5 miles  
 Market Variance 98%

**COMMENTS**

OTHR: GRANTOR: PHONE DISCONNECTED AND COULD NOT CONTACT.GRANTEE: IS AN ADJACENT BUSINESS OWNER. THE GRANTOR HAD COME TO THE GRANTEE IN THE PAST ASKING WHEN HE DECIDED TO SELL IF THE GRANTEE WOULD BE INTERESTED. THE GRANTEE SAID YES AND TO COME TO HIM FIRST WHEN THAT TIME COMES. TWO APPRAISALS WERE COMPLETED TO DETERMINE SALES PRICE. THE FIRST APPRAISAL WAS \$450,000 AND A SECOND APPRAISAL FOR \$365,000. AFTER NEGOTIATIONS THEY SETTLED ON THE SALES PRICE OF \$414,000. HE FELT HE PAID ABOVE FMV BECAUSE OF BEING AN ADJACENT OWNER AND THE PROPERTY HAVING MORE VALUE TO HIM. HE THOUGHT THE \$365,000 APPRAISAL WAS CLOSER TO WHAT FAIR MARKET VALUE OF THE PROPERTY WAS.PHYSICAL: THIS WAS A MACHINE SHOP FOR MANY YEARS. THE PROPERTY WAS ORIGINALLY BUILT IN THE EARLY 1900'S. MAINTAINED AS NEEDED OVER THE YEARS BUT SEVERAL REPAIRS WE LEFT UNDONE. FUNCTIONAL: LOW OFFICE TO PLANT RATIO. SALE INCLUDES A PARKING LOT ACROSS THE ROAD, BUT THE IMPROVED PARCEL HAS VERY LOW SCR. BUILDING HAS ADD ON CONSTRUCTION OVER THE YEARS WITH FIREWALLS SEPARATING SECTIONS.ECONOMIC: PROPERTY IS IN DOWNTOWN IN THE CITY OF EAU CLAIRE.



	57	46	32
44	IND LGHT MFG (2508)	44	
		60	80
	57		
26	IND LGHT MFG (1482)	26	102
		46	102
	57		
	51		
32	IND LGHT MFG (1632)	42	
		32	
	51	46	32

**SALE REPORT**

State ID # 79-18-221-R000008275  
 County EAU CLAIRE  
 Municipality EAU CLAIRE  
 Local Parcel # 15-1775  
 Situs Address 2026 Esmond Rd  
 Situs Zip Code 54701  
 Appraiser FENNEDJ

IPAS Sale Key # 190710  
 SIC Code 3519  
 Interior Inspection Date 07/29/2019  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 03/15/2021  
 Grantor RT MACHINING INC

Grantee JEFF RYE

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3519: Internal Combustion Engines Nec-Mfg  
 Intended Use 7217: Carpet & Upholstery Cleaning-Svcs  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$257,500  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$257,500  
 Land Value \$105,700  
 Improvement Value \$151,800  
 Time on Market 5 - 11 months  
 Recent Asking Price \$275,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1968  
 Number of Building Sections 3  
 Predominant OCC Code 494  
 Primary Area 8,860  
 Additional Useable Area 575  
 Total Area 9,435  
 Basement Area  
 Office Area (SF) / (%) 1,725 18%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 2,740 29%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 12  
 Non-office ave clear height 11  
 Frame Type 07: Wood Pole  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$27.29  
 Adj Sale Price Imps \$ / SF \$16.09  
 Acres 0.373  
 Land Value \$ / Acre \$283,378  
 SCR 1.83  
 RCN + OBY / SF \$57.20  
 Physical Res. % 35%  
 Functional Res. % 80%  
 Functional OBS 1 Layout  
 Functional OBS 2 Site Coverage  
 Functional OBS 3  
 Community rating % 98%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 103%

## COMMENTS

GRTR: GRANTOR: PROPERTY WAS ON THE MARKET FOR 253 DAYS AFTER THE FORMER TENANT DID NO RENEW LEASE AND MOVED OUT OF THE PROPERTY. FELT THEY RECEIVED FAIR MARKET VALUE FOR THE PROPERTY. NO APPRAISAL DONE PRIOR TO SALE. PRICE WAS NEGOTIATED BACK AND FORTH BEFORE FINALLY SETTLING ON THE PRICE.

GRTE: FELT HE PAID FAIR MARKET VALUE FOR THE PROPERTY. WAS LOOKING FOR OTHER COMMERCIAL PROPERTIES IN THIS SAME PRICE BUT NOT MANY OPTIONS AVAILABLE. WITH THIS BEING A MACHINE SHOP PREVIOUSLY THERE WAS A LOT OF CLEAN UP NEEDED TO CONVERT IT TO A CLEANING BUSINESS WAREHOUSE AND OFFICE. SINCE THEY OWN A CLEANING SERVICE THEY HAD THE MEANS TO CLEAN IT PROPERLY. ALSO PURCHASED BUILDING NEXT DOOR TO USE AS A WAREHOUSE.

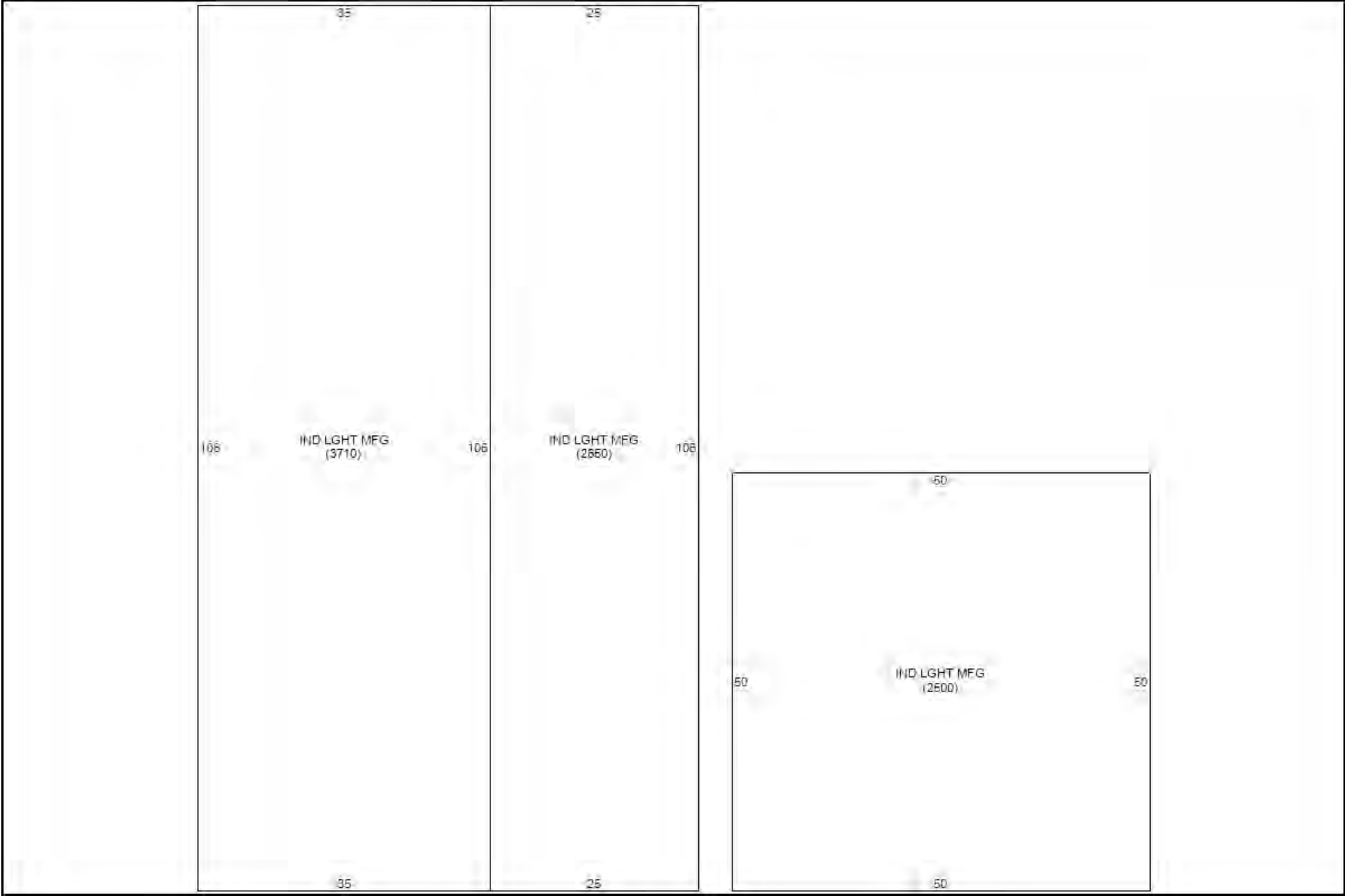
PHYS: FORMER TENANT WAS A MACHINE SHOP AND DIDN'T CONTINUE LEASE. PROPERTY WAS VERY DIRTY AND NEEDED MAJOR CLEAN

ECON: PROPERTY LOCATED IN THE CITY OF EAU CLAIRE IN AN INDUSTRIAL AREA

OTHR: LAND ANALYSIS: NO RECENT LAND SALES IN THIS AREA. PARCEL WAS SHIFTED TO LOCAL ASSESSMENT FOR 2021. REVIEWED THE LOCAL ASSESSOR LAND ANALYSIS AND AGREED WITH THEIR VALUE







**SALE REPORT**

State ID # 79-18-221-R000151862  
 County EAU CLAIRE  
 Municipality EAU CLAIRE  
 Local Parcel # 15-4109  
 Situs Address 1435 International Dr  
 Situs Zip Code 54701  
 Appraiser FENNEDJ

IPAS Sale Key # 191189  
 SIC Code 9900  
 Interior Inspection Date 10/19/2021  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 02/24/2021  
 Grantor RADIAL INC

Grantee CONTINENTAL 1776 LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 0000: Commercial Parcel  
 Intended Use 3599: Industrial Machinery Nec-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$1,800,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$1,800,000  
 Land Value \$251,000  
 Improvement Value \$1,549,000  
 Time on Market 12 - 24 months  
 Recent Asking Price \$2,500,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1994  
 Number of Building Sections 2  
 Predominant OCC Code 492  
 Primary Area 48,048  
 Additional Useable Area 0  
 Total Area 48,048  
 Basement Area  
 Office Area (SF) / (%) 48,048 100%  
 Sprinkler (SF) / (%) 48,048 100%  
 Air Conditioning (SF) / (%) 48,048 100%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 15  
 Non-office ave clear height 15  
 Frame Type 02: Masonry Load Bearing  
 Exterior Wall Type 14: Concrete Tilt-up

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$37.46  
 Adj Sale Price Imps \$ / SF \$32.24  
 Acres 10.040  
 Land Value \$ / Acre \$25,000  
 SCR 9.1  
 RCN + OBY / SF \$74.13  
 Physical Res. % 62%  
 Functional Res. % 100%  
 Functional OBS 1  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 98%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 72%

**COMMENTS**

GRTR: GRANTOR: NO APPRAISAL WAS DONE. ASKING PRICE OF \$2.5M WAS BASED OFF BROKER OPINION OF VALUE. FELT IT DID SELL FOR FMV. NO ADDITIONAL ASSETS INCLUDED IN THE SALE, BUT LEASING A SERVER ROOM UNTIL JULY OF 2022 AT NO COST, BUT PAYS FOR GENERATOR COSTS. EMPLOYEES LEFT THE OFFICE IN JULY OF 2019 TO START WORKING FROM HOME, BUT A SMALL TEAM CONTINUED TO WORK IN THE OFFICE UNTIL TIME OF SALE.

GRTE: GRANTEE - WAS LOOKING FOR PROPERTY IN THE AREA. SAW THE SIGN ON THIS PROPERTY FOR SALE THROUGH CBRE. DID NOT HAVE AN APPRAISAL DONE BUT LOOKED AT RECENT SALES AND PRICE PER SQUARE FOOT. OFFER PRICE WAS BASED OFF THE RECENT SALES PRICE PER SQUARE FOOT. FELT HE PAID FMV FOR THE PROPERTY. PROPERTY WAS VACANT AT TIME OF SALE.

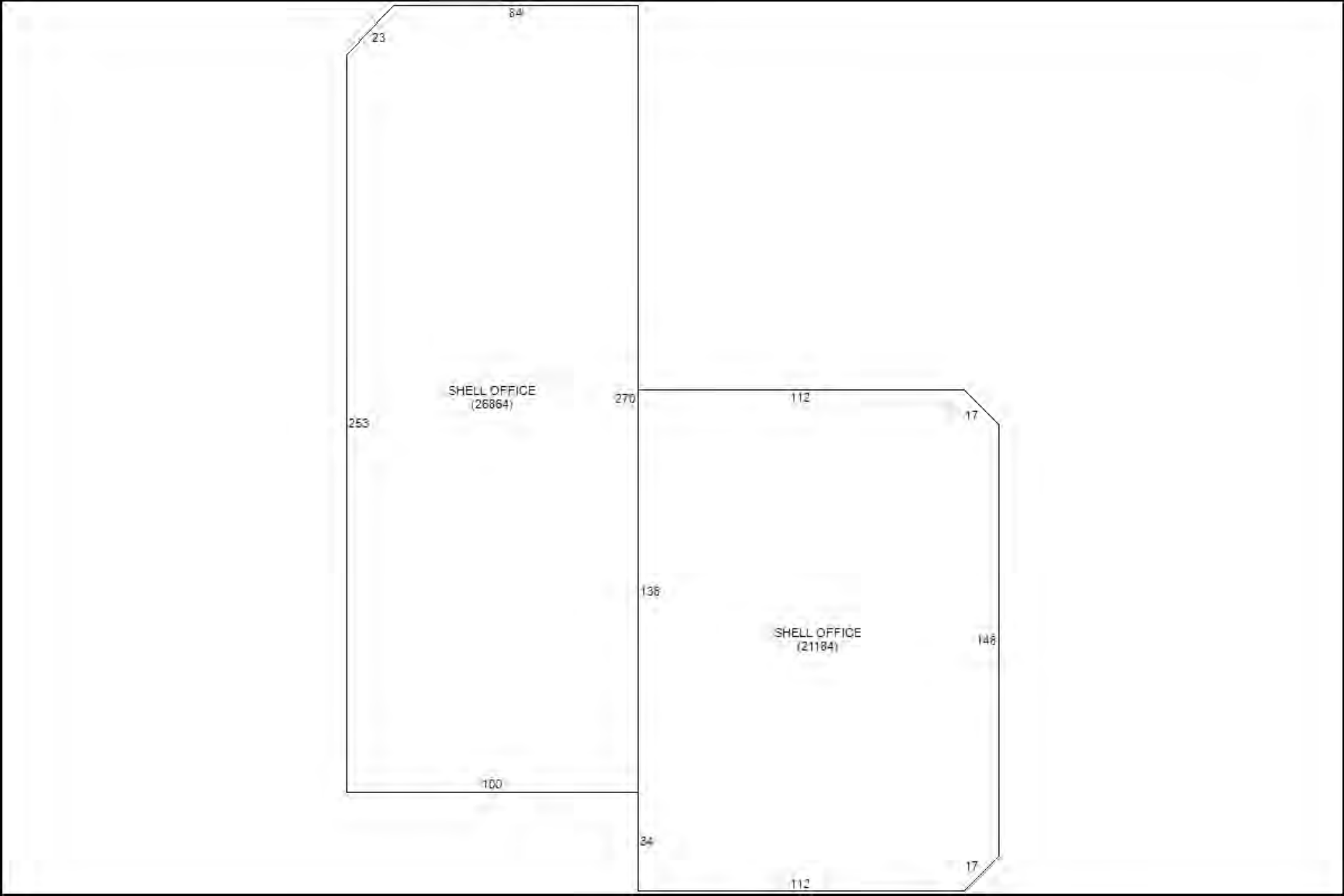
PHYS: PHYSICAL - PROPERTY IS IN GOOD PHYSICAL CONDITION. ALTHOUGH THE PROPERTY WAS LISTED FOR SALE AND MOSTLY VACANT FOR APPROX. 700 DAYS IT WAS MAINTAINED AS IF OCCUPIED. ONE AREA OF THE BUILDING IS A LEASED SERVER ROOM WITH ONE YEAR REMAINING ON THE LEASE.

FUNC: FUNCTIONAL - PROPERTY IS 100% OFFICE. HAS SEVERAL OFFICES AND CONFERENCE CENTERS ON THE PERIMETER OF THE PROPERTY WITH A LARGE OPEN SPACE (CUBICLES) IN THE MIDDLE.

ECON: ECONOMIC - PROPERTY LOCATED IN AN INDUSTRIAL PARK IN CITY OF EAU CLAIRE.

OTHR: LAND ANALYSIS - REVIEWED THE LOCAL ASSESSED VALUE IN THIS AREA. A REVALUATION WAS COMPLETED BY THE LOCAL ASSESSOR IN THE LAST YEAR. MFG PROPERTY PURCHASED LAND IN SAME INDUSTRIAL PARK IN 2019 FOR \$20,715/ACRE





**SALE REPORT**

State ID # 81-19-010-R000010258  
 County FLORENCE  
 Municipality FLORENCE  
 Local Parcel # 010-01773-0002  
 Situs Address 3566 Brewery Ln  
 Situs Zip Code 54121  
 Appraiser BARRERM

IPAS Sale Key # 188291  
 SIC Code 3543  
 Interior Inspection Date 11/13/2018  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 09/23/2020  
 Grantor HANNAH & BROTHERS PROPERTIES LLC

Grantee DAVID & DONNA EBERT

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3543: Industrial Patterns-Mfg  
 Intended Use 3543: Industrial Patterns-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$135,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$135,000  
 Land Value \$11,700  
 Improvement Value \$123,300  
 Time on Market 5 - 11 months  
 Recent Asking Price \$139,900

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1989  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 4,000  
 Additional Useable Area 0  
 Total Area 4,000  
 Basement Area  
 Office Area (SF) / (%) 266 7%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 12  
 Non-office ave clear height 12  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$33.75  
 Adj Sale Price Imps \$ / SF \$30.83  
 Acres 1.470  
 Land Value \$ / Acre \$7,959  
 SCR 16  
 RCN + OBY / SF \$62.65  
 Physical Res. % 52%  
 Functional Res. % 95%  
 Functional OBS 1 Ceiling Height  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 80%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 125%

**COMMENTS**

GRTR: ORIGINALLY PURCHASED THE BUILDING IN LATE 2018 FROM A MANUFACTURER FOR \$130,000. SUBJECT USED FOR STORAGE PRIOR TO 2020 SALE.

GRTE: BECAME AWARE SUBJECT WAS FOR SALE ON INTERNET AND NEGOTIATED TO SALE PRICE. WILL BE USING SUBJECT FOR STORAGE.

PHYS: SUBJECT IS A 4,000 SF PRE-ENGINEERED, METAL LINED BUILDING BUILT IN 1988 AND 1992. EXTERIOR FIELD AUDIT AND INTERIOR PHOTOS FROM SALE LISTING USED TO DETERMINE CONDITION.

FUNC: FUNCTIONAL OBSOLESCENCE OBSERVED FOR LOW CEILING HEIGHT.

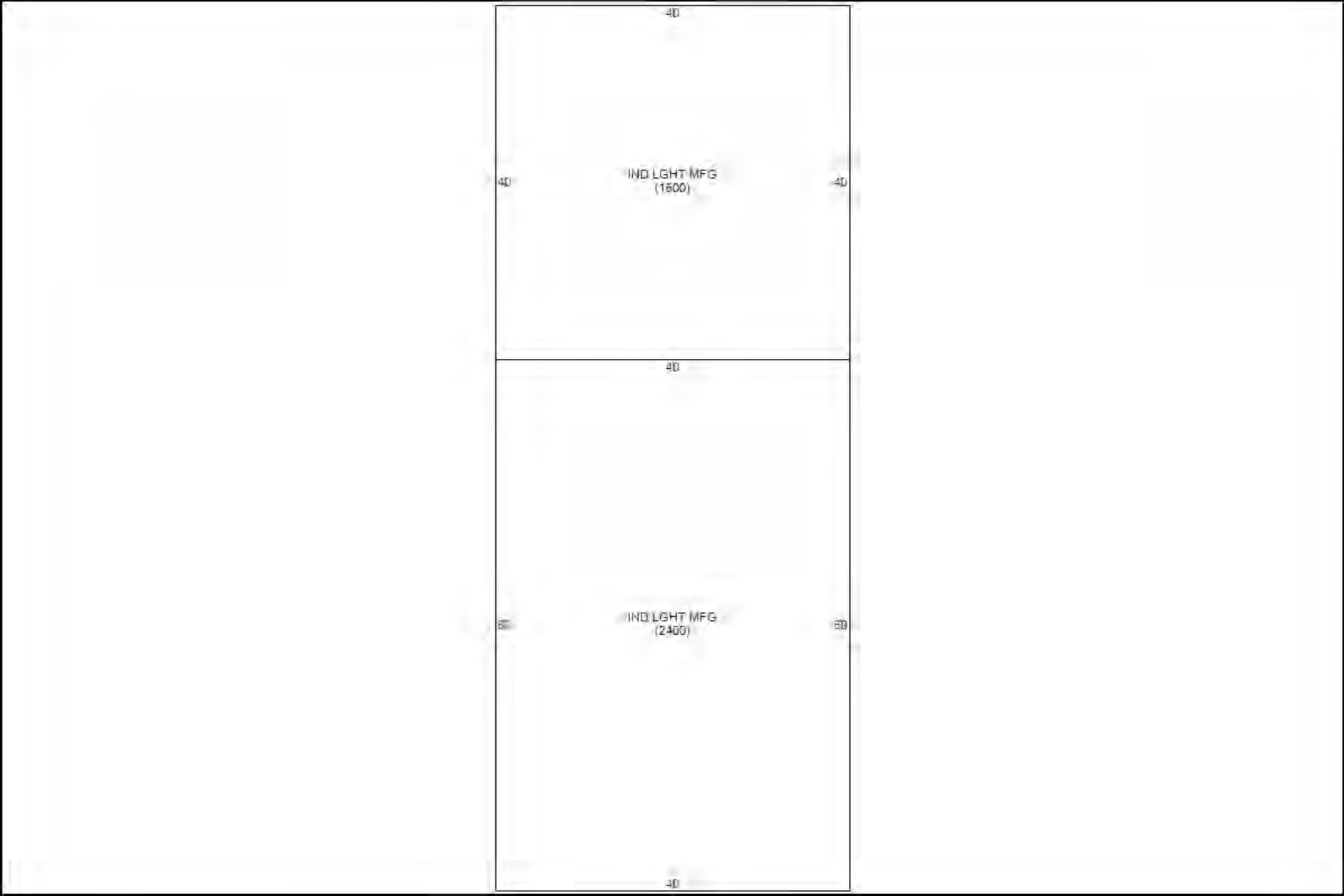
ECON: LOCATED IN A SMALL BUSINESS PARK IN THE TOWN OF FLORENCE, WHICH IS A RURAL AREA IN NORTHERN WISCONSIN ABOUT 15 MILES FROM IRON MOUNTAIN, MI.

OTHR: LAND: LOCAL COMMERCIAL AND MANUFACTURING LAND ASSESSMENTS WERE ANALYZED.

OTHR: MARKET VARIANCE: NO KNOWN REASON.







**SALE REPORT**

State ID # 81-20-022-R000152728  
 County FOND DU LAC  
 Municipality FRIENDSHIP  
 Local Parcel # T11-16-17-04-01-010-00  
 Situs Address N9691 Lakeshore Dr  
 Situs Zip Code 54979  
 Appraiser CORNECB

IPAS Sale Key # 191229  
 SIC Code 0919  
 Interior Inspection Date 10/14/2021  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 12/29/2020  
 Grantor PERCO INVESTMENTS LLC

Grantee TWC ENTERPRISES LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 0919: Miscellaneous Marine Products-Agr  
 Intended Use 0919: Miscellaneous Marine Products-Agr  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$340,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$340,000  
 Land Value \$201,000  
 Improvement Value \$139,000  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1964  
 Number of Building Sections 3  
 Predominant OCC Code 494  
 Primary Area 21,268  
 Additional Useable Area 0  
 Total Area 21,268  
 Basement Area  
 Office Area (SF) / (%) 0 0%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 14  
 Non-office ave clear height 14  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$15.99  
 Adj Sale Price Imps \$ / SF \$6.54  
 Acres 1.036  
 Land Value \$ / Acre \$194,015  
 SCR 2.1  
 RCN + OBY / SF \$52.18  
 Physical Res. % 52%  
 Functional Res. % 90%  
 Functional OBS 1 Ceiling Height  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 86%  
 NBHD Rating / Other % 90%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 35%

**COMMENTS**

GRTR: GRANTOR: OWNED REAL ESTATE FOR A LONG TIME AND THE MARINE MAINTENANCE AND STORAGE BUSINESS. WANTED TO RETIRE AS HIM AND WIFE RAN THIS BUSINESS FOR MANY YEARS

GRTE: GRANTEE: NEW OWNER WAS MADE AWARE OF SALE THROUGH WORD OF MOUTH AS THIS IS A SMALL COMMUNITY

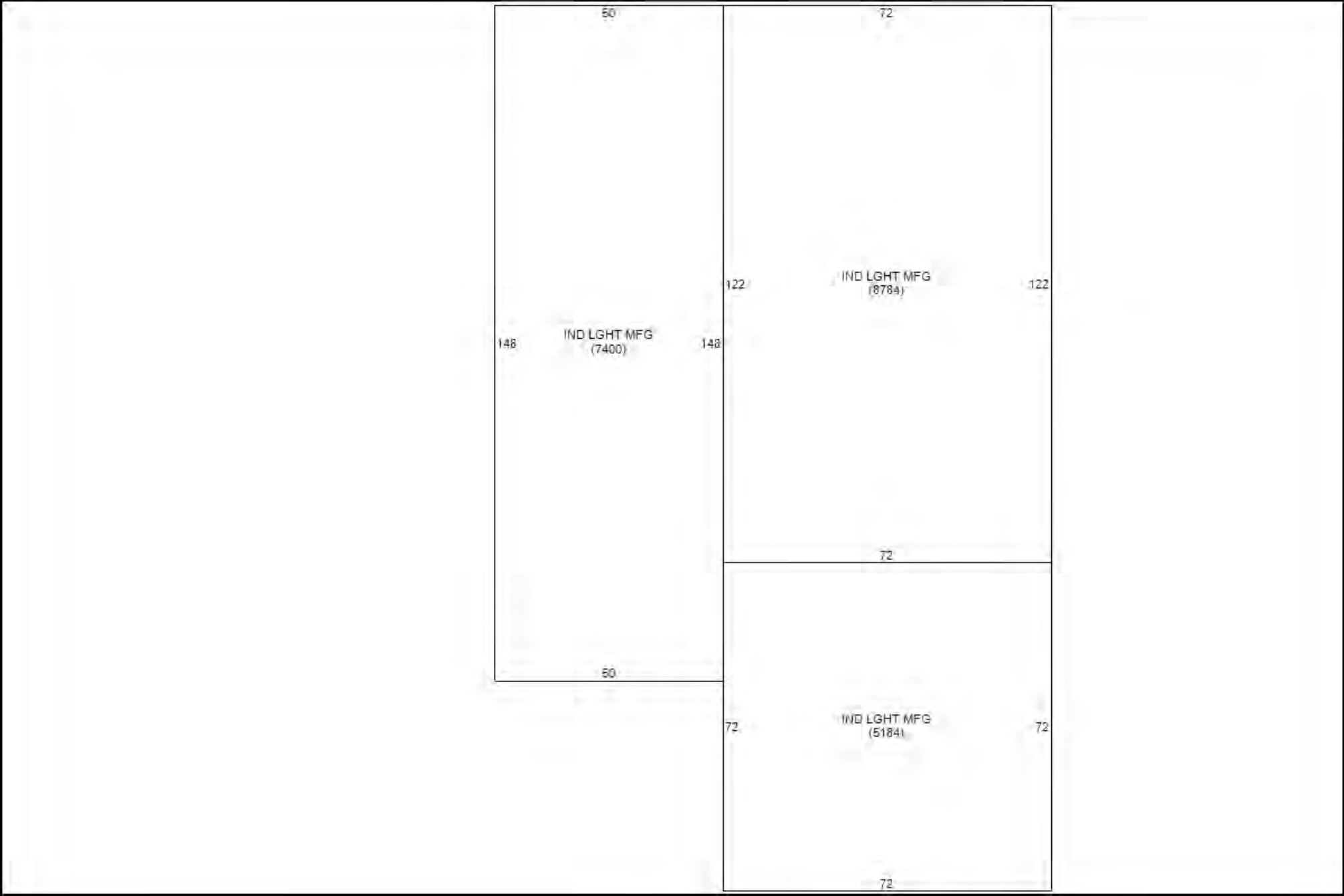
PHYS: PHYSICAL: BUILDINGS WERE BUILT IN 1964, THE WIFE OF THE NEW OWNER STATED THAT THERE WERE A FEW LEAKS IN THE WAREHOUSE THAT WERE TAKEN CARE OF BUT OVERALL IN GOOD CONDITION

FUNC: FUNCTIONAL: LOWER ROOF LINES AND THREE SECTIONS WERE NOTED FOR FUNCTIONAL ISSUES

ECON: ECONOMIC: LOCATED NEAR HWY 141 ALONG A MAIN CTY RD ALONG LAKE WINNABEGO

OTHR: OTHER: LAND VALUE IS IN ACCORDANCE WITH NEARBY ASSESSMENTS, LOCAL ASSESSOR REVALUED LAND IN 2020. SPOKE TO LOCAL ASSESSOR WATER FRONT VALUES AND THE CURRENT ASSESSMENT





**SALE REPORT**

State ID # 81-20-226-R000000527  
 County FOND DU LAC  
 Municipality FOND DU LAC  
 Local Parcel # FDL-15-17-22-12-257-00  
 Situs Address 723 S Main St  
 Situs Zip Code 54935  
 Appraiser CORNECB

IPAS Sale Key # 167624  
 SIC Code 2752  
 Interior Inspection Date 11/14/2019  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 01/31/2019  
 Grantor DAVID J HORNUNG

Grantee MICHAEL H DEBAERE

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2752: Commercial Printing Lithographic-Mfg  
 Intended Use 2752: Commercial Printing Lithographic-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$250,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$250,000  
 Land Value \$55,400  
 Improvement Value \$194,600  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1983  
 Number of Building Sections 1  
 Predominant OCC Code 344  
 Primary Area 3,075  
 Additional Useable Area 0  
 Total Area 3,075  
 Basement Area  
 Office Area (SF) / (%) 1,968 64%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYS

Stories 1  
 Non-office ave wall height 12  
 Non-office ave clear height 12  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 03: Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$81.30  
 Adj Sale Price Imps \$ / SF \$63.28  
 Acres 0.225  
 Land Value \$ / Acre \$246,222  
 SCR 3.19  
 RCN + OBY / SF \$118.90  
 Physical Res. % 58%  
 Functional Res. % 90%  
 Functional OBS 1 Site Coverage  
 Functional OBS 2 Ceiling Height  
 Functional OBS 3  
 Community rating % 98%  
 NBHD Rating / Other % 90%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 116%

**COMMENTS**

PHYS: PHYSICAL THE PROPERTY WAS IN FAIR CONDITION, SIGNS OF WEAR ON FLOORS AND CEILING. EXTERIOR WAS RECENTLY MAINTAINED.

GRTE: THE GRANTEE WAS NOT AVAILABLE FOR COMMENT

GRTR: THE GRANTOR PURCHASED THIS PROPERTY AS HE EXPANDED THEIR BUSINESS TO FIT HIS NEEDS

OTHR: SUBJECT PROPERTY IS LOCATED IN THE ESTABLISHED ARE OF THE CITY OF FOND DU LAC WITH NOT VACANT LAND SALES. LAND VALUE IS COMPARABLE TO OTHER COMMERCIAL PROPERTIES ALONG THE CORRIDOR.

FUNC: LOW CEILINGS AND TOO MUCH OFFICE SPACE

ECON: LOCATION IS LOCATED ALONG A COMMERCIAL CORRIDOR IN AN OLDER PORTION OF THE CITY OF FOND DU LAC





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**SALE REPORT**

State ID # 81-20-226-R000031693  
 County FOND DU LAC  
 Municipality FOND DU LAC  
 Local Parcel # FDL-15-17-14-44-754-00  
 Situs Address 575 Fond Du Lac Ave  
 Situs Zip Code 54935  
 Appraiser CORNECB

IPAS Sale Key # 178175  
 SIC Code 2700  
 Interior Inspection Date 09/03/2020  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 04/10/2020  
 Grantor HINTZ RENTAL LIMITED PARTNERSHIP

Grantee PERL RENTALS

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2700: Printing & Publishing-Mfg  
 Intended Use 2700: Printing & Publishing-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$645,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$645,000  
 Land Value \$215,900  
 Improvement Value \$429,100  
 Time on Market 5 - 11 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1975  
 Number of Building Sections 1  
 Predominant OCC Code 494  
 Primary Area 32,240  
 Additional Useable Area 0  
 Total Area 32,240  
 Basement Area  
 Office Area (SF) / (%) 6,000 19%  
 Sprinkler (SF) / (%) 32,240 100%  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 14  
 Non-office ave clear height 14  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$20.01  
 Adj Sale Price Imps \$ / SF \$13.31  
 Acres 4.090  
 Land Value \$ / Acre \$52,787  
 SCR 5.5  
 RCN + OBY / SF \$44.35  
 Physical Res. % 52%  
 Functional Res. % 90%  
 Functional OBS 1 Layout  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 98%  
 NBHD Rating / Other % 90%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 73%

**COMMENTS**

GRTR: SOLD AS THE OWNERS WANTED TO RETIRE AND NOT HAVE THE RESPONSIBILITY OF THE BUILDING. FIRST STEP INTO RETIREMENT

GRTE: LOCAL BUSINESS PURCHASED THE RE AND IS RENTING BACK TO THE SELLERS

PHYS: BUILDING SEEMED TO BE IN GOOD CONDITION FROM THE OUTSIDE

FUNC: LITTLE INFORMATION WAS PROVIDED AND THE BUILDING IS RATHER LARGE

ECON: LOCATED IN THE SUB AREA OF CITY OF FOND DU LAC

OTHR: LAND VALUE IN RELATIONSHIP WITH LOCAL LAND AROUND IT



03

**SALE REPORT**

State ID # 81-20-226-R000000515  
 County FOND DU LAC  
 Municipality FOND DU LAC  
 Local Parcel # FDL-15-17-22-32-255-00  
 Situs Address 1000 Morris St  
 Situs Zip Code 54935  
 Appraiser CORNECB

IPAS Sale Key # 178147  
 SIC Code 2431  
 Interior Inspection Date 09/03/2020  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 06/01/2020  
 Grantor THE COMBINATION DOOR CO.

Grantee MPI MORRIS LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2431: Millwork-Mfg  
 Intended Use 2431: Millwork-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$1,750,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$1,750,000  
 Land Value \$241,000  
 Improvement Value \$1,509,000  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1971  
 Number of Building Sections 5  
 Predominant OCC Code 494  
 Primary Area 93,936  
 Additional Useable Area 0  
 Total Area 93,936  
 Basement Area  
 Office Area (SF) / (%) 4,032 4%  
 Sprinkler (SF) / (%) 89,904 96%  
 Air Conditioning (SF) / (%) 4,032 4%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 16  
 Non-office ave clear height 16  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$18.63  
 Adj Sale Price Imps \$ / SF \$16.06  
 Acres 8.730  
 Land Value \$ / Acre \$27,606  
 SCR 4.05  
 RCN + OBY / SF \$51.46  
 Physical Res. % 46%  
 Functional Res. % 80%  
 Functional OBS 1 Size  
 Functional OBS 2 Layout  
 Functional OBS 3 Ceiling Height  
 Community rating % 98%  
 NBHD Rating / Other % 90%  
 NBHD Rating / Other Econ Reason Neighborhood Rating

Major Thoroughfare 0 to 1 mile  
 Market Variance 96%

## COMMENTS

GRTR: SOLD BECAUSE THE OWNERS JUST WANTED OUT AND WAS TIME TO RETIRE

GRTE: THE BUYERS WANTED TO PURCHASE THE BUILDING AND NOT THE PP. MILLWORK IS WHAT BOTH BUSINESSES HAD IN COMMON AND WHY THE BUYERS CHOSE THIS BUILDING

PHYS: EXTERIOR OF THE BUILDING LOOKS WELL KEPT

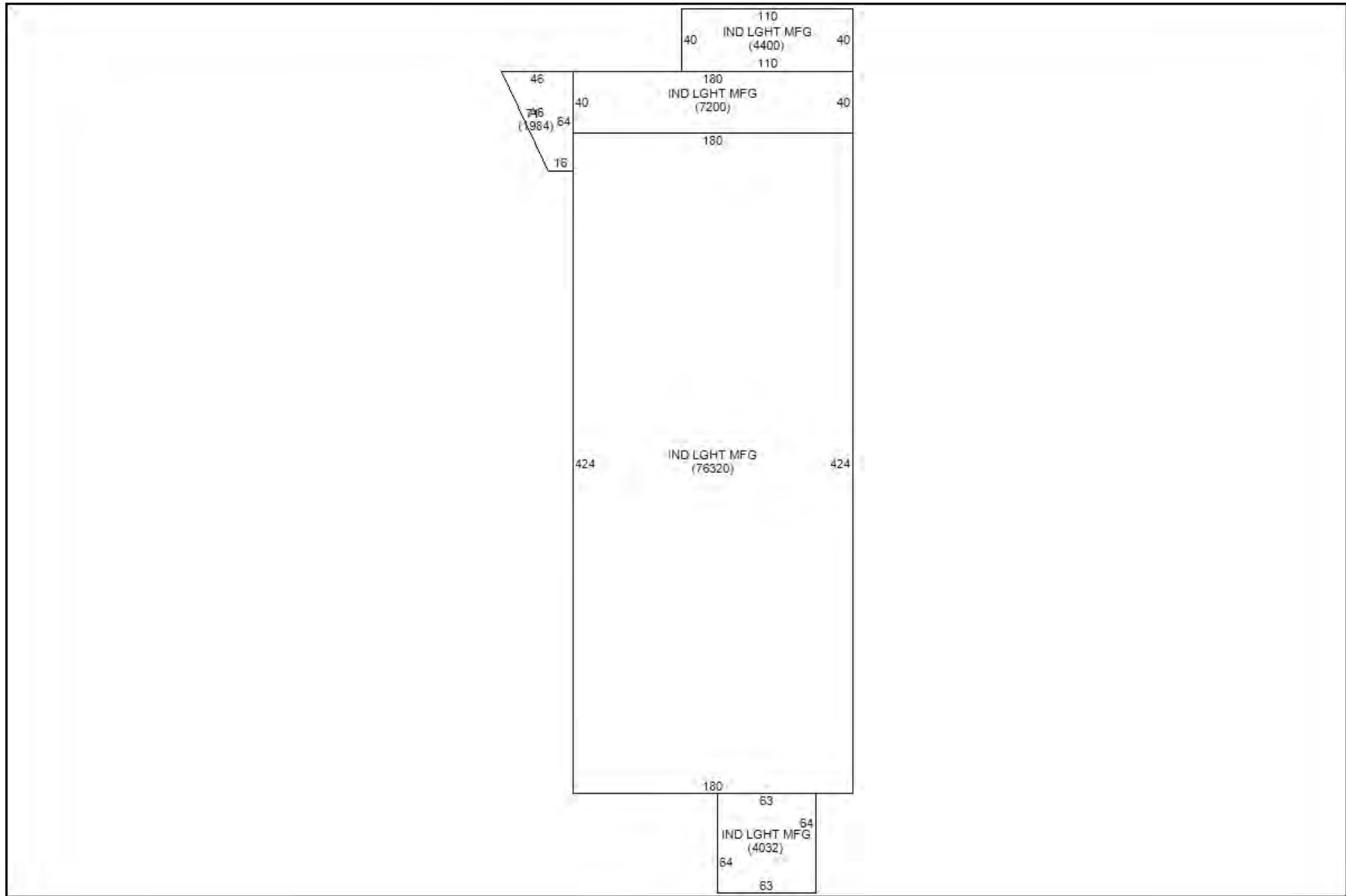
FUNC: THE PROPERTY WAS USED FOR MFG AND WAS INTENDED TO USE FOR THE SAME

ECON: THE BUILDING IS LOCATED IN AN INDUSTRIAL AREA IN FOND DU LAC

OTHR: LAND VALUE IN RELATIONSHIP WITH LOCAL LAND AROUND IT







DISCLAIMER - The content of this sales data worksheet is for general information purposes only. The information and opinions contained therein are provided by the Wisconsin Department of Revenue and we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, suitability of the information for any purpose. The Wisconsin Department of Revenue, its employees, officials, officers, agents, as the persons interviewed during the sales verification process, shall not be held responsible or liable for any use of, error, omission or defect in the information contained on the DOR Sales Data Worksheets.

**SALE REPORT**

State ID # 81-20-226-R000031693  
 County FOND DU LAC  
 Municipality FOND DU LAC  
 Local Parcel # FDL-15-17-14-44-754-00  
 Situs Address 575 Fond Du Lac Ave  
 Situs Zip Code 54935  
 Appraiser CORNECB

IPAS Sale Key # 178175  
 SIC Code 2700  
 Interior Inspection Date 09/03/2020  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 04/10/2020  
 Grantor HINTZ RENTAL LIMITED PARTNERSHIP

Grantee PERL RENTALS

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2700: Printing & Publishing-Mfg  
 Intended Use 2700: Printing & Publishing-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$645,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$645,000  
 Land Value \$215,900  
 Improvement Value \$429,100  
 Time on Market 5 - 11 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1975  
 Number of Building Sections 1  
 Predominant OCC Code 494  
 Primary Area 32,240  
 Additional Useable Area 0  
 Total Area 32,240  
 Basement Area  
 Office Area (SF) / (%) 6,000 19%  
 Sprinkler (SF) / (%) 32,240 100%  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 14  
 Non-office ave clear height 14  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$20.01  
 Adj Sale Price Imps \$ / SF \$13.31  
 Acres 4,090  
 Land Value \$ / Acre \$52,787  
 SCR 5.5  
 RCN + OBY / SF \$44.35  
 Physical Res. % 52%  
 Functional Res. % 90%  
 Functional OBS 1 Layout  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 98%  
 NBHD Rating / Other % 90%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 73%

## COMMENTS

GRTR: SOLD AS THE OWNERS WANTED TO RETIRE AND NOT HAVE THE RESPONSIBILITY OF THE BUILDING. FIRST STEP INTO RETIREMENT

GRTE: LOCAL BUSINESS PURCHASED THE RE AND IS RENTING BACK TO THE SELLERS

PHYS: BUILDING SEEMED TO BE IN GOOD CONDITION FROM THE OUTSIDE

FUNC: LITTLE INFORMATION WAS PROVIDED AND THE BUILDING IS RATHER LARGE

ECON: LOCATED IN THE SUB AREA OF CITY OF FOND DU LAC

OTHR: LAND VALUE IN RELATIONSHIP WITH LOCAL LAND AROUND IT



[illegible]

**SALE REPORT**

State ID # 81-20-226-R000140013  
 County FOND DU LAC  
 Municipality FOND DU LAC  
 Local Parcel # FDL-15-17-15-12-273-00  
 Situs Address 123 S Main St  
 Situs Zip Code 54937  
 Appraiser CORNECB

IPAS Sale Key # 179615  
 SIC Code 0000  
 Interior Inspection Date 09/03/2020  
 Revision Date 07/14/2020  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 03/11/2020  
 Grantor REMINISCENCE BY RITA LLC

Grantee PRIESSNITZ PROPERTIES LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 0000: Commercial Parcel  
 Intended Use 0000: Commercial Parcel  
 No Months Vacant 1 - 3 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$96,500  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$96,500  
 Land Value \$7,300  
 Improvement Value \$89,200  
 Time on Market 5 - 11 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1910  
 Number of Building Sections 1  
 Predominant OCC Code 353  
 Primary Area 2,204  
 Additional Useable Area 0  
 Total Area 2,204  
 Basement Area  
 Office Area (SF) / (%) 2,204 100%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 2,204 100%  
 Notable Features/OBYs

Stories 2  
 Non-office ave wall height 11  
 Non-office ave clear height 11  
 Frame Type 05: Wood Joist Typical Wood  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$43.78  
 Adj Sale Price Imps \$ / SF \$40.47  
 Acres 0.028  
 Land Value \$ / Acre \$260,714  
 SCR 1  
 RCN + OBY / SF \$114.68  
 Physical Res. % 51%  
 Functional Res. % 90%  
 Functional OBS 1 Layout  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 98%  
 NBHD Rating / Other % 90%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 87%

**COMMENTS**

GRTR: SOLD AS THE OWNERS WANTED TO RETIRE BY SELLING THE RE

GRTE: BOUGHT THE RE AS SHE HAS COMMERCIAL RENTERS LINED UP AND WANTED TO HAVE FOR HER PORTFOLIO AS SHE IS AN RE AGENT

PHYS: THE BUILDING LOOKS TO BE IN GREAT SHAPE AND RECENTLY UPDATED EXTERIOR AND SURFACE INTERIOR

FUNC: FUNCTIONAL ISSUE, NOTED FOR LOW SITE COVERAGE RATIO AND MULTISTORY

ECON: THE PROPERTY IS LOCATED IN THE DOWN TOWN LOCATION AND NEAR SIMILAR COMMERCIAL PROPERTIES

OTHR: LAND VALUE IN RELATIONSHIP WITH LOCAL LAND AROUND IT





16		
47	RETAIL STORE (752)	47
16		

**SALE REPORT**

State ID # 81-20-226-R000152168  
 County FOND DU LAC  
 Municipality FOND DU LAC  
 Local Parcel # FDL-15-17-22-21-042-01  
 Situs Address 243 Morris Ct  
 Situs Zip Code 54935  
 Appraiser CORNECB

IPAS Sale Key # 190989  
 SIC Code 0000  
 Interior Inspection Date 10/14/2021  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 01/15/2021  
 Grantor CKC INVESTMENTS LLC

Grantee FRANK DANIEL P

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3448: Prefabricated Metal Buildings-Mfg  
 Intended Use 4225: General Warehousing & Storage-Trans  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$225,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$225,000  
 Land Value \$45,100  
 Improvement Value \$179,900  
 Time on Market 5 - 11 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1990  
 Number of Building Sections 2  
 Predominant OCC Code 406  
 Primary Area 3,400  
 Additional Useable Area 0  
 Total Area 3,400  
 Basement Area  
 Office Area (SF) / (%) 0 0%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 13  
 Non-office ave clear height 13  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$66.18  
 Adj Sale Price Imps \$ / SF \$52.91  
 Acres 0.500  
 Land Value \$ / Acre \$90,200  
 SCR 6.4  
 RCN + OBY / SF \$51.44  
 Physical Res. % 60%  
 Functional Res. % 90%  
 Functional OBS 1 Ceiling Height  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 98%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason

Major Thoroughfare 0 to 1 mile  
 Market Variance 194%

**COMMENTS**

GRTR: GRANTOR: SOLD REAL ESTATE TO BE CLOSER TO CUSTOMERS AND LESS COST IN SHIPPING

GRTE: GRANTEE: WAS UNABLE TO CONTACT AS MULTIPLE ATTEMPTS WERE MADE BY PHONE AND IN PERSON

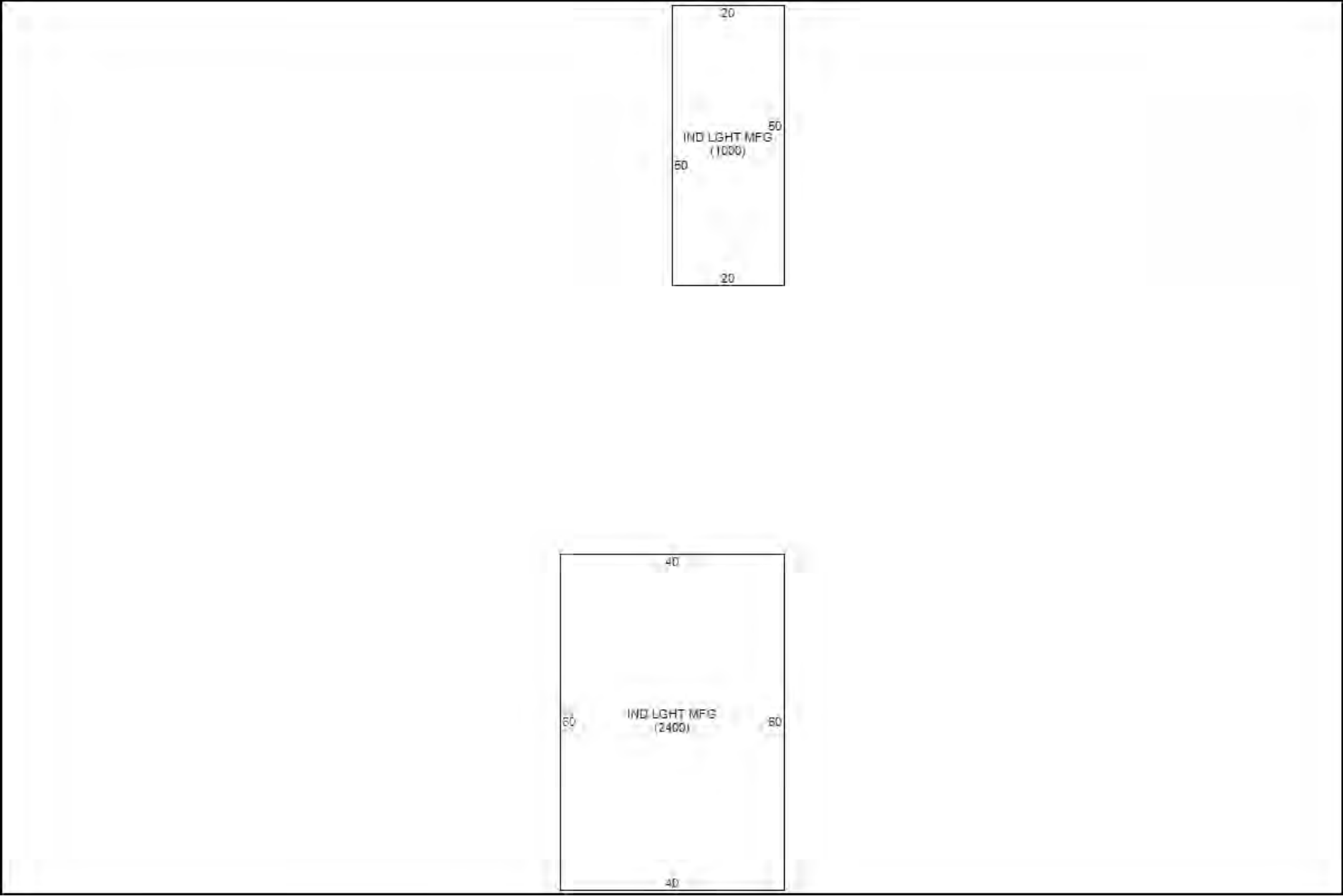
PHYS: PHYSICAL: BUILDING WAS BUILT IN 1990 AND IS LARGE OPEN CONCEPT WITH A STORAGE UNIT ATTACHED ON THE BACK

FUNC: FUNCTIONAL: NO OFFICE SPACE AND OVERALL THE BUILDING WAS GOOD USE OF SPACE

ECON: ECONOMIC: SUBJECT PROPERTY IS LOCATED IN A COMMERCIAL/MFG AREA IN THE CITY OF FDL NEAR HWY 41

OTHR: OTHER: THE PROPERTY WAS REMODELED PRIOR TO SALE. UPDATES INCLUDED PAINT, AND MINOR UPDATED FIXTURES





**SALE REPORT**

State ID # 81-20-226-R000152689  
 County FOND DU LAC  
 Municipality FOND DU LAC  
 Local Parcel # FDL-15-17-16-34-750-00  
 Situs Address 683 Sullivan Dr  
 Situs Zip Code 54937  
 Appraiser CORNECB

IPAS Sale Key # 191169  
 SIC Code 4830  
 Interior Inspection Date 10/14/2021  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 4  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 04/09/2021  
 Grantor EVOLUTION COMMUNICATIONS SERVICES LLC

Grantee BL BUSINESS INVESTMENTS LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 4830: Radio & Television Broadcasting-Trans  
 Intended Use 4830: Radio & Television Broadcasting-Trans  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$430,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$430,000  
 Land Value \$60,200  
 Improvement Value \$369,800  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1979  
 Number of Building Sections 1  
 Predominant OCC Code 406  
 Primary Area 6,075  
 Additional Useable Area 0  
 Total Area 6,075  
 Basement Area  
 Office Area (SF) / (%) 660 11%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 12  
 Non-office ave clear height 12  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$70.78  
 Adj Sale Price Imps \$ / SF \$60.87  
 Acres 0.996  
 Land Value \$ / Acre \$60,442  
 SCR 7.1  
 RCN + OBY / SF \$45.46  
 Physical Res. % 54%  
 Functional Res. % 90%  
 Functional OBS 1 Ceiling Height  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 98%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason

Major Thoroughfare 0 to 1 mile  
 Market Variance 281%

COMMENTS

GRTR: GRANTOR: OWNER WANTED TO RETIRE AS HE OWNED REAL ESTATE AND BUSINESS FOR 15 YEARS

GRTE: GRANTEE: THE GRANTEE WAS UNABLE TO BE REACHED THROUGH MULTIPLE ATTEMPTS

PHYS: PHYSICAL: BUILDING WAS BUILT IN 1979. METAL FRAME AND EXTERIOR, OVERALL IN GOOD CONDITION

FUNC: FUNCTIONAL: CEILING HEIGHTS ARE 12' AND IS TYPICALLY LOWER THAN NORMAL

ECON: ECONOMIC: SALE PROPERTY IS IN THE MIDDLE OF A COMMERCIAL AREA IN THE CITY OF FOND DU LAC. LOCATED NEAR 141

OTHR: OTHER: APPRAISAL WAS USED BY SELLER FOR SALE PRICE OF HIS BUILDING. SCAR WAS USED TO VERIFY COMPS AND PRICE OF SUBJECT PROPERTY







**SALE REPORT**

State ID # 81-20-226-R000152812  
 County FOND DU LAC  
 Municipality FOND DU LAC  
 Local Parcel # FDL-15-17-16-33-506-01  
 Situs Address 657 S Pioneer Rd  
 Situs Zip Code 54935  
 Appraiser CORNECB

IPAS Sale Key # 191249  
 SIC Code 5087  
 Interior Inspection Date 10/14/2021  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 01/14/2021  
 Grantor DOUGLAS JR P PRUNTY

Grantee SCHIEK INVESTMENTS

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 5087: Service Establishment Equipment-WholeSL  
 Intended Use 0000: Commercial Parcel  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$180,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$180,000  
 Land Value \$39,800  
 Improvement Value \$140,200  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1990  
 Number of Building Sections 1  
 Predominant OCC Code 406  
 Primary Area 2,520  
 Additional Useable Area 0  
 Total Area 2,520  
 Basement Area  
 Office Area (SF) / (%) 0 0%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 14  
 Non-office ave clear height 14  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$71.43  
 Adj Sale Price Imps \$ / SF \$55.63  
 Acres 0.317  
 Land Value \$ / Acre \$125,552  
 SCR 5.5  
 RCN + OBY / SF \$56.94  
 Physical Res. % 51%  
 Functional Res. % 90%  
 Functional OBS 1 Ceiling Height  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 98%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason

Major Thoroughfare 0 to 1 mile  
 Market Variance 217%

**COMMENTS**

GRTR: GRANTOR: THE OWNER WAS SELLING AS HE WAS READY TO RETIRE

GRTE: GRANTEE: REACHED OUT TO THE BUYER MANY TIMES WITH NO RESPONSE

PHYS: PHYSICAL: BUILDING WAS BUILT IN 1990 AND THE CONDITION IS RELATIVELY AVERAGE.

FUNC: FUNCTIONAL: THE BUILDING HAS HEAT AND IS OPEN WITH 14' CEILINGS

ECON: ECONOMIC: THE SUBJECT PROPERTY IS LOCATED IN AN INDUSTRIAL AREAS OF FOND DU LAC AND IS A FEW BLOCKS TO HWY 141

OTHR: OTHER: LAND VALUES IN THIS AREA ARE COMPARABLE WITH NEIGHBORING PROPERTIES



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**SALE REPORT**

State ID # 81-20-276-R000000535  
 County FOND DU LAC  
 Municipality RIPON  
 Local Parcel # RIP-16-14-16-13-010-08  
 Situs Address 100 Creative Way  
 Situs Zip Code 54971  
 Appraiser CORNECB

IPAS Sale Key # 166639  
 SIC Code 3080  
 Interior Inspection Date 08/22/2019  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 05/23/2019  
 Grantor SPARTECH LLC

Grantee ROGERS & ROGERS INC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3080: Miscellaneous Plastics Products Nec-Mfg  
 Intended Use 0000: Commercial Parcel  
 No Months Vacant 1 - 3 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$2,600,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$2,600,000  
 Land Value \$163,500  
 Improvement Value \$2,436,500  
 Time on Market over 24 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1989  
 Number of Building Sections 8  
 Predominant OCC Code 494  
 Primary Area 157,574  
 Additional Useable Area 3224  
 Total Area 160,798  
 Basement Area  
 Office Area (SF) / (%) 16,036 10%  
 Sprinkler (SF) / (%) 160,798 100%  
 Air Conditioning (SF) / (%) 2,100 1%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 27  
 Non-office ave clear height 24  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$16.17  
 Adj Sale Price Imps \$ / SF \$15.15  
 Acres 10.220  
 Land Value \$ / Acre \$15,998  
 SCR 2.83  
 RCN + OBY / SF \$63.18  
 Physical Res. % 59%  
 Functional Res. % 90%  
 Functional OBS 1 Size  
 Functional OBS 2 Layout  
 Functional OBS 3 Ceiling Height  
 Community rating % 93%  
 NBHD Rating / Other % 95%  
 NBHD Rating / Other Econ Reason Demand for Space  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 51%

**COMMENTS**

FUNC: GRANTEE OPERATES A PAPER CONVERTING FACILITY IN SAME INDUSTRIAL PARK. GRANTEE ALSO OWNS NUMEROUS PROPERTIES IN THE CITY OF RIPON. MADE AN OFFER LOWER THAN ASKING PRICE WHICH GRANTOR ACCEPTED. GRANTEE FEELS HE GOT A GREAT BUY.

GRTR: GRANTOR PURCHASE BOTH REAL ESTATE AND BUSINESS. GRANTOR DECIDED TO SHUT DOWN OPERATIONS IN THE CITY OF RIPON AND MOVE EQUIPMENT OUT OF STATE.

PHYS: THE BUILDING WAS IN MODERATE CONDITION. SOME FLOORING MAY NEED REPAIR DUE TO REMOVING MACHINES. NEW OWNER WAS REMOVING OFFICES AT VISIT. STATED THE OFFICE WERE OUT DATED AND MORE THAN WAS NEEDED. MECHANICALS WERE MAINTAINED AS NEEDED.

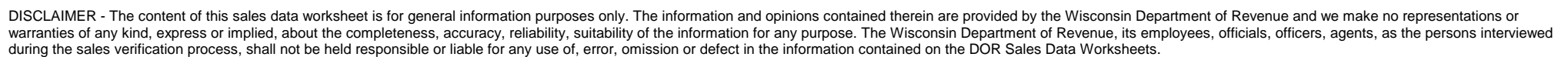
FUNC: VARYING CEILING HEIGHTS AND ADD ON CONSTRUCTION.

OTHR: PROPERTY HAS A RAIL SPUR. GRANTEE FELT THIS WAS ADVANTAGEOUS TO HIS BUSINESS. THE SPUR IS CONNECT TO THE SAME RAIL AS THE ADJACENT FACILITY.

OTHR: LAND VALUE BASED ON VACANT LAND SALES AND LISTINGS.







**SALE REPORT**

State ID # 81-20-276-R000123749  
 County FOND DU LAC  
 Municipality RIPON  
 Local Parcel # RIP-16-14-21-05-360-61  
 Situs Address 209 Hamburg St  
 Situs Zip Code 54971  
 Appraiser LACRORG

IPAS Sale Key # 169597  
 SIC Code 3321  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 02/12/2018  
 Grantor THOMAS ROGERS

Grantee RAPTORS LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 0000: Commercial Parcel  
 Intended Use 3390: Miscellaneous Primary Metal Products-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$300,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$300,000  
 Land Value \$33,000  
 Improvement Value \$267,000  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1975  
 Number of Building Sections 1  
 Predominant OCC Code 494  
 Primary Area 14,660  
 Additional Useable Area 0  
 Total Area 14,660  
 Basement Area  
 Office Area (SF) / (%) 0 0%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 14  
 Non-office ave clear height 14  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$20.46  
 Adj Sale Price Imps \$ / SF \$18.21  
 Acres 0.894  
 Land Value \$ / Acre \$36,913  
 SCR 2.66  
 RCN + OBY / SF \$42.00  
 Physical Res. % 55%  
 Functional Res. % 90%  
 Functional OBS 1 Layout  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason

Major Thoroughfare 0 to 1 mile  
 Market Variance 88%

**COMMENTS**

GRTR: GRANTOR OWNS MANY PROPERTIES IN THE CITY OF RIPON. GRANTEE IS KNOWN TO HAVE BUY AND SELL MANY PROPERTIES IN THE CITY OF RIPON. USED PROPERTY FOR STORAGE.

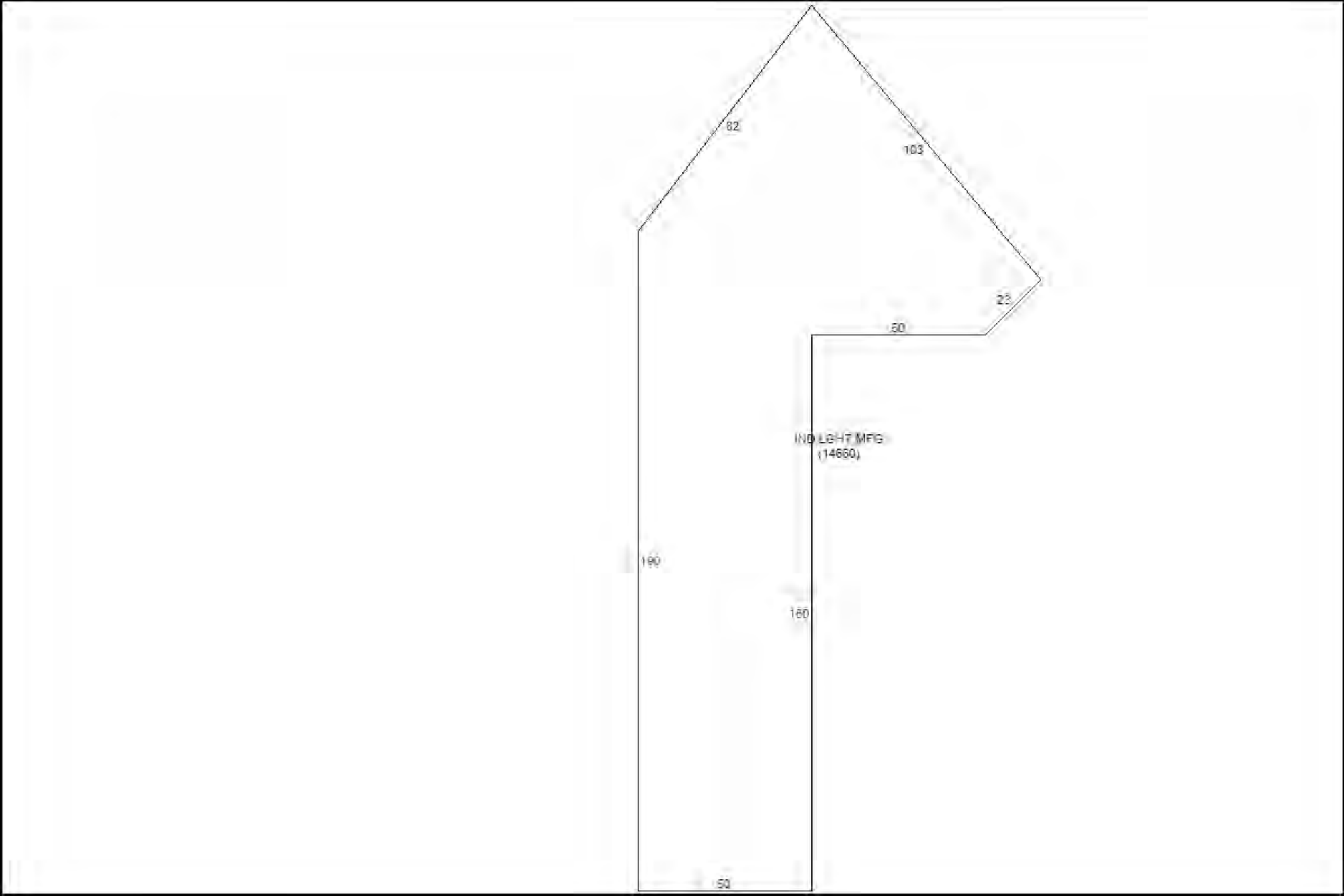
GRTE: GRANTEE OWNS A NEARBY FOUNDRY NEED MORE SPACE TO OPERATE HIS BUSINESS. GRANTEE FAMILIAR WITH GRANTOR APPROACHED HIM TO PURCHASE PROPERTY. NEGOTIATED THE SALE.

PHYS: BUILDING APPEARED IN MODERATE CONDITION. BUILDING WAS MAINTAINED.

FUNC: IREGULAR SHAPE BUILDING TO FIT ON AN IRREGULAR SHAPED LOT

OTHR: LAND VALUE BASED OTHER ASSESSED VALUES IN THE AREA





**SALE REPORT**

State ID # 81-21-028-R000126843  
 County FOREST  
 Municipality WABENO  
 Local Parcel # 028-01038-0000  
 Situs Address 1909 N Hwy 32  
 Situs Zip Code 54566  
 Appraiser BARRERM

IPAS Sale Key # 166213  
 SIC Code 2421  
 Interior Inspection Date 11/15/2018  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 02/15/2019  
 Grantor FOREST SAWMILL INC

Grantee TRAVIS TUCKER

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2421: Sawmills & Planing Mills General-Mfg  
 Intended Use 7538: General Automotive Repair Shops-Svcs  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$200,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$200,000  
 Land Value \$20,400  
 Improvement Value \$179,600  
 Time on Market 12 - 24 months  
 Recent Asking Price \$200,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1986  
 Number of Building Sections 6  
 Predominant OCC Code 494  
 Primary Area 13,704  
 Additional Useable Area 0  
 Total Area 13,704  
 Basement Area  
 Office Area (SF) / (%) 800 6%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 800 6%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 14  
 Non-office ave clear height 14  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$14.59  
 Adj Sale Price Imps \$ / SF \$13.11  
 Acres 5.110  
 Land Value \$ / Acre \$3,992  
 SCR 16.24  
 RCN + OBY / SF \$42.68  
 Physical Res. % 44%  
 Functional Res. % 85%  
 Functional OBS 1 Layout  
 Functional OBS 2 Ceiling Height  
 Functional OBS 3  
 Community rating % 80%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason

Major Thoroughfare 0 to 1 mile  
 Market Variance 103%

**COMMENTS**

GRTR: THIS SALE WAS FOR PART OF A LARGER SAWMILL PARCEL. THERE WAS 5.11 ACRES, A MAINTENANCE SHOP, SMALL OFFICE BUILDING, STORAGE BUILDING, AND THREE-SIDED STORAGE POLE BUILDING INCLUDED IN SALE. GRANTOR NO LONGER NEEDED THESE BUILDINGS AND PUT THE WORD OUT THEY WERE FOR SALE. WAS APPROACHED BY GRANTEE AND OFFER WAS ACTUALLY WHAT THE GRANTOR HAD IN MIND.

GRTE: SUBJECT WILL BE USED FOR TRUCK MAINTENANCE/REPAIR BUSINESS.

PHYS: LARGEST BUILDING IS A PRE-ENGINEERED STEEL FRAME BUILDING WITH 15FT HEIGHT WHILE SMALLER BUILDINGS ARE WOOD FRAMED. OBSERVED TO BE IN FAIR CONDITION OVERALL FROM SAWMILL USE.

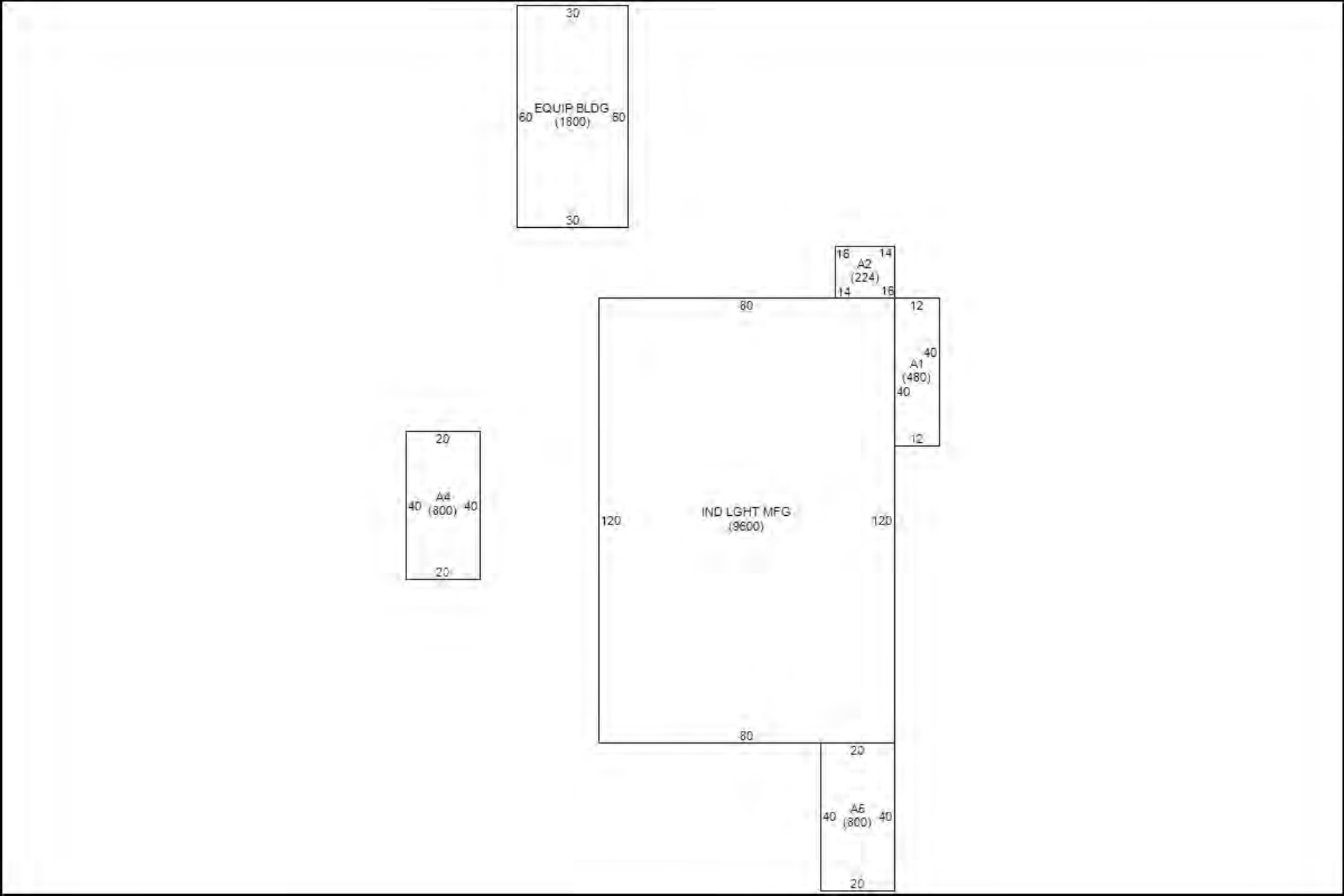
FUNC: FUNCTIONAL ISSUES DUE TO LAYOUT, WITH MULTIPLE BUILDINGS AND A SEPARATE OFFICE, AND ALSO LOW CEILING HEIGHT.

ECON: SUBJECT IS LOCATED IN RATHER REMOTE AREA IN NORTHERN WISCONSIN, ALONG HIGHWAY 32 IN THE TOWN OF WABENO.

OTHR: FOREST COUNTY LAND SALES AND LOCALLY ASSESSED VALUES WERE ANALYZED FOR LAND VALUE.







**SALE REPORT**

State ID # 76-22-271-R000033415  
 County GRANT  
 Municipality PLATTEVILLE  
 Local Parcel # 271-00930-0155  
 Situs Address 555 Eastside Rd  
 Situs Zip Code 53818  
 Appraiser FRANKBD

IPAS Sale Key # 160141  
 SIC Code 3451  
 Interior Inspection Date 01/14/2019  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 11/10/2017  
 Grantor BSK LLC

Grantee 555 EASTSIDE ROAD LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 0000: Commercial Parcel  
 Intended Use 3451: Screw Machine Products-Mfg  
 No Months Vacant 1 - 3 years  
 Environmental Site

**SALE DATA**

Sale Price \$1,195,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$1,195,000  
 Land Value \$232,500  
 Improvement Value \$962,500  
 Time on Market 12 - 24 months  
 Recent Asking Price \$1,200,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 2001  
 Number of Building Sections 1  
 Predominant OCC Code 494  
 Primary Area 40,000  
 Additional Useable Area 0  
 Total Area 40,000  
 Basement Area  
 Office Area (SF) / (%) 1,375 3%  
 Sprinkler (SF) / (%) 40,000 100%  
 Air Conditioning (SF) / (%) 40,000 100%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 20  
 Non-office ave clear height 20  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$29.88  
 Adj Sale Price Imps \$ / SF \$24.06  
 Acres 4.650  
 Land Value \$ / Acre \$50,000  
 SCR 5.06  
 RCN + OBY / SF \$57.45  
 Physical Res. % 61%  
 Functional Res. % 100%  
 Functional OBS 1  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 95%  
 NBHD Rating / Other % 90%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 1 to 3 miles  
 Market Variance 80%

**COMMENTS**

GRTE: GRANTEE WAS LEASING IN THE TOWN OF PLATTEVILLE AND OUT GREW THEIR BUILDING AND WAS LOOKING TO BUILD. THE TIME FRAME WAS NOT DOABLE FOR THEIR PREVIOUS LEASE SO CONTACTED GRANTEE. THEY NEGOTIATED THE PRICE AND PURCHASED. THEY HAD TO DO SOME FLOOR WORK AND MOVING OF THE DOCK DOORS ETC. CHEAPER THAN BUILDING WHEN THEY RAN THE NUMBERS.

PHYS: PHYSICAL THE BUILDING WAS IN GREAT SHAPE AND MAINTAINED BUT NO CHANGE IN THE BUILDING FROM BUILT. NO REQUIRED REPAIRS WERE NEEDED TO THE STRUCTURE. THE GRANTEE DID SOME FOR THEIR USE.

OTHR: REMARKS THE INTERIOR WAS INSPECTED AND WAS DONE WHEN THE GRANTEE WAS MOVING IN.

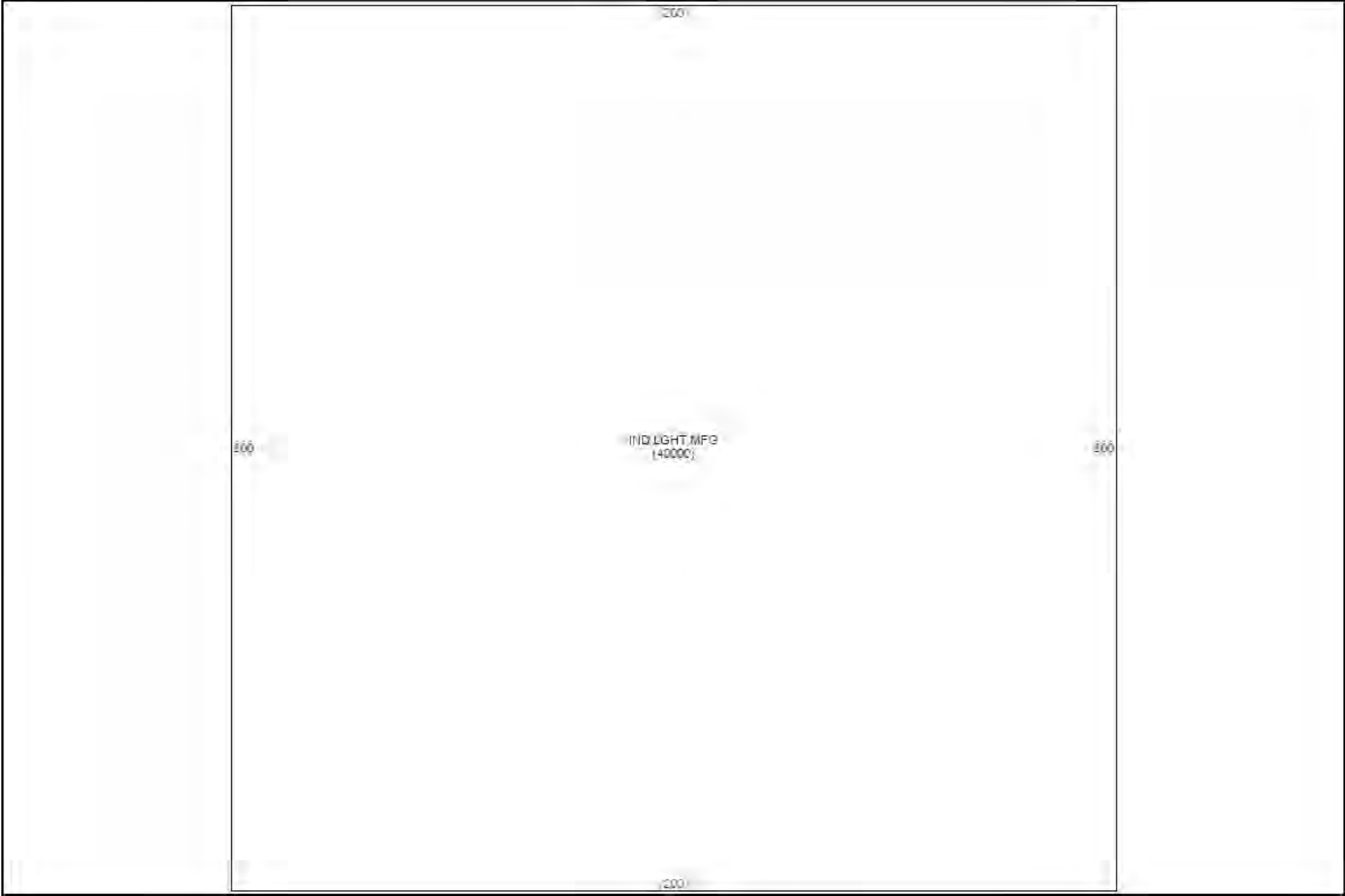
ECON: ECONOMIC THE LOCATION OF THE BUILDING IS NEXT TO THE RECENTLY OPENED DEVELOPMENT SITE WITH ADDITIONAL ACREAGE'S. THE LOCATION IS LOCATED IN AN AREA OF SIMILAR MANUFACTURING ACTIVITIES. DEMAND IS BALANCED AT THE TIME OF THE SALE.

OTHR: LAND ANALYSIS. THE CURRENT LAND VALUE WAS DETERMINED FROM RECENT SALES IN THE CITY. THE DEMAND FOR LAND IS BALANCED. THIS PARCEL HAS VACANT LAND ON THE SIDE OF THE SUBJECT AND WOULD ALLOW FOR ADDITIONAL EXPANSION.

GRTE: GRANTOR PURCHASED AS AN INVESTMENT AND HAD IT LEASED. THE BUILDING WAS LEASED TO A MATTRESS WHOLESALER. GRANTOR IS AN ACTIVE REAL ESTATE INVESTOR IN THE CITY.

FUNC: FUNCTIONAL THE BUILDING AT THE TIME OF PURCHASED DID NOT HAVE ANY MAJOR FUNCTIONAL ISSUES. GRANTEE REMOVED THE INTERIOR TRUCK WELLS AND LEVELED THE FLOOR OFF.





**SALE REPORT**

State ID # 76-22-271-R000003022  
 County GRANT  
 Municipality PLATTEVILLE  
 Local Parcel # 271-00930-0040  
 Situs Address 12 Insight Dr  
 Situs Zip Code 53818  
 Appraiser FRANKBD

IPAS Sale Key # 188313  
 SIC Code 3497  
 Interior Inspection Date 06/21/2016  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 07/08/2021  
 Grantor WEBBER METAL PRODUCTS INC  
 Grantee C & C FREIGHT LLC  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3400: Fabricated Metal Products-Mfg  
 Intended Use 4700: Transportation Services-Trans  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$350,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$350,000  
 Land Value \$110,400  
 Improvement Value \$239,600  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1993  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 13,920  
 Additional Useable Area 0  
 Total Area 13,920  
 Basement Area  
 Office Area (SF) / (%) 538 4%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs  
 Stories 1  
 Non-office ave wall height 15  
 Non-office ave clear height 14  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$25.14  
 Adj Sale Price Imps \$ / SF \$17.21  
 Acres 3.030  
 Land Value \$ / Acre \$36,436  
 SCR 9.48  
 RCN + OBY / SF \$54.65  
 Physical Res. % 36%  
 Functional Res. % 95%  
 Functional OBS 1 Layout  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 95%  
 NBHD Rating / Other % 90%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 1 to 3 miles  
 Market Variance 108%

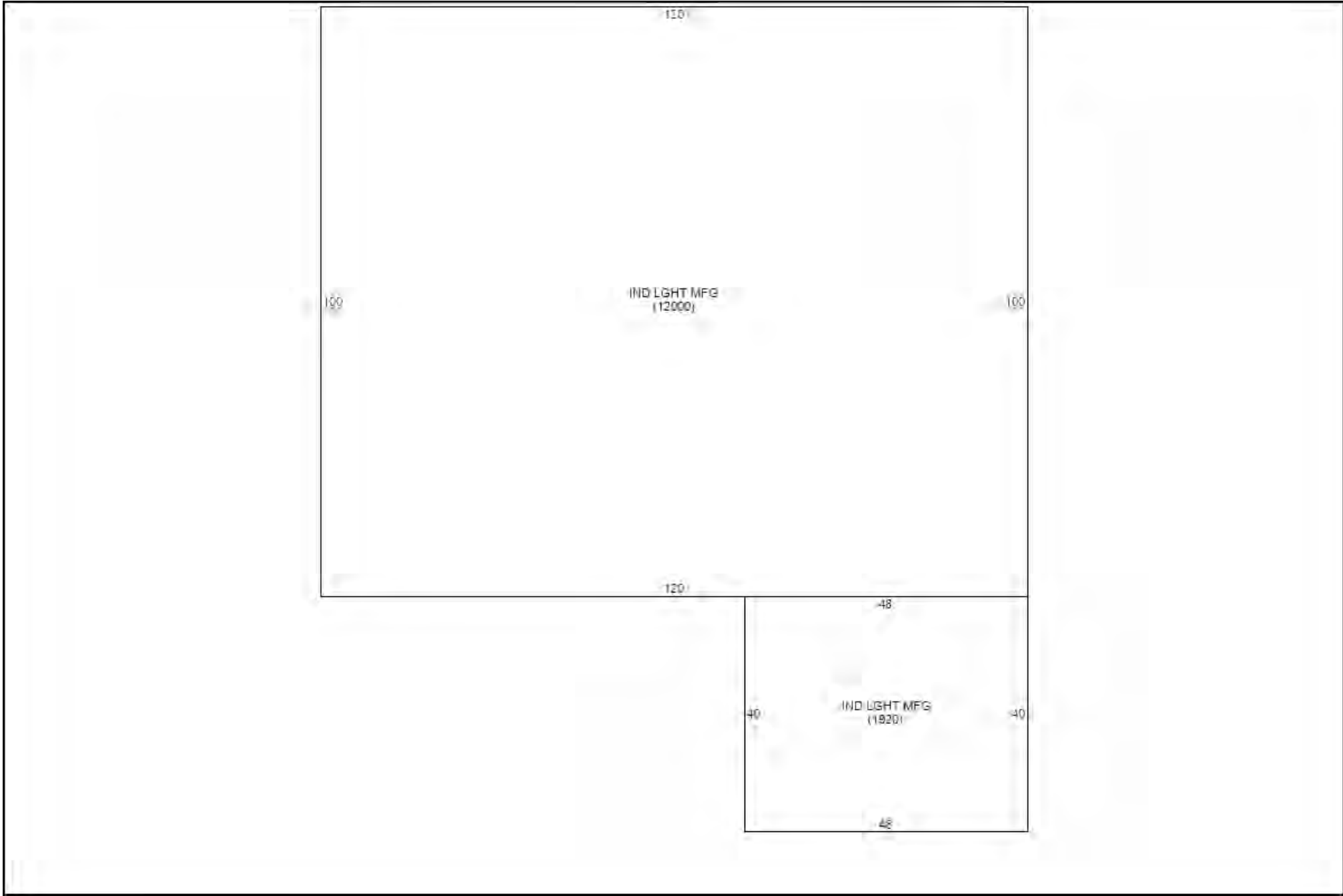
**COMMENTS**

GRTR: CLOSED IN AUG 2020 PER COVID BUSINESS LOSS. ATTEMPTED TO RESTART IN MARCH 2021. NO EMPLOYEES TO START BACK UP.

GRTE: CONTACTED THE CHAMBER OF COMMERCE LOOKING FOR BUILDINGS SENT THEM TO GRANTOR. APPRAISAL WAS DONE AND BUILDING SOLD.







**SALE REPORT**

State ID # 76-23-206-R000031823  
 County GREEN  
 Municipality BRODHEAD  
 Local Parcel # 23206 0978.2000  
 Situs Address 1805 E 9th Ave  
 Situs Zip Code 53520  
 Appraiser GROSHBJ

IPAS Sale Key # 157887  
 SIC Code 3471  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 08/15/2018  
 Grantor ESTATE OF KENT E. JORANLIEN

Grantee KELSCH HOLDINGS LLC

Affinity None  
 Conveyance Type Other  
 Prior Use 3471: Plating & Polishing-Mfg  
 Intended Use 3471: Plating & Polishing-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site

**SALE DATA**

Sale Price \$450,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$450,000  
 Land Value \$40,900  
 Improvement Value \$409,100  
 Time on Market 5 - 11 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1999  
 Number of Building Sections 1  
 Predominant OCC Code 494  
 Primary Area 17,250  
 Additional Useable Area 0  
 Total Area 17,250  
 Basement Area  
 Office Area (SF) / (%) 1,824 11%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 19,074 111%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 23  
 Non-office ave clear height 23  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$26.09  
 Adj Sale Price Imps \$ / SF \$23.72  
 Acres 3.608  
 Land Value \$ / Acre \$11,336  
 SCR 9.11  
 RCN + OBY / SF \$80.94  
 Physical Res. % 56%  
 Functional Res. % 100%  
 Functional OBS 1  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 90%  
 NBHD Rating / Other % 90%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 65%

**COMMENTS**

BRKR: ARM'S LENGTH PER GRANTEE'S AGENT, JASON FREY. BROKERED AND THEN GRANTOR FSBO.

GRTR: LIST PRICE \$500,000 NEGOTIATED TO SALE PRICE OF \$450,000. NO APPRAISAL.



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**SALE REPORT**

State ID # 76-23-206-R000003070  
 County GREEN  
 Municipality BRODHEAD  
 Local Parcel # 23206 0499.0000  
 Situs Address 922 W Exchange St  
 Situs Zip Code 53520  
 Appraiser GROSHBJ

IPAS Sale Key # 169392  
 SIC Code 2711  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 07/01/2019  
 Grantor K & K RENTALS OF BRODHEAD LLC  
 Grantee ADAM J CURTISS AND SUZANNE M CURTISS  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2711: Newspapers-Mfg  
 Intended Use 2711: Newspapers-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site

**SALE DATA**

Sale Price \$140,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$140,000  
 Land Value \$19,200  
 Improvement Value \$120,800  
 Time on Market 5 - 11 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1899  
 Number of Building Sections 1  
 Predominant OCC Code 353  
 Primary Area 12,540  
 Additional Useable Area 0  
 Total Area 12,540  
 Basement Area  
 Office Area (SF) / (%) 180 1%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 8,360 67%  
 Notable Features/OBYs  
 Stories 2  
 Non-office ave wall height 11  
 Non-office ave clear height 10  
 Frame Type 05: Wood Joist Typical Wood  
 Exterior Wall Type 01: Brick Veneer

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$11.16  
 Adj Sale Price Imps \$ / SF \$9.63  
 Acres 0.098  
 Land Value \$ / Acre \$195,918  
 SCR 1.02  
 RCN + OBY / SF \$78.95  
 Physical Res. % 23%  
 Functional Res. % 80%  
 Functional OBS 1 Multi Story  
 Functional OBS 2 Size  
 Functional OBS 3 Layout  
 Community rating % 90%  
 NBHD Rating / Other % 90%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 82%

COMMENTS

APPR: GRANTOR: BUILDING HAS HISTORICAL MARKER AND WAS ORIGINALLY BUILT IN 1880. PLACED ON MARKET WITH LOOPNET. LISTED FOR \$179,000.GRANTEE: NEGOTIATED SALE PRICE DOWN TO \$140,000. 608 THE FACTORY RETAIL SHOP OPENED.PHYSICAL: DATED FLOOR, WALL AND CEILING FINISH, HOWEVER, IN FAIR CONDITION.FUNCTIONAL: 3 STORY DWELLING WITH SHARED WALLS TO EAST AND WEST.





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**SALE REPORT**

State ID # 76-23-251-R000003103  
 County GREEN  
 Municipality MONROE  
 Local Parcel # 23251 2354.0053  
 Situs Address 1000 30th St  
 Situs Zip Code 53566  
 Appraiser GROSHBJ

IPAS Sale Key # 166002  
 SIC Code 3651  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 04/29/2019  
 Grantor IVEY CORPORATION AN ILLINOIS CORP  
 Grantee PURSUIT PROCESSING LLC A DELAWARE LLC  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3651: Household Audio & Video Equipment-Mfg  
 Intended Use 3651: Household Audio & Video Equipment-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site

**SALE DATA**

Sale Price \$317,500  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$317,500  
 Land Value \$30,700  
 Improvement Value \$286,800  
 Time on Market 5 - 11 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1956  
 Number of Building Sections 9  
 Predominant OCC Code 494  
 Primary Area 31,460  
 Additional Useable Area 0  
 Total Area 31,460  
 Basement Area  
 Office Area (SF) / (%) 4,800 15%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 4,800 15%  
 Notable Features/OBYs  
 Stories 1  
 Non-office ave wall height 11  
 Non-office ave clear height 11  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 07: Metal Light

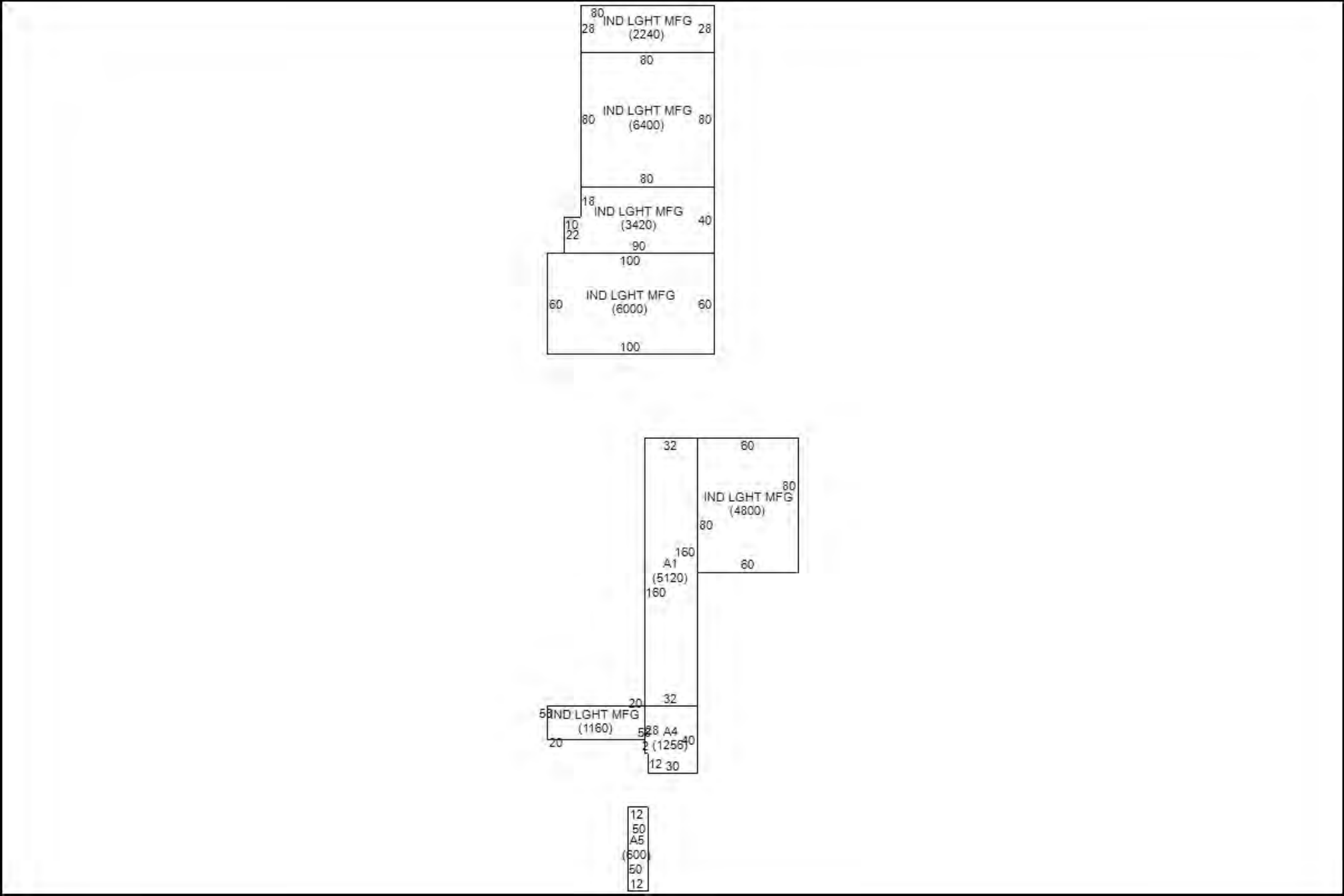
**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$10.09  
 Adj Sale Price Imps \$ / SF \$9.12  
 Acres 2.153  
 Land Value \$ / Acre \$14,259  
 SCR 2.98  
 RCN + OBY / SF \$60.39  
 Physical Res. % 27%  
 Functional Res. % 70%  
 Functional OBS 1 Layout  
 Functional OBS 2 Ceiling Height  
 Functional OBS 3 Construction Materials  
 Community rating % 93%  
 NBHD Rating / Other % 90%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 95%

COMMENTS

APPR: GRANTOR: DID NOT RETURN CALLS.GRANTEE: STATED ON MARKET LONG TIME. USED ATTORNEY. NO INSPECTION OR APPRAISAL.PHYSICAL: FAIR CONDITION WITH WALL, FLOOR AND CEILING NEEDING ATTENTION.FUNCTIONAL: MULTIPLE BUILDING SECTIONS VARYING FROM 1950 TO 1972. LOW CEILING HEIGHT ARE VARYING ALSO.





**SALE REPORT**

State ID # 76-23-251-R000003111  
 County GREEN  
 Municipality MONROE  
 Local Parcel # 23251 2354.1240  
 Situs Address 628 W 10 1/2 St  
 Situs Zip Code 53566  
 Appraiser GROSHBJ

IPAS Sale Key # 181091  
 SIC Code 3651  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 10/29/2020  
 Grantor IVEY CORPORATION

Grantee MONROE TRUCK EQUIPMENT INC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3651: Household Audio & Video Equipment-Mfg  
 Intended Use 3647: Vehicular Lighting Equipment-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site

**SALE DATA**

Sale Price \$1,375,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$1,375,000  
 Land Value \$170,900  
 Improvement Value \$1,204,100  
 Time on Market 5 - 11 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1982  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 44,635  
 Additional Useable Area 0  
 Total Area 44,635  
 Basement Area  
 Office Area (SF) / (%) 3,426 8%  
 Sprinkler (SF) / (%) 46,635 104%  
 Air Conditioning (SF) / (%) 3,426 8%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 24  
 Non-office ave clear height 22  
 Frame Type 02: Masonry Load Bearing  
 Exterior Wall Type 14: Concrete Tilt-up

**LAND AND IMPROVEMENT SALE ANALYSIS**

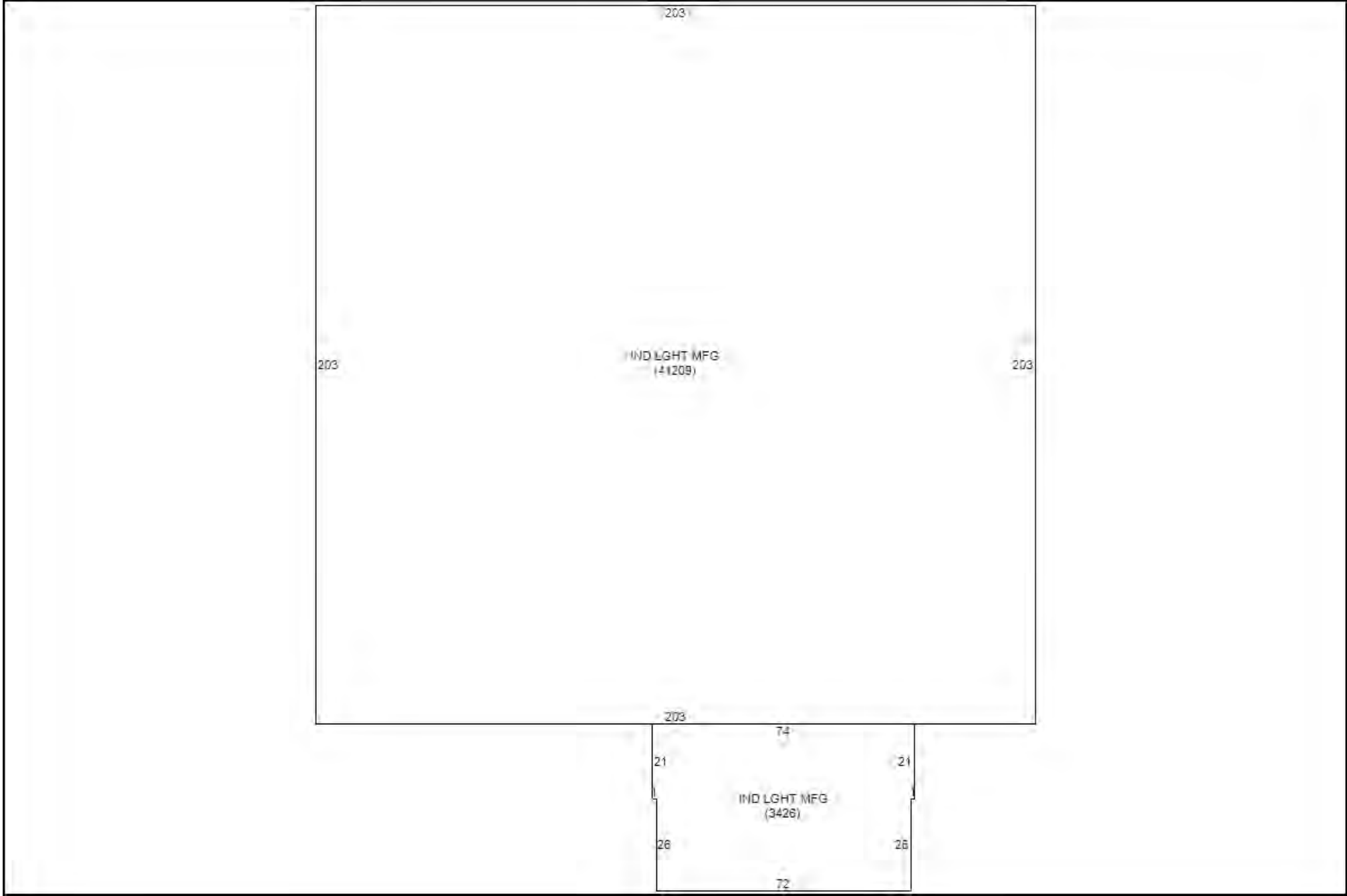
Adj Sale Price \$ / SF \$30.81  
 Adj Sale Price Imps \$ / SF \$26.98  
 Acres 12.511  
 Land Value \$ / Acre \$13,660  
 SCR 12.21  
 RCN + OBY / SF \$77.18  
 Physical Res. % 46%  
 Functional Res. % 100%  
 Functional OBS 1  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 93%  
 NBHD Rating / Other % 90%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 91%

COMMENTS

APPR: GRANTOR: STATED ARM'S LENGTH SALE. GRANTEE: CORPORATE CONTROLLER STATED ARM'S LENGTH. PHASE 1 ENVIRONMENTAL STUDY OK. NO DURESS FROM EITHER PARTY. PROPERTY IS 3 BLOCKS FROM MANUFACTURING BUILDING. PROPERTY BROKERED WITH LISTING PRICE OF 1.5 MILLION. PAINT BOOTH ON SITE.







**SALE REPORT**

State ID # 81-24-004-R000131615  
 County GREEN LAKE  
 Municipality BROOKLYN  
 Local Parcel # 004-00281-0100  
 Situs Address W710 State Road 23 49  
 Situs Zip Code 54941  
 Appraiser BORGWRA

IPAS Sale Key # 170111  
 SIC Code 3444  
 Interior Inspection Date 07/16/2019  
 Revision Date  
 Sale Validity Valid - Additional Parcels included  
 Sale Index # 1  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 02/01/2019  
 Grantor QUALITY AGGREGATE LLC

Grantee 2B INDUSTRIES LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3993: Signs & Advertising Specialities-Mfg  
 Intended Use 3444: Sheet Metalwork-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$325,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$325,000  
 Land Value \$120,200  
 Improvement Value \$204,800  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1976  
 Number of Building Sections 1  
 Predominant OCC Code 406  
 Primary Area 7,000  
 Additional Useable Area 0  
 Total Area 7,000  
 Basement Area  
 Office Area (SF) / (%) 2,000 29%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 16  
 Non-office ave clear height 16  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$46.43  
 Adj Sale Price Imps \$ / SF \$29.26  
 Acres 4.205  
 Land Value \$ / Acre \$28,585  
 SCR 17.14  
 RCN + OBY / SF \$58.94  
 Physical Res. % 54%  
 Functional Res. % 95%  
 Functional OBS 1 Layout  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 85%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 114%

**COMMENTS**

FUNC: COULDN'T REACH.

GRTE: WAS RENTING A BUILDING DOWN THE ROAD. THEY WERE OUT GROWING THAT LOCATION AND NEEDED A LARGER LOCATION. THEY HEARD THROUGH WORD OF MOUTH THAT THIS PROPERTY WAS FOR SALE. THEY CONTACTED THE GRANTOR AND NEGOTIATED THE FINAL SALE PRICE. NO APPRAISAL WAS DONE.

PHYS: THE BUILDING HAS BEEN MAINTAINED WHEN ISSUES AROSE. THE INTERIOR OFFICE AREA IS DATED. NO OTHER VISIBLE SIGNS OF DEFERRED MAINTENANCE ISSUES.

FUNC: GRANTEE REMOVED ONE WALL IN THE PRODUCTION AREA TO OPEN UP THE FLOW. THIS HAPPENED AFTER THE SALE. I HAVE THE CORRECT FUNCTIONAL CALCULATED AT TIME OF SALE ENTERED IN FOR THE SALE.

ECON: PROPERTY IS LOCATED IN A MIX OF RESIDENTIAL AND COMMERCIAL PROPERTIES. IT IS LOCATED ALONG A MAJOR COUNTY HIGHWAY. NO OTHER KNOWN ECONOMIC ISSUES.

OTHR: LAND ANALYSIS: LAND VALUES ARE CONSISTENT WITH OTHER VALUES ALONG THE HIGHWAY. THIS SALE INCLUDES A VACANT PARCEL BEHIND THE MAIN PARCEL.

GRTR: PROPERTY INCLUDES AN OUTBUILDING. IT IS SIMILAR CONSTRUCTION TO A RESIDENTIAL GARAGE. I HAD TO ENTER IT IN AS A POLE BUILDING DUE TO THE LARGE SQUARE FOOTAGE.



[illegible]

**SALE REPORT**

State ID # 81-24-004-R000114855  
 County GREEN LAKE  
 Municipality BROOKLYN  
 Local Parcel # 004-00285-0200  
 Situs Address W594 State Road 23 49  
 Situs Zip Code 54941  
 Appraiser BORGWRA

IPAS Sale Key # 172355  
 SIC Code 3444  
 Interior Inspection Date 03/15/2018  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 11/01/2019  
 Grantor BRAVE INDUSTRIES LLC  
  
 Grantee KLEINDL'S SUNSET RENTALS LLC  
  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3444: Sheet Metalwork-Mfg  
 Intended Use 7353: Heavy Construction Equipment Rental-Svcs  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$120,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$120,000  
 Land Value \$41,700  
 Improvement Value \$78,300  
 Time on Market 0 - 4 months  
 Recent Asking Price \$145,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1984  
 Number of Building Sections 1  
 Predominant OCC Code 406  
 Primary Area 2,400  
 Additional Useable Area 0  
 Total Area 2,400  
 Basement Area  
 Office Area (SF) / (%) 240 10%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs  
  
 Stories 1  
 Non-office ave wall height 9  
 Non-office ave clear height 9  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$50.00  
 Adj Sale Price Imps \$ / SF \$32.63  
 Acres 1.000  
 Land Value \$ / Acre \$41,700  
 SCR 18.15  
 RCN + OBY / SF \$70.47  
 Physical Res. % 57%  
 Functional Res. % 85%  
 Functional OBS 1 Size  
 Functional OBS 2 Ceiling Height  
 Functional OBS 3  
 Community rating % 85%  
 NBHD Rating / Other % 95%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 118%

**COMMENTS**

GRTR: OWNED THE BUILDING AND WAS LEASING IS TO HIS TWO SONS. THE KIDS WERE RUNNING THEIR BUSINESS OUT OF THIS LOCATION. AFTER A COUPLE OF YEARS, THEY WERE OUTGROWING THE BUILDING AND PURCHASED A LARGER BUILDING DOWN THE ROAD. THE GRANTOR NO LONGER NEEDED THE BUILDING.

GRTE: PURCHASED THE BUILDING TO USE AS PERSONAL STORAGE FOR NOW. THEY ARE HOPING TO EXPAND THE BUILDING IN THE NEXT COUPLE OF YEARS. HE SAID THAT HE IS NOT SURE WHAT HE WILL DO WITH THE BUILDING AFTER THEN.

PHYS: BUILDING IS IN FAIR CONDITION. THE WAREHOUSE SPACE HAS BEEN MAINTAINED. NO MAJOR DIFFERED MAINTENANCE. THE OFFICE PORTION HAS DIFFERED MAINTENANCE. THE FLOORING AND INTERIOR NEEDS UPDATING.

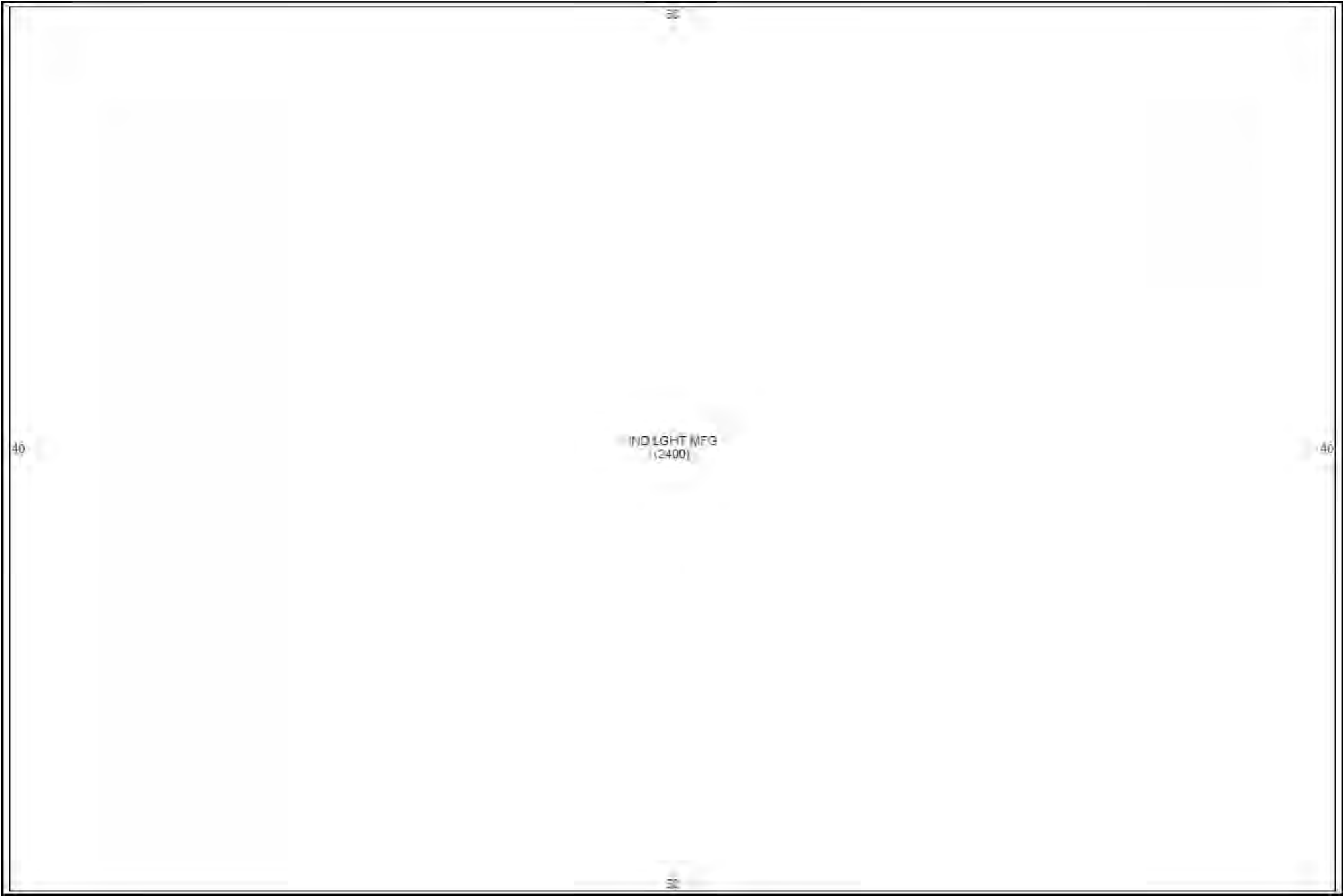
FUNC: THE BUILDING HAS A SHORTER CEILING HEIGHT WHICH WILL HURT THE USE OF THE BUILDING. THE REST OF THE BUILDING HAS GREAT LAYOUT WITH A SEPARATE OFFICE AREA AND AN OVERHEAD DOOR FOR LARGE MATERIAL.

ECON: NO KNOWN ECONOMIC ISSUES.

OTHR: LAND ANALYSIS: LAND VALUE IS CONSISTENT WITH NEIGHBORING LAND VALUES.







**SALE REPORT**

State ID # 81-24-206-R000043981  
 County GREEN LAKE  
 Municipality BERLIN  
 Local Parcel # 206-00860-0100  
 Situs Address 329 S Church St  
 Situs Zip Code 54923  
 Appraiser BORGWRA

IPAS Sale Key # 168653  
 SIC Code 1446  
 Interior Inspection Date 07/16/2019  
 Revision Date  
 Sale Validity Valid - Includes Multiple Local Classes  
 Sale Index # 2  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 01/02/2019  
 Grantor BRC PROPERTIES LLC  
  
 Grantee BADGER MINING CORPORATION  
  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3711: Motor Vehicles & Car Bodies-Mfg  
 Intended Use 1446: Industrial Sand-Mining  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$745,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$745,000  
 Land Value \$82,100  
 Improvement Value \$662,900  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 2001  
 Number of Building Sections 6  
 Predominant OCC Code 406  
 Primary Area 21,600  
 Additional Useable Area 1536  
 Total Area 23,136  
 Basement Area  
 Office Area (SF) / (%) 1,952 8%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs  
  
 Stories 1  
 Non-office ave wall height 15  
 Non-office ave clear height 15  
 Frame Type 07: Wood Pole  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$32.20  
 Adj Sale Price Imps \$ / SF \$28.65  
 Acres 2.100  
 Land Value \$ / Acre \$39,095  
 SCR 4.2  
 RCN + OBY / SF \$44.57  
 Physical Res. % 78%  
 Functional Res. % 90%  
 Functional OBS 1 Layout  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 90%  
 NBHD Rating / Other % 90%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
  
 Major Thoroughfare 3 to 5 miles  
 Market Variance 113%

**COMMENTS**

GRTR: MOVED TO A DIFFERENT LOCATION IN THE CITY. A DIFFERENT BUILDING CAME AVAILABLE THAT WAS LARGER AND IN ONE BUILDING.

GRTE: HAS ANOTHER FACILITY LOCATED IN THE CITY. THEY WERE LOOKING TO EXPAND. A COUPLE OF MONTHS AFTER THEY PURCHASED THE BUILDING THE MARKET TURNED FOR SAND MINING AND THEY CHANGED THEIR MINDS. THEY NO LONGER ARE LOOKING TO EXPAND AND THEY PLACED THIS FACILITY BACK ON THE MARKET.

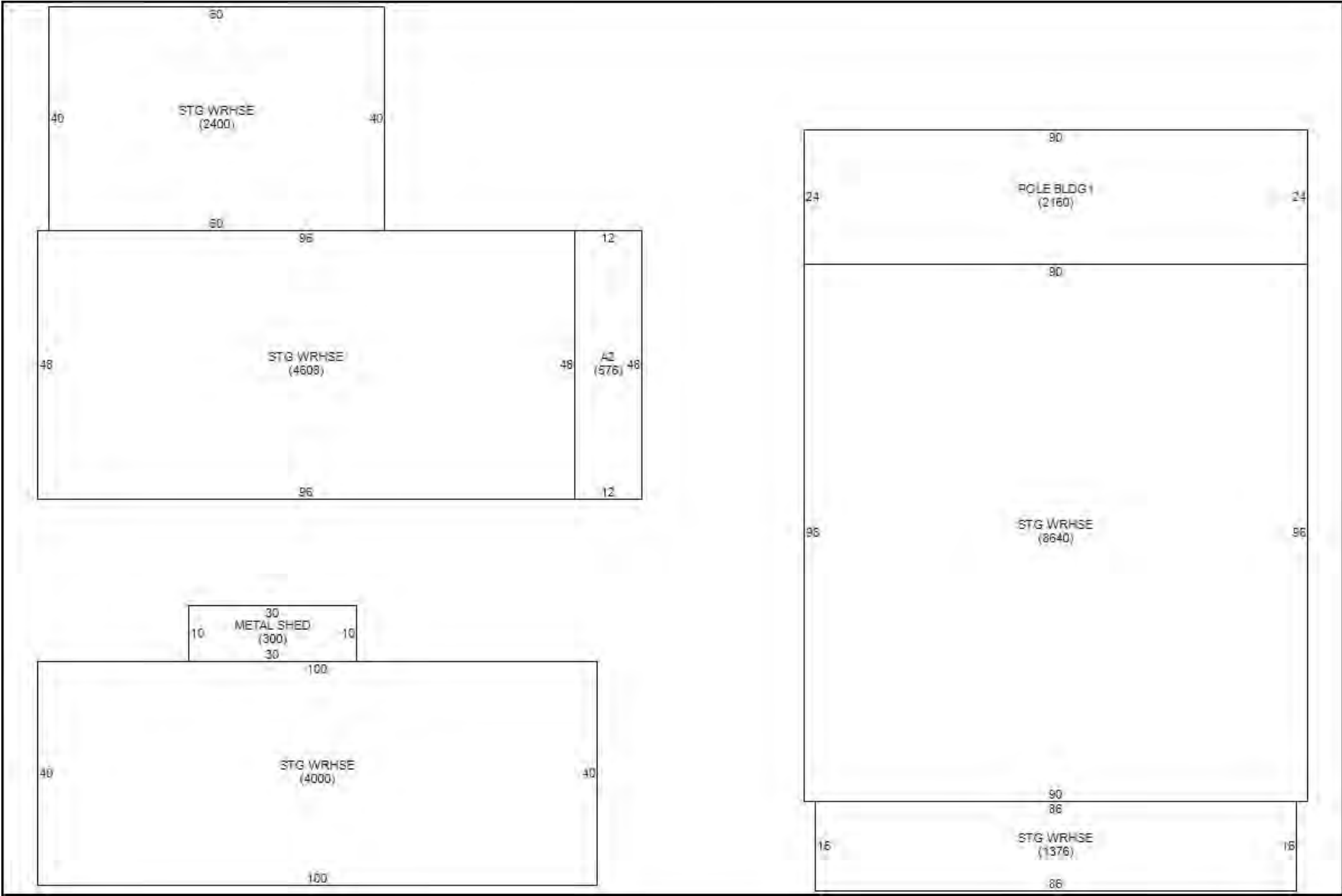
PHYS: ALL BUILDINGS ARE POLE BUILT. BUILDINGS ARE WELL MAINTAINED, PLENTY OF LIGHTING, ADEQUATE LIGHTING, AND INDIVIDUAL OFFICES FOR EACH BUILDING. MINIMAL TO NO CRACKS IN CONCRETE FLOORING. WALLS AND RAFTERS ARE FULLY ENCLOSED WITH LIGHT METAL ON INTERIOR.

FUNC: THIS FACILITY HAS MULTIPLE BUILDINGS ON SITE. THE GRANTEE DIDN'T MIND THE MULTIPLE BUILDINGS. THEY HAD A SEPARATE USE FOR THE BUILDINGS. IF USING THIS SALE AS A COMP; YOU WILL WANT TO CONSIDER THE MULTIPLE BUILDINGS COMPARED TO YOUR SUBJECT SITE.

ECON: NO KNOWN ECONOMIC ISSUES.

OTHR: LAND ANALYSIS: MAIN PARCEL IS LOCATED ON HWY 49. THIS LAND VALUE IS CONSISTENT WITH OTHER LAND VALUES AROUND IT. THE SECONDARY PARCELS ARE LOCATED ON A SIDE STREET BEHIND THE MAIN SITE. THESE PARCELS ARE LOCALLY ASSESSED. THE LAND VALUE APPEARS TO BE CONSISTENT WITH OTHER LAND VALUES IN THE AREA. THERE IS A RECREATIONAL TRAIL THAT RUNS PARTIALLY THROUGH THE MAIN PARCEL. .1 AC IS NOT USABLE FOR THE MAIN PARCEL BECAUSE OF THE TRAIL.





**SALE REPORT**

State ID # 81-24-206-R000000641  
 County GREEN LAKE  
 Municipality BERLIN  
 Local Parcel # 206-03036-0000  
 Situs Address 480 S Industrial Park Rd  
 Situs Zip Code 54923  
 Appraiser BORGWRA

IPAS Sale Key # 189973  
 SIC Code 2400  
 Interior Inspection Date 09/20/2021  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 02/05/2021  
 Grantor MARK S. AND COLLEEN A. LUNOW  
 Grantee CCB REAL ESTATE LLC  
 Affinity None  
 Conveyance Type Land Contract  
 Prior Use 2400: Lumber & Wood Products-Mfg  
 Intended Use 7991: Physical Fitness Facilities-Svcs  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$190,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$190,000  
 Land Value \$26,900  
 Improvement Value \$163,100  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1993  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 11,000  
 Additional Useable Area 0  
 Total Area 11,000  
 Basement Area  
 Office Area (SF) / (%) 1,142 10%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs  
 Stories 1  
 Non-office ave wall height 17  
 Non-office ave clear height 16  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$17.27  
 Adj Sale Price Imps \$ / SF \$14.83  
 Acres 1.968  
 Land Value \$ / Acre \$13,669  
 SCR 7.79  
 RCN + OBY / SF \$39.53  
 Physical Res. % 58%  
 Functional Res. % 100%  
 Functional OBS 1  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 90%  
 NBHD Rating / Other % 90%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 80%

**COMMENTS**

GRTR: I COULDN'T REACH THE GRANTOR. I TALKED WITH THE CPA AND THEY INFORMED ME THAT THE GRANTOR RETIRED AND WAS LOOKING TO SELL THE PROPERTY.

GRTE: SPOKE WITH THE GRANTEE. HE STATED HE HAD TO MOVE OUT OF HIS OLD LOCATION. HE SAW THIS BUILDING FOR SALE AND CONTACTED THE GRANTOR. THEY NEGOTIATED THE PRICE AND SET UP A LAND CONTRACT FOR ONE YEAR. NO APPRAISAL WAS DONE FOR THE PROPERTY. HE STATED THAT HE IS PLANNING ON PAYING THE CONTRACT OFF SOONER, OCTOBER 2021.

PHYS: THE BUILDING HAS BEEN MAINTAINED. THE GRANTEE NEEDED TO CLEAN THE BUILDING BECAUSE OF THE PRIOR WOODWORKING DUST IN SIDE. THE GRANTEE CONVERTED THE BUILDING INTO A FITNESS CENTER. THE GRANTEE NEEDED TO UPDATE THE BATHROOMS DUE TO MORE PEOPLE BEING IN THE BUILDING.

FUNC: THERE IS NO KNOWN FUNCTIONAL ISSUES WITH THIS BUILDING. THE OFFICE IS SET UP TO WELCOME CUSTOMERS. THE FITNESS AREA IS OPEN AND PLENTY OF SPACE TO SET UP EQUIPMENT.

ECON: THIS BUILDING IS LOCATED IN A DEVELOPED INDUSTRIAL PARK.

OTHR: LAND ANALYSIS: LAND VALUED IN RELATIONSHIP WITH LOCAL LAND AROUND IT.

OTHR: MARKET VARIANCE: THE GRANTOR WAS RETIRING AND MIGHT HAVE TAKEN A LOWER OFFER.





75	IND LGHT MFG (6000)	75	IND LGHT MFG (6000)
80		80	

**SALE REPORT**

State ID # 81-24-251-R000150649  
 County GREEN LAKE  
 Municipality MARKESAN  
 Local Parcel # 251-00403-0401  
 Situs Address 375 Enterprise Dr  
 Situs Zip Code 53946  
 Appraiser BORGWRA

IPAS Sale Key # 190037  
 SIC Code 7538  
 Interior Inspection Date 10/26/2021  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 05/07/2021  
 Grantor KT SERVICE CENTER LLC

Grantee LEGACY WHITETAIL PROPERTIES LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 7538: General Automotive Repair Shops-Svcs  
 Intended Use 7538: General Automotive Repair Shops-Svcs  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$276,500  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$276,500  
 Land Value \$29,000  
 Improvement Value \$247,500  
 Time on Market 12 - 24 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 2006  
 Number of Building Sections 1  
 Predominant OCC Code 528  
 Primary Area 5,000  
 Additional Useable Area 0  
 Total Area 5,000  
 Basement Area  
 Office Area (SF) / (%) 384 8%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 16  
 Non-office ave clear height 16  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$55.30  
 Adj Sale Price Imps \$ / SF \$49.50  
 Acres 3.600  
 Land Value \$ / Acre \$8,056  
 SCR 29.13  
 RCN + OBY / SF \$92.66  
 Physical Res. % 85%  
 Functional Res. % 100%  
 Functional OBS 1  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 90%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 70%

**COMMENTS**

GRTR: ORIGINALLY BOUGHT THIS BUILDING TO PREVENT IT FROM SITTING EMPTY. THIS WAS A SECOND BUSINESS FOR THEM. THEIR MAIN BUSINESS IS AN ELECTRICAL BUSINESS. THEY WERE UNABLE TO KEEP THE AUTO REPAIR BUSINESS GOING. THEY CLOSED THE BUSINESS AND JUST USED THE BUILDING FOR STORAGE FOR THEIR ELECTRICAL BUSINESS UNTIL THE BUILDING SOLD.

GRTE: A FRIEND SAW THIS LISTING IN THE LOCAL NEWSPAPER AND TOLD THE GRANTEE. GRANTEE STARTED NEGOTIATING WITH THE GRANTOR. THEY WENT BACK AND FORTH QUITE A BIT. AFTER THEY AGREED ON A PRICE, A BANK APPRAISAL WAS DONE. THE APPRAISAL CAME IN A LITTLE HIGHER THEN THE FINAL PURCHASE PRICE. GRANTEE WOULDN'T PROVIDE A COPY OF THE APPRAISAL.

PHYS: THIS IS A ONE STORY STEEL BUILDING. PART OF THE ROOF DID NEED TO BE FIXED. THE GRANTOR TOOK \$10,000 OFF THE ASKING PRICE IN ORDER TO REPAIR THE ROOF. THE PURCHASE PRICE WAS REDUCED TO REFLECT THE \$10,000 OFF. THE REST OF THE BUILDING WAS IN GOOD CONDITION. A 40FT X 50FT POLE BUILDING WAS INCLUDED IN THE SALE. THIS OUTBUILDING HAS ELECTRICAL, CONCRETE FLOOR BUT NO HEAT. IT IS USED FOR COLD STORAGE.

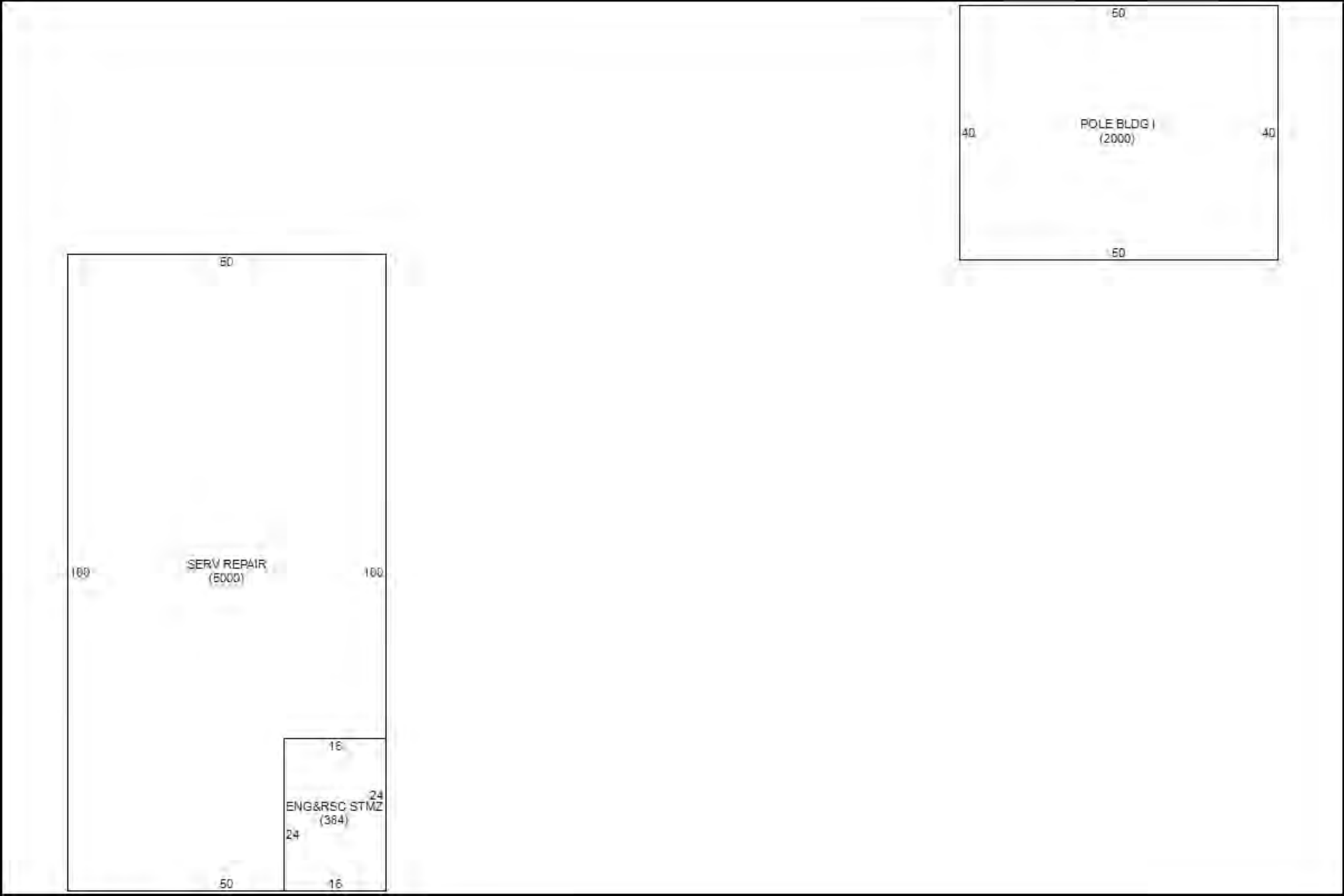
FUNC: THE BUILDING IS NICE AND OPEN. THIS BUILDING IS OPEN IN THE WAREHOUSE SPACE. NO KNOWN FUNCTIONAL ISSUES.

ECON: THIS PARCEL IS LOCATED IN AN INDUSTRIAL PARK. THIS INDUSTRIAL PARK IS ESTABLISHED WITH A COUPLE EMPTY LOTS LEFT. THIS INDUSTRIAL PARK HAS DIRECT ACCESS TO THE HIGHWAY GOING THROUGH THE CITY.

OTHR: LAND ANALYSIS: LAND VALUED IN RELATIONSHIP WITH LOCAL LAND AROUND IT.

OTHR: THIS SALE INCLUDED AN OUT BUILDING. THIS BUILDING IS UNHEATED AND ONLY USED FOR COLD STORAGE. THERE IS ELECTRICAL AND A CONCRETE FLOOR.





**SALE REPORT**

State ID # 81-24-271-R000131947  
 County GREEN LAKE  
 Municipality PRINCETON  
 Local Parcel # 271-00004-0200  
 Situs Address 101 Mechanic St  
 Situs Zip Code 54968  
 Appraiser BORGWRA

IPAS Sale Key # 170296  
 SIC Code 1541  
 Interior Inspection Date 07/16/2019  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 06/27/2019  
 Grantor JOEL L BRAUN

Grantee JERRY TOLLEFSON

Affinity None  
 Conveyance Type Land Contract  
 Prior Use 1541: Industrial Buildings & Warehouses-Const  
 Intended Use 1541: Industrial Buildings & Warehouses-Const  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$90,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$90,000  
 Land Value \$40,700  
 Improvement Value \$49,300  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1978  
 Number of Building Sections 1  
 Predominant OCC Code 390  
 Primary Area 6,936  
 Additional Useable Area 0  
 Total Area 6,936  
 Basement Area  
 Office Area (SF) / (%) 0 0%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 15  
 Non-office ave clear height 15  
 Frame Type 07: Wood Pole  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$12.98  
 Adj Sale Price Imps \$ / SF \$7.11  
 Acres 1.060  
 Land Value \$ / Acre \$38,396  
 SCR 6.66  
 RCN + OBY / SF \$32.37  
 Physical Res. % 40%  
 Functional Res. % 85%  
 Functional OBS 1 Office/Plant Ratio  
 Functional OBS 2 Building Mechanics  
 Functional OBS 3  
 Community rating % 85%  
 NBHD Rating / Other % 90%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 84%

## COMMENTS

GRTR: COULDN'T REACH.

GRTE: WAS LOOKING FOR A BUILDING TO USE FOR STORAGE. HE CALLED THE GRANTOR TO SEE IF HE HAD ANY STORAGE BUILDINGS. GRANTOR TOLD HIM HE HAD THIS BUILDING HE COULD SELL HIM. GRANTEE GOT THE PRICE OF THE BUILDING AND KNEW THAT HE COULDN'T BUILD A BUILDING FOR LESS. GRANTEE PLANS TO USE THE BUILDING TO STORE BOATS, TRAILERS AND CAMPERS.

PHYS: BUILDING HAS MINOR HOLES IN THE METAL WALLS FROM PREVIOUS YEARS BEING OWNED BY A LUMBER YARD. TRUCK WELL HAD WATER IN IT. NOT SURE IF DRAIN WAS PLUGGED OR IF THERE IS A DIFFERENT ISSUE. GRANTEE DIDN'T STATE ANY ISSUES WITH IT. NO ELECTRIC OR HEAT IN THIS BUILDING.

FUNC: THIS BUILDING IS MORE OF A STORAGE BUILDING NO OFFICE SPACE, NO HEAT AND NO ELECTRICAL.

ECON: THIS PROPERTY IS LOCATED IN THE CITY OF PRINCETON. ACROSS THE STREET FROM THE DOWNTOWN AREA. THE HIGHWAY IS RIGHT NEXT TO THIS PROPERTY. IT IS LOCATED IN A RESIDENTIAL AND COMMERCIAL AREA.

OTHR: LAND ANALYSIS: LAND IS VALUED SIMILAR TO OTHER PARCELS AROUND IT. THE GIS HAS NOT BEEN UPDATED WHEN THIS SALE WAS WRITTEN UP. THE GIS DOES NOT MATCH THE ERETR. THE REAL PROPERTY LISTER FOR GREEN LAKE COUNTY CONFIRMED THE PARCEL ATTRIBUTES.





12	68	12
48 PORCH, ENCLS (576)		
12	102	102
54 CANOPY WD (648)	LUMBER STG V (6936)	CANOPY WD (1224)
12	68	12

**SALE REPORT**

State ID # 79-27-002-R000142739  
 County JACKSON  
 Municipality ADAMS  
 Local Parcel # 002-0141.0040  
 Situs Address N6630 County Rd A  
 Situs Zip Code 54615  
 Appraiser BLUMJR

IPAS Sale Key # 182425  
 SIC Code 5571  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 06/19/2020  
 Grantor MARK A & LISA A MUTH

Grantee NVS BRF PROPERTIES LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 5571: Motorcycle Dealers-Retail  
 Intended Use 0742: Veterinary Services Specialties-Agr  
 No Months Vacant 1 - 3 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$900,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$900,000  
 Land Value \$94,000  
 Improvement Value \$806,000  
 Time on Market 12 - 24 months  
 Recent Asking Price \$1,000,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 2004  
 Number of Building Sections 6  
 Predominant OCC Code 406  
 Primary Area 19,720  
 Additional Useable Area 0  
 Total Area 19,720  
 Basement Area  
 Office Area (SF) / (%) 4,536 23%  
 Sprinkler (SF) / (%) 12,576 64%  
 Air Conditioning (SF) / (%) 12,576 64%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 15  
 Non-office ave clear height 15  
 Frame Type 05: Wood Joist Typical Wood  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

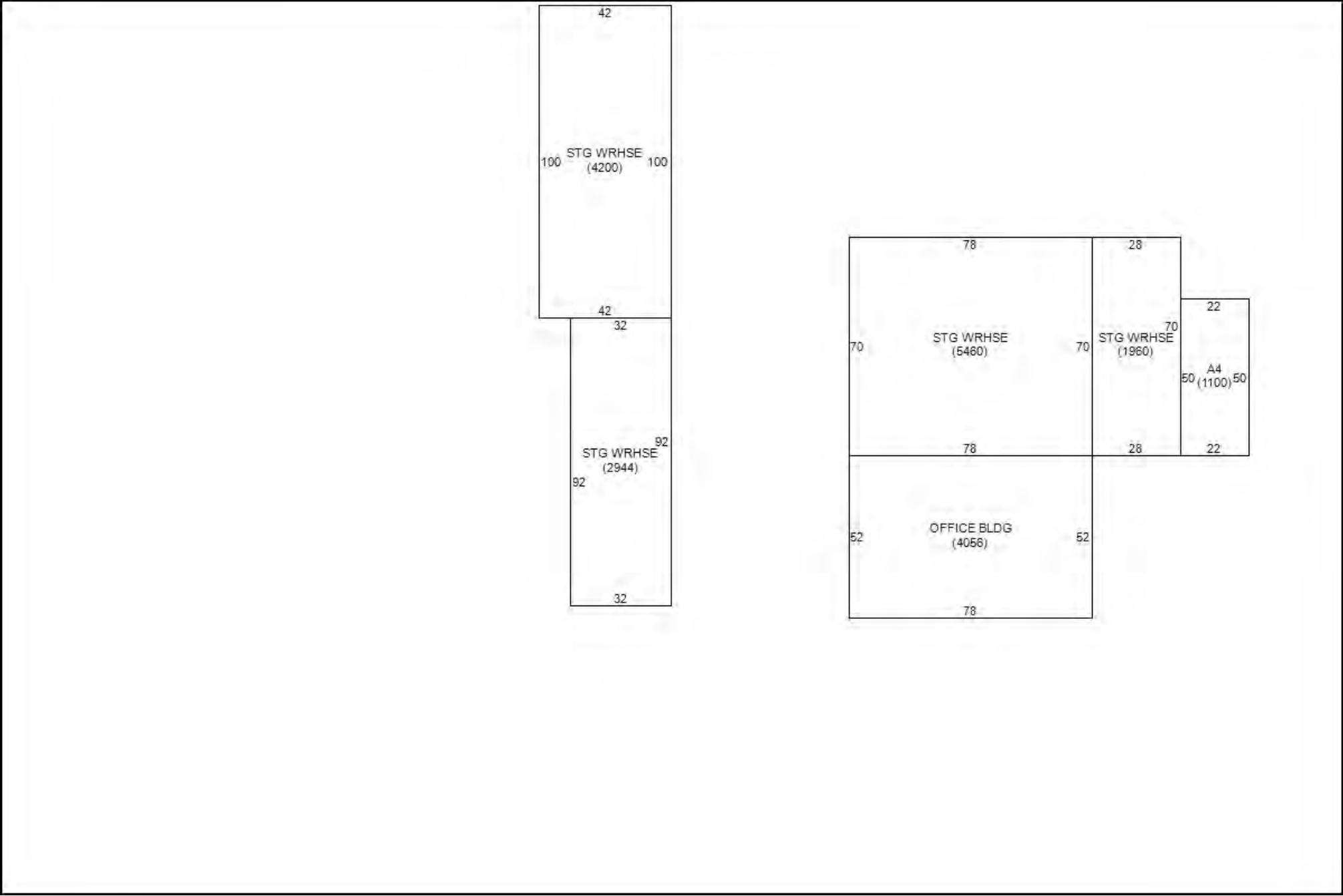
Adj Sale Price \$ / SF \$45.64  
 Adj Sale Price Imps \$ / SF \$40.87  
 Acres 5.000  
 Land Value \$ / Acre \$18,800  
 SCR 11.04  
 RCN + OBY / SF \$65.55  
 Physical Res. % 81%  
 Functional Res. % 85%  
 Functional OBS 1 Layout  
 Functional OBS 2 Office/Plant Ratio  
 Functional OBS 3 Ceiling Height  
 Community rating % 80%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason

Major Thoroughfare 0 to 1 mile  
 Market Variance 113%

**COMMENTS**

OTHR: GRANTOR: OWNER HAD A DEATH IN THE FAMILY. CLOSED BUSINESS AND LEFT TOWN.GRANTEE: NEEDED MORE SPACE AND DISCOVERED BUILDING BY THE SIGN AND WORD AROUND TOWN. HAD AN APPRAISAL THAT SUPPORTED THE SALE PRICE. NEGOTIATED TO EVENTUAL SALE PRICE.PHYSICAL: BUILDINGS ARE WELL MAINTAINED. NO VISUAL ISSUES. AS A FORMER HARLEY DAVIDSON DEALERSHIP, THIS PROPERTY HAD TO BE WELL MAINTAINED AND CLEAN. FUNCTIONAL: MAIN BUILDING IS SEPARATED FROM WAREHOUSES, HAS INTERNAL PARTIONED WALLS SEGRATING AREAS, AND VARYING CEILING HEIGHTS. THERE IS A LARGER THAN TYPICAL OFFICE/SHOWROOM AREA IN FRONT OF THE MAIN BUILDING.ECONOMIC: LOCATED IN A HIGHLY VISIBLE RURAL/COMMERICAL AREA ALONG INTERSTATE 94.LAND ANALYSIS: REVIEWED AREA SALES AND LOCAL COMMERCIAL ASSESSMENT VALUES.





**SALE REPORT**

State ID # 79-27-206-R000150291  
 County JACKSON  
 Municipality BLACK RIVER FALLS  
 Local Parcel # 206-2025.0070  
 Situs Address 811 Red Iron Rd  
 Situs Zip Code 54615  
 Appraiser BLUMJR

IPAS Sale Key # 189569  
 SIC Code 4225  
 Interior Inspection Date 07/08/2021  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 07/20/2021  
 Grantor BRULE RIVER OUTFITTERS LLC

Grantee FLIPPYCO LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2048: Prepared Feeds Nec-Mfg  
 Intended Use 4225: General Warehousing & Storage-Trans  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$625,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$625,000  
 Land Value \$29,700  
 Improvement Value \$595,300  
 Time on Market 5 - 11 months  
 Recent Asking Price \$599,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 2013  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 12,000  
 Additional Useable Area 0  
 Total Area 12,000  
 Basement Area  
 Office Area (SF) / (%) 1,200 10%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 1,200 10%  
 Notable Features/OBYS

Stories 1  
 Non-office ave wall height 14  
 Non-office ave clear height 14  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$52.08  
 Adj Sale Price Imps \$ / SF \$49.61  
 Acres 2.000  
 Land Value \$ / Acre \$14,850  
 SCR 7.26  
 RCN + OBY / SF \$65.55  
 Physical Res. % 87%  
 Functional Res. % 90%  
 Functional OBS 1 Layout  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 91%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 1 to 3 miles  
 Market Variance 106%

## COMMENTS

GRTR: GRANTOR DID NOT WANT TO PROVIDE INFORMATION.

GRTE: PROPERTY WAS FOR SALE THROUGH A BROKER. THE PROPERTY WAS LOCATED ACROSS THE STREET FROM THEIR CURRENT MANUFACTURING SITE AND WILL PROVIDE MUCH NEED SPACE FOR WAREHOUSING. FELT THE ASKING PRICE WAS A GOOD PRICE BUT ANOTHER INTERESTED PARTY RAISED THE FINAL SELLING PRICE DUE TO NEGOTIATIONS.

BRKR: REAL ESTATE WAS EXPOSED TO MARKET VIA MLS AND VARIOUS INTERNET SITES. BROKER FELT THE SALE REPRESENTED THE FAIR MARKET VALUE OF THE VACANT PROPERTY.

PHYS: BUILDING APPEARED IN GOOD CONDITION, WITH MINIMAL SIGNS OF WEAR AND TEAR. APPEARS TO BE NO MAJOR REPAIRS REQUIRED AT THE TIME OF SALE.

FUNC: ADDITION WAS ADDED ONTO THE ORIGINAL BUILDING WITH A WALL SEPARATING THE TWO SECTIONS AS WELL AS AN ELEVATED LOADING RAMP.

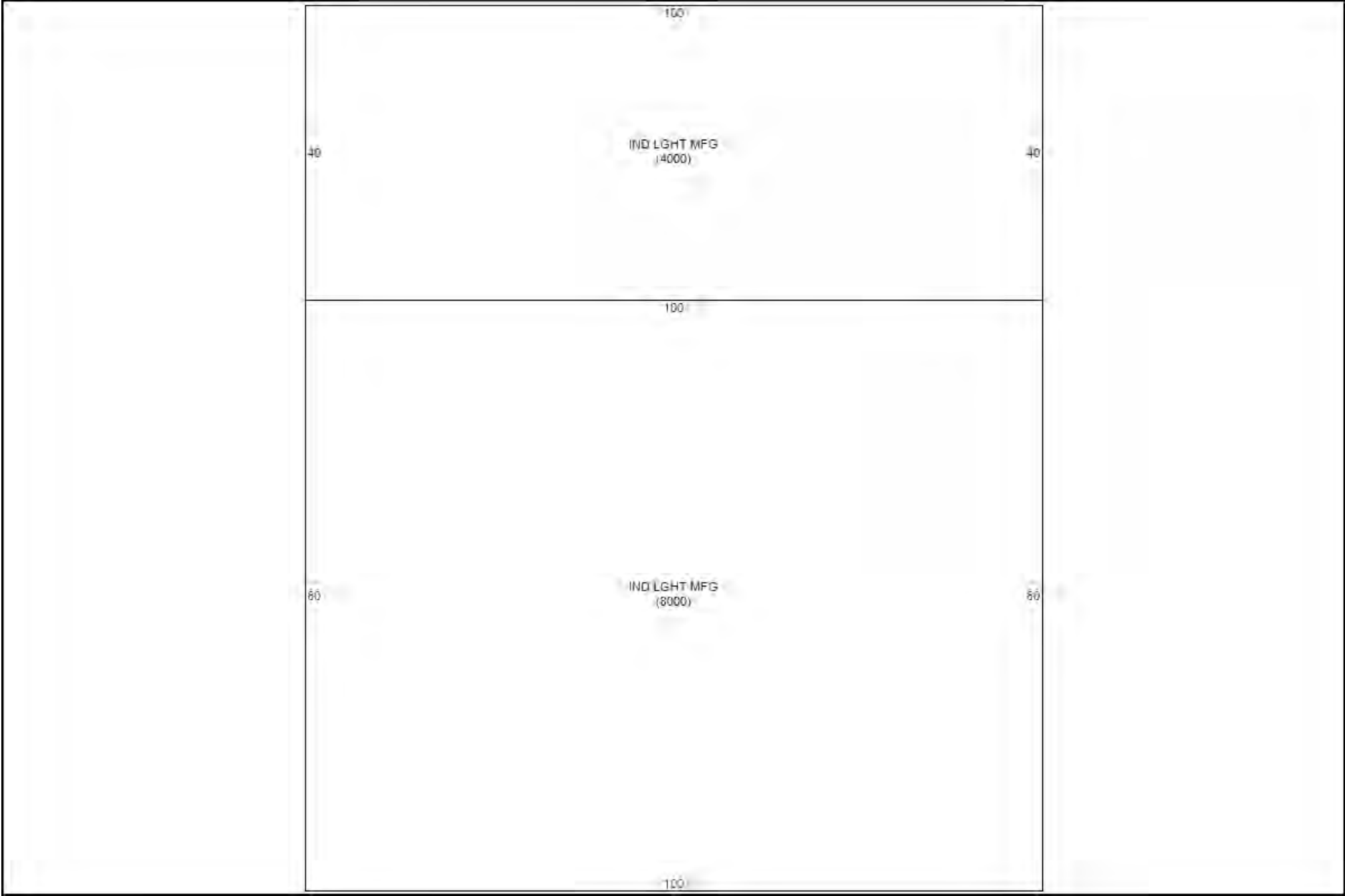
ECON: LOCATED IN AN INDUSTRIAL PARK IN THE CITY OF BLACK RIVER FALLS. PROPERTY LOCATION OFFERS EASY ACCESS TO INTERSTATE 94 WHICH IS UNDER 2 MILES AWAY.

OTHR: LAND ANALYSIS: DETERMINED THROUGH RECENT LAND SALES SEARCH AND MARKET ANALYSIS.

APPR: AS PER REALTOR AND GRANTOR, PROPERTY WAS LISTED AT \$599,000, HOWEVER WITH THE INVOLVEMENT OF AN INTERESTED 3RD PARTY, THE NEGOTIATED FINAL SALE PRICE WAS \$625,000. GRANTEE STATED THE LEAST DESIRABLE TRAIT OF THE BUILDING IS THE INTERIOR SPACE USED UP BY THE RAMP FOR THE LONE LOADING DOCK.







**SALE REPORT**

State ID # 76-28-012-R000037314  
 County JEFFERSON  
 Municipality IXONIA  
 Local Parcel # 012-0816-2232-043  
 Situs Address W1240 Elmwood Ave  
 Situs Zip Code 53036  
 Appraiser OGDENJX

IPAS Sale Key # 165121  
 SIC Code 3449  
 Interior Inspection Date 06/25/2019  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 03/19/2019  
 Grantor ZAINOBA LLC  
  
 Grantee TOLLEFSEN ENTERPRISES LLC  
  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2064: Candy & Other Confectionery Products-Mfg  
 Intended Use 3449: Miscellaneous Metal Work-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$305,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$305,000  
 Land Value \$87,100  
 Improvement Value \$217,900  
 Time on Market 5 - 11 months  
 Recent Asking Price \$325,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1985  
 Number of Building Sections 1  
 Predominant OCC Code 494  
 Primary Area 15,000  
 Additional Useable Area 0  
 Total Area 15,000  
 Basement Area  
 Office Area (SF) / (%) 1,800 12%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYS  
  
 Stories 1  
 Non-office ave wall height 14  
 Non-office ave clear height 12  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$20.33  
 Adj Sale Price Imps \$ / SF \$14.53  
 Acres 1.975  
 Land Value \$ / Acre \$44,101  
 SCR 5.99  
 RCN + OBY / SF \$37.22  
 Physical Res. % 55%  
 Functional Res. % 100%  
 Functional OBS 1  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 95%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
  
 Major Thoroughfare 3 to 5 miles  
 Market Variance 75%

## COMMENTS

GRTR: GRANTOR: PREVIOUSLY PURCHASED FOR EXPANSION OF MANUFACTURING BUT BUSINESS OPERATIONS CEASED AND WAS LISTED FOR SALE. BUILDING WAS LEASED IN 2019 AND TENANT IS STILL AN OCCUPANT..

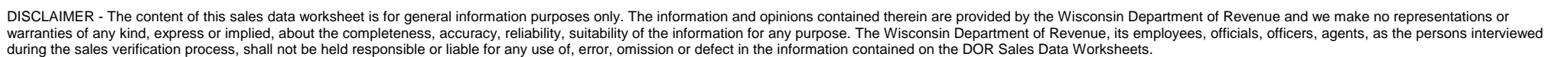
GRTE: GRANTEE: PURCHASED FACILITY TO EXPAND MANUFACTURING OPERATIONS WHEN TENANT'S LEASE TERM HAS ENDED.

PHYS: PHYSICAL: GRANTEE DESCRIBED BUILDING AS "DIRTY & NASTY FROM METAL FABRICATION MANUFACTURING". BUILDING HAS SIGNS OF AGE, WEAR AND USE FROM VARIOUS OCCUPANTS AND AGE. IN FAIR CONDITION AND PRO'S INCLUDE AN OPEN LAYOUT, ADEQUATE ELECTRICAL AND WORKING MECHANICALS.

ECON: ECONOMIC: LOCATED IN AN ESTABLISHED INDUSTRIAL PARK WITH FEW VACANCIES AND NEW CONSTRUCTION.

OTHR: LAND: VALUES ARE IN LINE WITH THE CURRENT MARKET. BASED ON RECENT SALES, COMMERCIAL AND MANUFACTURING VALUATIONS FOR 2019.OTHER: THIS PARCEL WAS SHIFTED BACK TO LOCAL IN 2019 AND WILL NOW BE ASSESSED AS MANUFACTURING FOR 2020 AND BEYOND.





**SALE REPORT**

State ID # 76-28-181-R000103156  
 County JEFFERSON  
 Municipality SULLIVAN  
 Local Parcel # 181-0616-0333-003  
 Situs Address 200 A Main St  
 Situs Zip Code 53718  
 Appraiser OGDENJX

IPAS Sale Key # 177102  
 SIC Code 3281  
 Interior Inspection Date 10/08/2020  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 06/18/2020  
 Grantor RSM HOLDINGS LLC

Grantee SULLIVAN INDUSTRIAL LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3281: Cut Stone & Stone Products-Mfg  
 Intended Use 0000: Commercial Parcel  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$932,500  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$932,500  
 Land Value \$73,900  
 Improvement Value \$858,600  
 Time on Market 12 - 24 months  
 Recent Asking Price \$1,099,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 2001  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 31,560  
 Additional Useable Area 0  
 Total Area 31,560  
 Basement Area  
 Office Area (SF) / (%) 5,740 18%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 20  
 Non-office ave clear height 18  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$29.55  
 Adj Sale Price Imps \$ / SF \$27.21  
 Acres 4.105  
 Land Value \$ / Acre \$18,002  
 SCR 5.67  
 RCN + OBY / SF \$59.85  
 Physical Res. % 77%  
 Functional Res. % 95%  
 Functional OBS 1 Layout  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 86%  
 NBHD Rating / Other % 90%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 1 to 3 miles  
 Market Variance 80%

**COMMENTS**

GRTR: GRANTOR: BUILT A NEW FACILITY AND LISTED FOR SALE- 2 OFFERS.

GRTE: GRANTEE: OWNER HAS A RE INVESTMENT COMPANY-BUYS, SELLS, LEASES VARIOUS RE.

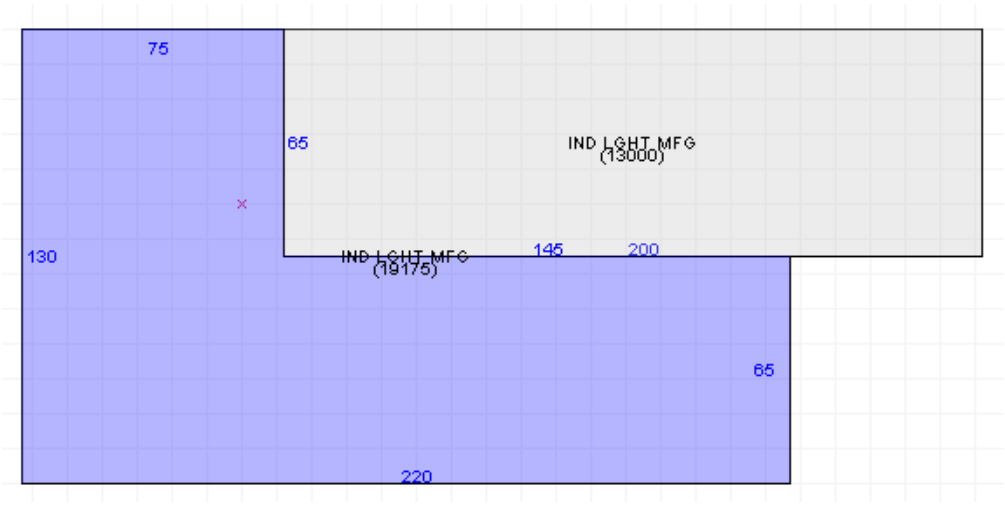
PHYS: PHYSICAL: NO ISSUES WITH BLDG.

FUNC: FUNCTIONAL: LAYOUT. ADD ON CONSTRUCTION, INTERIOR WALLS.

OTHR: LAND: LAND VALUE IS COMPARABLE TO NEIGHBORING VALUES AND APPEARS TO BE AT MARKET.







**SALE REPORT**

State ID # 76-28-226-R000003249  
 County JEFFERSON  
 Municipality FORT ATKINSON  
 Local Parcel # 226-0614-3314-006  
 Situs Address 100 E Blackhawk Dr  
 Situs Zip Code 53538  
 Appraiser OGDENJX

IPAS Sale Key # 188774  
 SIC Code 2752  
 Interior Inspection Date 09/26/2019  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 07/30/2021  
 Grantor BADGER PRESS INC  
 Grantee OPPORTUNITIES INC OF JEFFERSON COUNTY  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2752: Commercial Printing Lithographic-Mfg  
 Intended Use 0000: Commercial Parcel  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$2,850,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$2,850,000  
 Land Value \$142,600  
 Improvement Value \$2,707,400  
 Time on Market 0 - 4 months  
 Recent Asking Price \$3,400,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1997  
 Number of Building Sections 5  
 Predominant OCC Code 494  
 Primary Area 57,744  
 Additional Useable Area 0  
 Total Area 57,744  
 Basement Area  
 Office Area (SF) / (%) 6,960 12%  
 Sprinkler (SF) / (%) 57,744 100%  
 Air Conditioning (SF) / (%) 40,600 70%  
 Notable Features/OBYs  
 Stories 1  
 Non-office ave wall height 18  
 Non-office ave clear height 17  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$49.36  
 Adj Sale Price Imps \$ / SF \$46.89  
 Acres 4.207  
 Land Value \$ / Acre \$33,896  
 SCR 3.17  
 RCN + OBY / SF \$73.36  
 Physical Res. % 77%  
 Functional Res. % 100%  
 Functional OBS 1  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 95%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 87%

## COMMENTS

GRTR: GRANTOR: SOLD BOOK OF BUSINESS AND LISTED PROPERTY. ORIGINAL ASKING PRICE WAS \$3.2 MILLION. NEGOTIATED SEVERAL ROUNDS BEFORE AGREEING TO SALE PRICE. WOULD HAVE LIKED TO SELL FOR MORE BUT THOUGHT SALE WAS FMV. FAST TRANSACTION WITH NO CONTINGENCIES WAS A POSITIVE FACTOR IN THIS SALE.

GRTE: NO RESPONSE

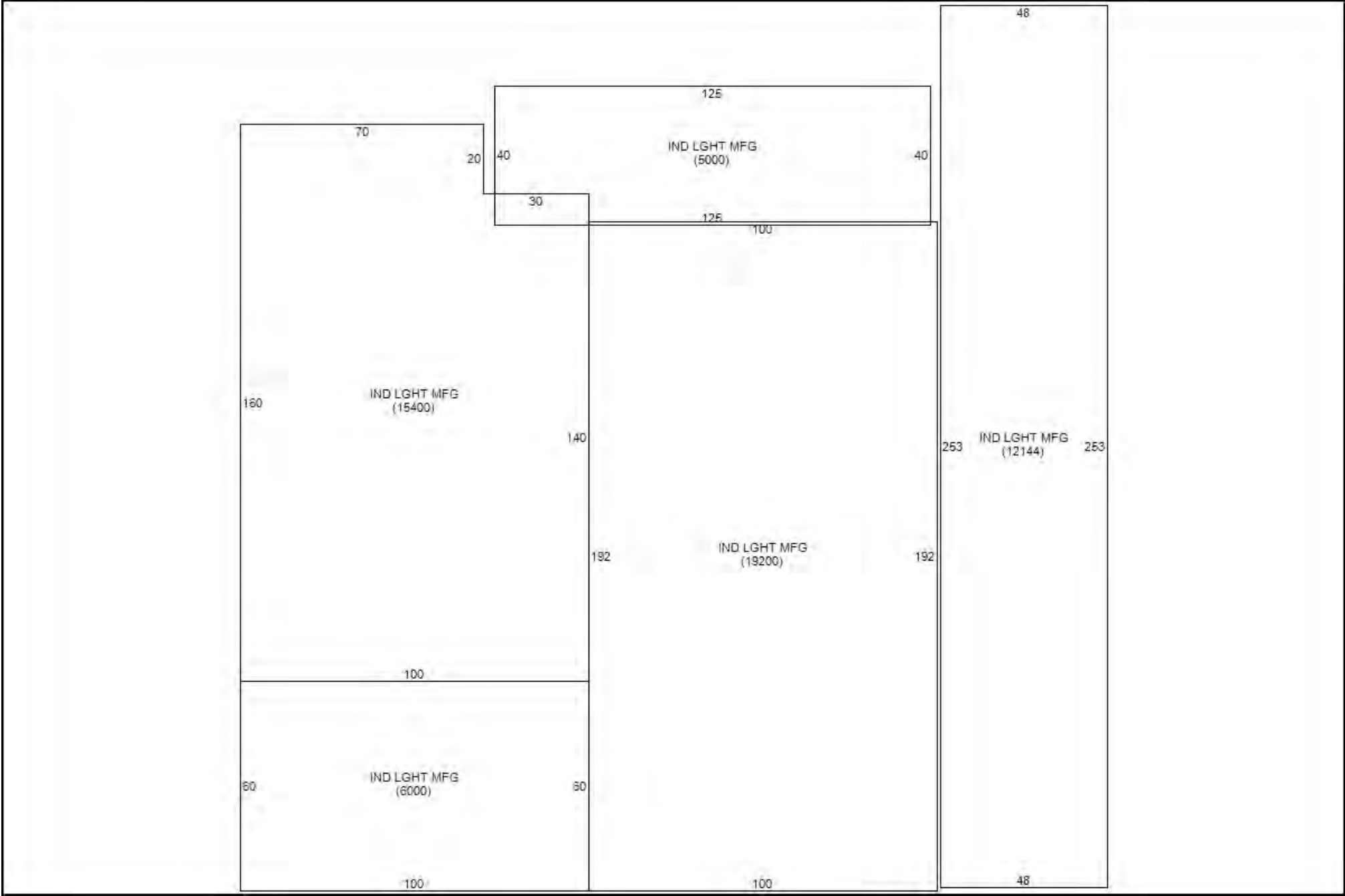
PHYS: PHYSICAL: HUMIDITY CONTROLLED. MINOR ROOF LEAKS. AVERAGE CONDITION FOR AGE. MAINTAINED AS NEEDED.

ECON: ECONOMIC: LOCATED IN ESTABLISHED ACTIVE INDUSTRIAL AREA

OTHR: LAND: VALUES ARE COMPARABLE TO NEIGHBORING VALUES AND APPEAR TO BE MARKET

OTHR: OTHER: WILL BE USED AS A TRAINING AND FULFILLMENT CENTER FOR A COMMUNITY REHABILITATION CENTER FOR MEMBERS WITH DISABILITIES TO LEARN, WORK AND ACHIEVE INDEPENDENCE. NON MFG USE-RETURN TO LOCAL FOR 2022





**SALE REPORT**

State ID # 76-28-246-R000003289  
 County JEFFERSON  
 Municipality LAKE MILLS  
 Local Parcel # 246-0713-1241-045  
 Situs Address 528 E Tyranena Park Rd  
 Situs Zip Code 53551  
 Appraiser OGDENJX

IPAS Sale Key # 164083  
 SIC Code 2064  
 Interior Inspection Date 10/28/2021  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 03/07/2019  
 Grantor ZAINOBA LLC  
  
 Grantee 528 TYRANENA LLC  
  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2064: Candy & Other Confectionery Products-Mfg  
 Intended Use 0000: Commercial Parcel  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$591,338  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$591,338  
 Land Value \$178,100  
 Improvement Value \$413,238  
 Time on Market 5 - 11 months  
 Recent Asking Price \$725,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1985  
 Number of Building Sections 7  
 Predominant OCC Code 494  
 Primary Area 48,316  
 Additional Useable Area 0  
 Total Area 48,316  
 Basement Area  
 Office Area (SF) / (%) 10,378 21%  
 Sprinkler (SF) / (%) 44,956 93%  
 Air Conditioning (SF) / (%) 10,379 21%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 16  
 Non-office ave clear height 16  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$12.24  
 Adj Sale Price Imps \$ / SF \$8.55  
 Acres 5.937  
 Land Value \$ / Acre \$29,998  
 SCR 5.98  
 RCN + OBY / SF \$64.95  
 Physical Res. % 34%  
 Functional Res. % 90%  
 Functional OBS 1 Layout  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 94%  
 NBHD Rating / Other % 90%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
  
 Major Thoroughfare 1 to 3 miles  
 Market Variance 51%

## COMMENTS

GRTR: SELLER: LISTERIA REPORTED HAD 19 OF ITS NUT BUTTERS RECALLED AND WENT OUT OF BUSINESS.

GRTE: BUYER: HAD APPRAISAL DONE.NEGOTIATED TO SALE PRICE-ORIGINAL LIST \$725,000.

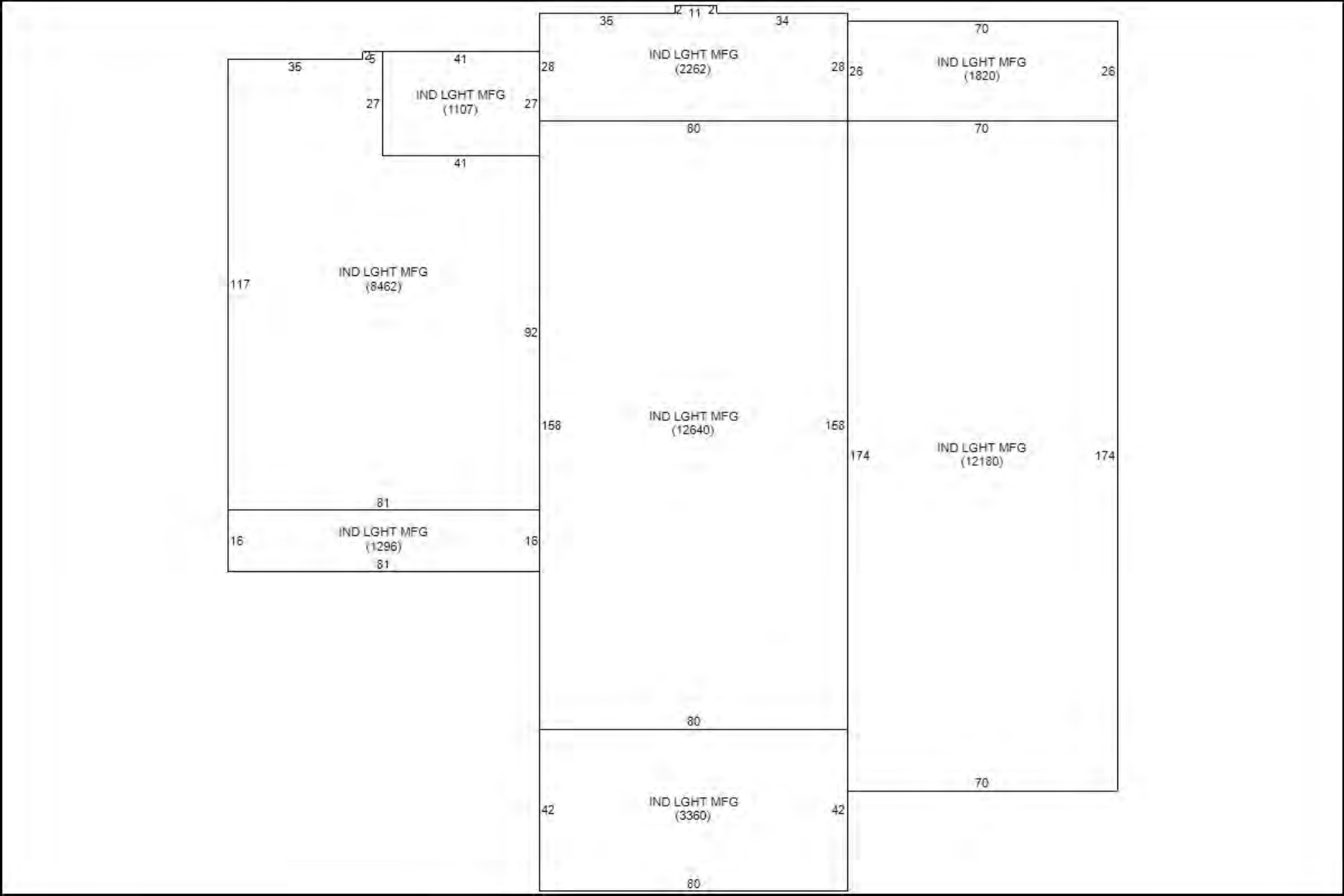
PHYS: PHYSICAL: FACILITY HAD DEFERRED MAINTENANCE-ROOF LEAKS,OHD DOORS AND ALL HVAC NEED REPLACEMENT,EXTERIOR BLOCK WALL IS BULGING AND NEEDS TO BE FIXED TO BE STRUCTURLY SOUND.PARKING LOT NEEDS REPLACEMENT.

FUNC: FUNCTIONAL: ADD ON CONSTRUCTION CONSTRICTS LAYOUT, VARIED CEILING HEIGHTS WITH LOWER CLEARANCE.

OTHR: OTHER: RETURN TO LOCAL FOR 2020. WILL USE FOR WAREHOUSE OF NON-MFG TENANTS. IF MANUFACTURING USE IN FUTURE, CITY REQUIRED TEST PITS AND MONITORING WELLS.







**SALE REPORT**

State ID # 76-28-246-R000029456  
 County JEFFERSON  
 Municipality LAKE MILLS  
 Local Parcel # 246-0714-1824-007  
 Situs Address 105 Industrial Dr  
 Situs Zip Code 53551  
 Appraiser OGDENJX

IPAS Sale Key # 173113  
 SIC Code 3469  
 Interior Inspection Date 07/09/2019  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 01/09/2020  
 Grantor SGJA LLC  
  
 Grantee FIRE SERVICE HOLDING LLC  
  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3469: Metal Stampings Nec-Mfg  
 Intended Use 0000: Commercial Parcel  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$925,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$925,000  
 Land Value \$82,500  
 Improvement Value \$842,500  
 Time on Market over 24 months  
 Recent Asking Price \$1,100,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1997  
 Number of Building Sections 1  
 Predominant OCC Code 494  
 Primary Area 26,400  
 Additional Useable Area 2500  
 Total Area 28,900  
 Basement Area  
 Office Area (SF) / (%) 5,000 17%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs  
  
 Stories 1  
 Non-office ave wall height 25  
 Non-office ave clear height 23  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$32.01  
 Adj Sale Price Imps \$ / SF \$29.15  
 Acres 3.055  
 Land Value \$ / Acre \$27,005  
 SCR 5.04  
 RCN + OBY / SF \$59.91  
 Physical Res. % 77%  
 Functional Res. % 100%  
 Functional OBS 1  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 94%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 67%

**COMMENTS**

GRTE: GRANTEE: EXPANDING OPERATIONS INTO WISCONSIN. NEGOTIATED TO SALE PRICE OF 925K

GRTR: GRANTOR: NO LONGER NEEDED BUILDING AND WANTED TO SELL PROPERTY. LISTED FOR 1.1 MIL. ON MARKET FOR SEVERAL YEARS AND HAD MONTH TO MONTH TENANTS.

PHYS: PHYSICAL: AVERAGE CONDITION FOR AGE.

OTHR: LAND: LAND VALUE IS COMPARABLE TO NEIGHBORING VALUES AND APPEARS TO BE AT MARKET.

ECON: ECONOMIC: LOCATED IN AN ESTABLISHED INDUSTRIAL PARK.



DISCLAIMER - The content of this sales data worksheet is for general information purposes only. The information and opinions contained therein are provided by the Wisconsin Department of Revenue and we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, suitability of the information for any purpose. The Wisconsin Department of Revenue, its employees, officials, officers, agents, as the persons interviewed during the sales verification process, shall not be held responsible or liable for any use of, error, omission or defect in the information contained on the DOR Sales Data Worksheets.

**SALE REPORT**

State ID # 76-28-246-R000029453  
 County JEFFERSON  
 Municipality LAKE MILLS  
 Local Parcel # 246-0713-1243-082  
 Situs Address 415 N Cp Ave  
 Situs Zip Code 53551  
 Appraiser OGDENJX

IPAS Sale Key # 190411  
 SIC Code 3599  
 Interior Inspection Date 10/06/2021  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 09/28/2021  
 Grantor SJS LAND HOLDING LLC  
 Grantee OBERG PROPERTIES LLC  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3599: Industrial Machinery Nec-Mfg  
 Intended Use 0000: Commercial Parcel  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$600,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$600,000  
 Land Value \$98,000  
 Improvement Value \$502,000  
 Time on Market 5 - 11 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1997  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 6,400  
 Additional Useable Area 0  
 Total Area 6,400  
 Basement Area  
 Office Area (SF) / (%) 900 14%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs  
 Stories 1  
 Non-office ave wall height 12  
 Non-office ave clear height 11  
 Frame Type 05: Wood Joist Typical Wooc  
 Exterior Wall Type 17: Masonry & Metal

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$93.75  
 Adj Sale Price Imps \$ / SF \$78.44  
 Acres 3.770  
 Land Value \$ / Acre \$25,995  
 SCR 25.66  
 RCN + OBY / SF \$60.90  
 Physical Res. % 66%  
 Functional Res. % 100%  
 Functional OBS 1  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 94%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 208%

## COMMENTS

GRTE: GRANTEE: WAS RENTING CURRENT LOCATION AND DECIDED TO LOOK FOR A BUILDING TO PURCHASE. HAD TO OBTAIN A CONDITIONAL USE PERMIT FROM CITY. HAD APPRAISAL DONE WHICH CONFIRMED NEGOTIATED SALE PRICE.

ECON: ECONOMIC: LOCATED IN ESTABLISHED INDUSTRIAL AREA. NEW OCCUPANTS ARE REQUIRED TO HAVE A CUP APPROVED BY THE CITY.

OTHR: LAND: VALUATION APPEARS TO BE COMPARABLE WITH NEIGHBORING VALUESOTHER: BUYER INTENDS TO USE FACILITY TO SERVICE AND REPAIR TOWABLE CAMPERS. PARCEL WILL BE RETURNED TO LOCAL FOR 2022.MARKET: SMALLER BUILDINGS HAVE BEEN IN INCREASED DEMAND. PRICES HAVE BEEN ON THE INCREASE IN THE LAST TWO YEARS. SALE PRICE REFLECTS.

PHYS: PHYSICAL: WELL KEPT BUILDING WITH NO ISSUES. AVERAGE CONDITION FOR AGE. NO PLANNED FUTURE CHANGES TO BUILDING

GRTR: PRIOR TENANT VACATED DUE TO FINANCIAL DIFFICULTIES AND PROPERTY HAD BEEN VACANT SINCE 2019. OWNER DECIDED TO SELL. ONE OTHER INTERESTED PARTY. NEGOTIATED TO SALE PRICE. FELT PROPERTY WAS DESIRABLE FOR IT'S LOCATION AND LAND TO EXPAND.





	40	
96	IND LGHT MFG (3840)	96
	40	
64	IND LGHT MFG (2560)	64
	40	

**SALE REPORT**

State ID # 76-28-291-R000003379  
 County JEFFERSON  
 Municipality WATERTOWN  
 Local Parcel # 291-0815-0444-007  
 Situs Address 1141 S Tenth St  
 Situs Zip Code 53094  
 Appraiser OGDENJX

IPAS Sale Key # 164820  
 SIC Code 3460  
 Interior Inspection Date 06/26/2019  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 03/29/2019  
 Grantor MIDLAND STAMPING AND FABRICATING CORP

Grantee TJW PLANT10 LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3460: Metal Forgings & Stampings-Mfg  
 Intended Use 0000: Commercial Parcel  
 No Months Vacant 1 - 3 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$2,203,918  
 Adjustment  
 Adjusted Reason Multi-parcel  
 Adjusted Sale Price \$2,203,918  
 Land Value \$214,900  
 Improvement Value \$1,989,018  
 Time on Market 12 - 24 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1969  
 Number of Building Sections 10  
 Predominant OCC Code 494  
 Primary Area 267,439  
 Additional Useable Area 0  
 Total Area 267,439  
 Basement Area  
 Office Area (SF) / (%) 8,600 3%  
 Sprinkler (SF) / (%) 267,439 100%  
 Air Conditioning (SF) / (%) 5,100 2%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 18  
 Non-office ave clear height 16  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 16: Asbestos Cor. Rig.

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$8.24  
 Adj Sale Price Imps \$ / SF \$7.44  
 Acres 10.743  
 Land Value \$ / Acre \$20,004  
 SCR 2  
 RCN + OBY / SF \$57.75  
 Physical Res. % 23%  
 Functional Res. % 55%  
 Functional OBS 1 Size  
 Functional OBS 2 Layout  
 Functional OBS 3 Site Coverage  
 Community rating % 96%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating

Major Thoroughfare 0 to 1 mile  
 Market Variance 106%

COMMENTS

GRTE: GRANTEE: OPEN MARKETED SALE-ORIGINAL LIST PRICE \$3,000,000 NEGOTIATED TO SALE PRICE. INCLUDES R3377, INVESTMENT PROPERTY, SEEKING TENANTS.

GRTR: GRANTOR: BLDG WAS ORIGINALLY PART OF LIQUADTION PURCHASE OF WESTERN INDUSTRIES. DID NOT HAVE A NEED FOR REAL ESTATE. LISTED FOR SALE IMMEDIATELY AFTER OPERATIONS CEASED AND M/E WAS REMOVED.

PHYS: PHYSICAL: NOTED MECHANICAL ISSUES, ROOF LEAKS AND PAVEMENT IS AT END OF LIFE. NO IMMEDIATE IMPROVEMENTS TIL TENANT IS FOUND.FUNCTIONAL: 2 PARCELS AS ONE ECONOMIC UNIT. LARGER FACILITY WITH ADD ON CONSTRUCTION VARIED CEILING HEIGHTS AVERAGING 16' CLEAR.

ECON: ECONOMIC: LOCATED IN A MIXED USE AREA. NEIGHBORING PARCELS ARE BOTH RESIDENTIAL AND INDUSTRIAL. OLDER AREA OF THE MUNICIPALITY.



100		50	100	268	103
102	IND LGHT MFG (10200)	102			
100					
40	IND LGHT MFG (4000)	40	235		
100					
35	IND LGHT MFG (3500)	35			
30	100	389	379	IND LGHT MFG (102922)	389
		389	IND LGHT MFG (26380)		IND LGHT MFG (40067)
170			80		
A3 (5100)					
170	212	IND LGHT MFG (21200)	212		
			144	IND LGHT MFG (11520)	144
30					
100	50	20	80	133	10
				135	103

**SALE REPORT**

State ID # 76-28-291-R000130568  
 County JEFFERSON  
 Municipality WATERTOWN  
 Local Parcel # 291-0815-1022-033  
 Situs Address 1224 Clark St  
 Situs Zip Code 53094  
 Appraiser OGDENJX

IPAS Sale Key # 169374  
 SIC Code 2099  
 Interior Inspection Date 06/26/2019  
 Revision Date  
 Sale Validity Valid - Additional Parcels included  
 Sale Index # 2  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 07/09/2018  
 Grantor EAGLE PROPERTIES OF WATERTOWN LLC

Grantee T & V HOLDING COMPANY LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 0000: Commercial Parcel  
 Intended Use 2099: Food Preparations Nec-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$1,800,000  
 Adjustment \$61,982  
 Adjusted Reason Multi-parcel  
 Adjusted Sale Price \$1,738,018  
 Land Value \$251,800  
 Improvement Value \$1,486,218  
 Time on Market 12 - 24 months  
 Recent Asking Price \$2,650,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1960  
 Number of Building Sections 1  
 Predominant OCC Code 494  
 Primary Area 69,451  
 Additional Useable Area 0  
 Total Area 69,451  
 Basement Area  
 Office Area (SF) / (%) 10,200 15%  
 Sprinkler (SF) / (%) 69,451 100%  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 20  
 Non-office ave clear height 18  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$25.03  
 Adj Sale Price Imps \$ / SF \$21.40  
 Acres 8.394  
 Land Value \$ / Acre \$29,998  
 SCR 4.71  
 RCN + OBY / SF \$60.18  
 Physical Res. % 74%  
 Functional Res. % 100%  
 Functional OBS 1  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 96%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason

Major Thoroughfare 0 to 1 mile  
 Market Variance 50%

**COMMENTS**

GRTR: GRANTOR: COMMERCIAL BEER DISTRIBUTION CENTER THAT CEASED OPERATIONS IN MARCH 2017. LISTED W ANOTHER LOCAL PARCEL FOR \$2,650,000. ALLOCATED BASED ON ASSESSMENT.

OTHR: \*\*\* THIS RECORD IS UPDATED FOR SALES HISTORY ONLY TO USE FOR COMP IN 2020. SALES HISTORY UPDATED TO INCLUDE BOTH ADJACENT PARCELS FOR SALES COMP. UPDATED ACRES PER COUNTY SITE FOR YEAR OF SALE.

GRTE: GRANTEE: WAS LOOKING AT EXPANSION BUT DECIDED TO RELOCATE AND PURCHASE THIS FACILITY. BUILDING OFFERED AMPLE OFFICE AREA, PRODUCTION AND WAREHOUSE SPACE. RENOVATIONS INCLUDED ELECTRICAL UPGRADES, HVAC SYSTEM FOR HUMIDITY CONTROL FOR PRODUCTION AREA AND FOOD GRADE IMPROVEMENTS.

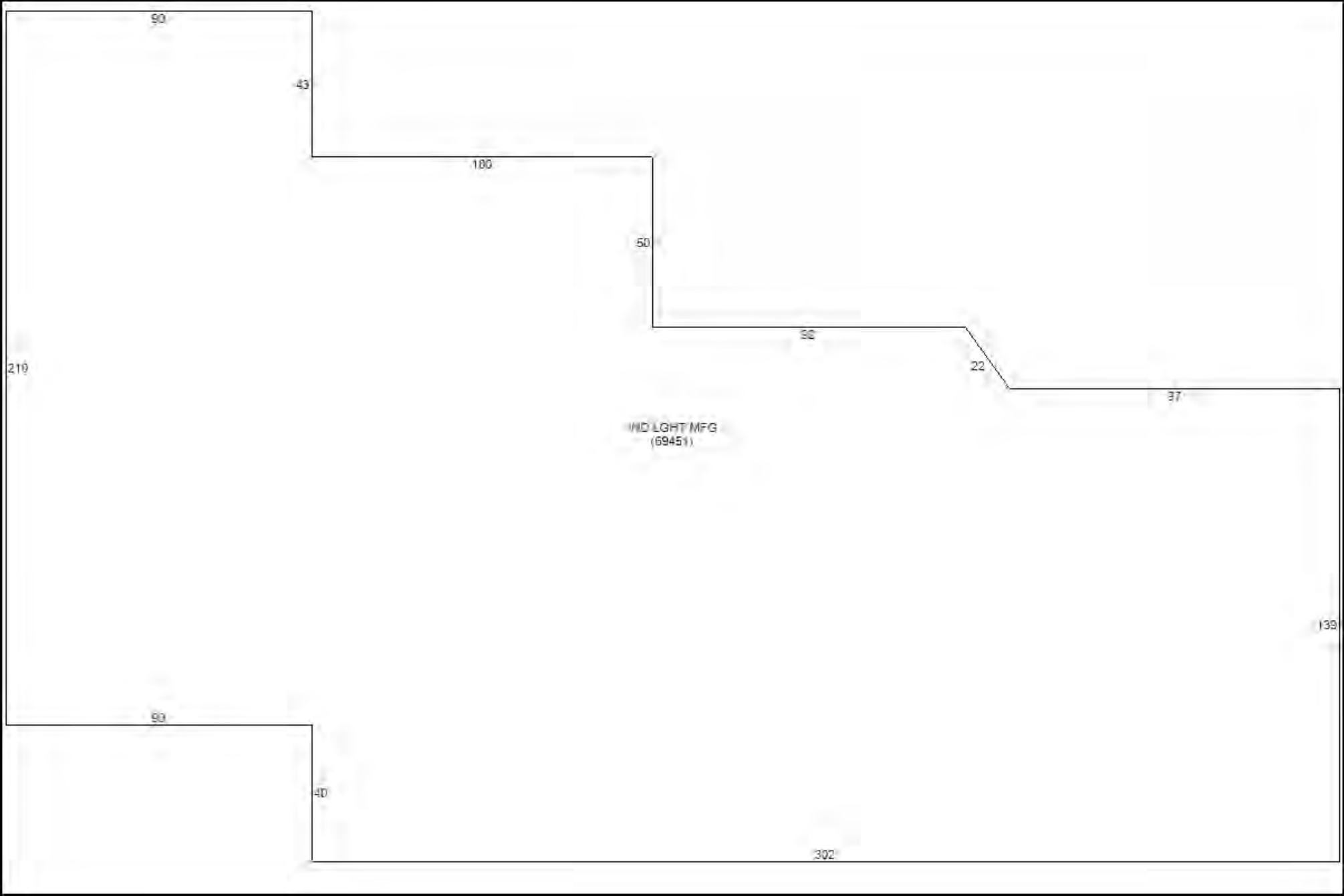
PHYS: PHYSICAL: CLEAN FACILITY MAINTAINED DURING VACANCY. RENOVATIONS INCLUDED ELECTRICAL UPGRADES, HVAC SYSTEM FOR HUMIDITY CONTROL FOR PRODUCTION AREA AND FOOD GRADE IMPROVEMENTS.

ECON: ECONOMIC: LOCATED IN AN ESTABLISHED MIXED USE NEIGHBORHOOD.

OTHR: LAND: REVALUATION DONE IN 2019 BY LOCAL ASSESSOR AND 7.513 ACRES OF LAND WAS VALUED AT \$140,000/18,634 ACRE.NOTE: COMMERCIAL ASSESSED PARCEL THAT WILL BE MANUFACTURING IN 2020.







**SALE REPORT**

State ID # 79-29-161-R000145384  
 County JUNEAU  
 Municipality NECEDAH  
 Local Parcel # 291610152.142  
 Situs Address 212 W 3rd Ave  
 Situs Zip Code 54646  
 Appraiser BLUMJR

IPAS Sale Key # 184305  
 SIC Code 2951  
 Interior Inspection Date 01/28/2021  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 04/19/2019  
 Grantor HAJ HOLDINGS LLC

Grantee JB PROPERTY REVIVAL LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 4225: General Warehousing & Storage-Trans  
 Intended Use 2951: Asphalt Paving Mixtures & Blocks-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$400,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$400,000  
 Land Value \$131,200  
 Improvement Value \$268,800  
 Time on Market 0 - 4 months  
 Recent Asking Price \$450,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 2008  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 14,228  
 Additional Useable Area 0  
 Total Area 14,228  
 Basement Area  
 Office Area (SF) / (%) 380 3%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 380 3%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 17  
 Non-office ave clear height 15  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 08: Metal Sandwich

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$28.11  
 Adj Sale Price Imps \$ / SF \$18.89  
 Acres 2.630  
 Land Value \$ / Acre \$49,886  
 SCR 8.05  
 RCN + OBY / SF \$54.02  
 Physical Res. % 76%  
 Functional Res. % 90%  
 Functional OBS 1 Layout  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 85%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 60%

## COMMENTS

GRTR: DID NOT RESPOND TO REQUESTS FOR INFORMATION.

GRTE: IS A REAL ESTATE AGENT AND HAS BEEN LOOKING FOR A PROPERTY TO PURCHASE/INVEST IN AND TO OPERATE HIS ASHALT COMPANY OUT OF. HE FOUND THIS PROPERTY LISTED AND MADE AN OFFER HE FELT WAS FAIR AND WAS REFLECTIVE OF IT'S FAIR MARKET VALUE. PROPERTY WAS A PRIOR FEED MILL/WAREHOUSE. THE PROPERTY WAS LISTED FOR \$450,000.

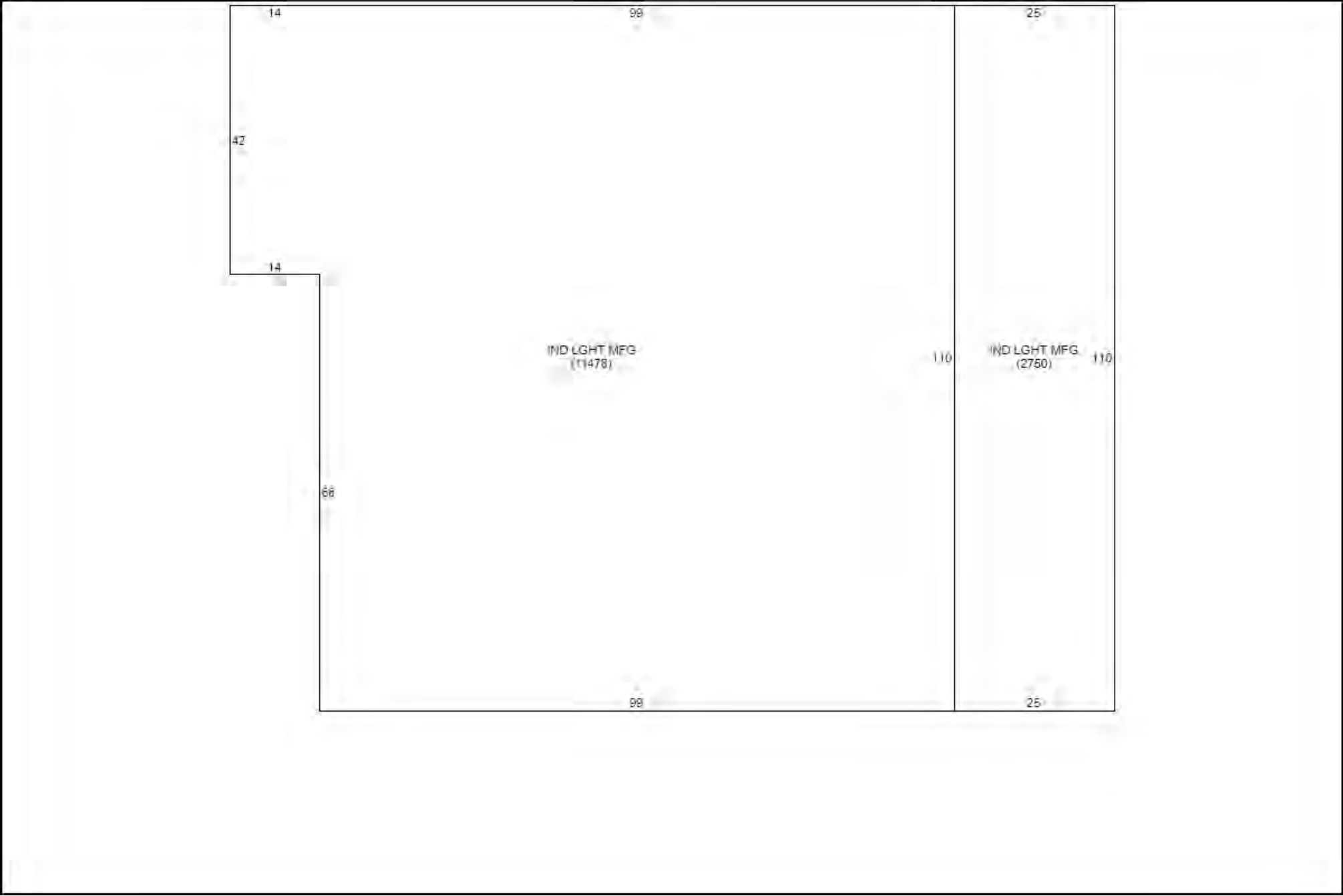
PHYS: MINIMAL OBSERVED WEAR AND TEAR, APPEARS TO HAVE BEEN WELL MAINTAINED WITH NO MAJOR REPAIRS NEEDED.

FUNC: LARGE DIVIDING WALL SPLITS THE BUILDING INTO TWO SECTIONS.

ECON: LOCATED IN THE VILLAGE OF NECEDAH, 25 MILES FROM TOMAH AND INTERSTATE 94, WITH FRONTAGE ALONG COUNTY HWY 21 AND A BLOCK AWAY FROM INTERSECTING COUNTY HWY 80. THIS LOCATION RECEIVES MODERATE TO HIGH LEVELS OF TRAFFIC. PROPERTY IS IN A MIX OF RETAIL, COMMERCIAL AND RESIDENTIAL PROPERTIES. A KWIK TRIP IS ADJACENT.

OTHR: COMMENTS: SALE INCLUDES 8 PARCELS RANGING FROM .12 ACRES TO .59 ACRES TO TOTAL 2.63. LOCAL LISTER IS WORKING ON COMBINING ALL PARCELS. 291610152.120, 291610152.122, 291610152.124, 291610152.126, 291610152.128, 291610152.144, 291610152.146.





**SALE REPORT**

State ID # 77-30-010-R000147629  
 County KENOSHA  
 Municipality RANDALL  
 Local Parcel # 60-4-119-363-0155  
 Situs Address 12400 Fox River Road  
 Situs Zip Code 53192  
 Appraiser BOESEBEC

IPAS Sale Key # 187589  
 SIC Code 4225  
 Interior Inspection Date 06/01/2021  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 12/02/2020  
 Grantor AMERICAN GIRL BRANDS LLC

Grantee GENEVA 12400 WILMOT LLC

Affinity None  
 Conveyance Type Other  
 Prior Use 4225: General Warehousing & Storage-Trans  
 Intended Use 4225: General Warehousing & Storage-Trans  
 No Months Vacant 1 - 3 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$3,083,300  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$3,083,300  
 Land Value \$816,800  
 Improvement Value \$2,266,500  
 Time on Market over 24 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1988  
 Number of Building Sections 8  
 Predominant OCC Code 407  
 Primary Area 403,890  
 Additional Useable Area 12800  
 Total Area 416,690  
 Basement Area 18496  
 Office Area (SF) / (%) 62,608 15%  
 Sprinkler (SF) / (%) 407,214 98%  
 Air Conditioning (SF) / (%) 28,696 7%  
 Notable Features/OBYs

Stories 2  
 Non-office ave wall height 24  
 Non-office ave clear height 22  
 Frame Type 02: Masonry Load Bearing  
 Exterior Wall Type 08: Metal Sandwich

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$7.40  
 Adj Sale Price Imps \$ / SF \$5.44  
 Acres 45.000  
 Land Value \$ / Acre \$18,151  
 SCR 5.18  
 RCN + OBY / SF \$68.08  
 Physical Res. % 47%  
 Functional Res. % 65%  
 Functional OBS 1 Size  
 Functional OBS 2 Layout  
 Functional OBS 3  
 Community rating % 85%  
 NBHD Rating / Other % 90%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 5 to 10 miles  
 Market Variance 34%

**COMMENTS**

GRTR: UNABLE TO CONTACT. BIZTIMES 12/9/20 ARTICLE STATES AMERICAN GIRL ANNOUNCED IN 2018 IT WOULD CLOSE THE CALL CENTER AND DISTRIBUTION CENTER, WITH WAREHOUSE WORK BEING ABSORBED BY FACILITIES IN MIDDLETON AND DEFOREST. BROKER LISTING FROM JUNE 2018 HAD LIST PRICE OF \$10,000,000. THE PRICE WAS REDUCED TO \$8,500,000 IN NOVEMBER 2018.

GRTE: GENEVA SUPPLY WILL USE A PORTION OF THE PROPERTY FOR WAREHOUSE AND DISTRIBUTION. NO RELATIONSHIP TO THE SELLER. SALE PRICE WAS DETERMINED WITHIN 6 MONTHS OF CONVEYANCE DATE. \$1,116,750 PERSONAL PROPERTY WAS EXCLUDED FROM REAL ESTATE SALE PRICE. SALE PRICE WAS NEGOTIATED. THERE WERE NO ADDITIONAL FACTORS INFLUENCING THE SALE PRICE.

PHYS: LOCAL ASSESSOR INDICATED A NEW ROOF WILL BE NEEDED IN NEAR FUTURE. PROPERTY WAS SHOWING SIGNS OF DEFERRED MAINTENANCE DUE TO BEING VACANT FOR OVER A YEAR. SITE IS CURRENTLY MOSTLY VACANT AND OVERGROWN. EXTERIOR OF 1993 TILT-UP ADDITION IS IN MODERATE CONDITION AND IS OCCUPIED BY THE GRANTEE. THE REMAINDER OF THE PROPERTY IS IN FAIR CONDITION.

FUNC: 9 TOTAL SECTIONS INCLUDING WAREHOUSE/DISTRIBUTION, OFFICE, AND RETAIL SQUARE FOOTAGE. BUILDING SIZE IS EXTREMELY LARGE FOR THIS LOCATION. PREVIOUSLY OCCUPIED BY GANDER MOUNTAIN, WHICH HAD RETAIL, OFFICE, CALL CENTER, AND WAREHOUSE/DISTRIBUTION ACTIVITIES ON SITE.

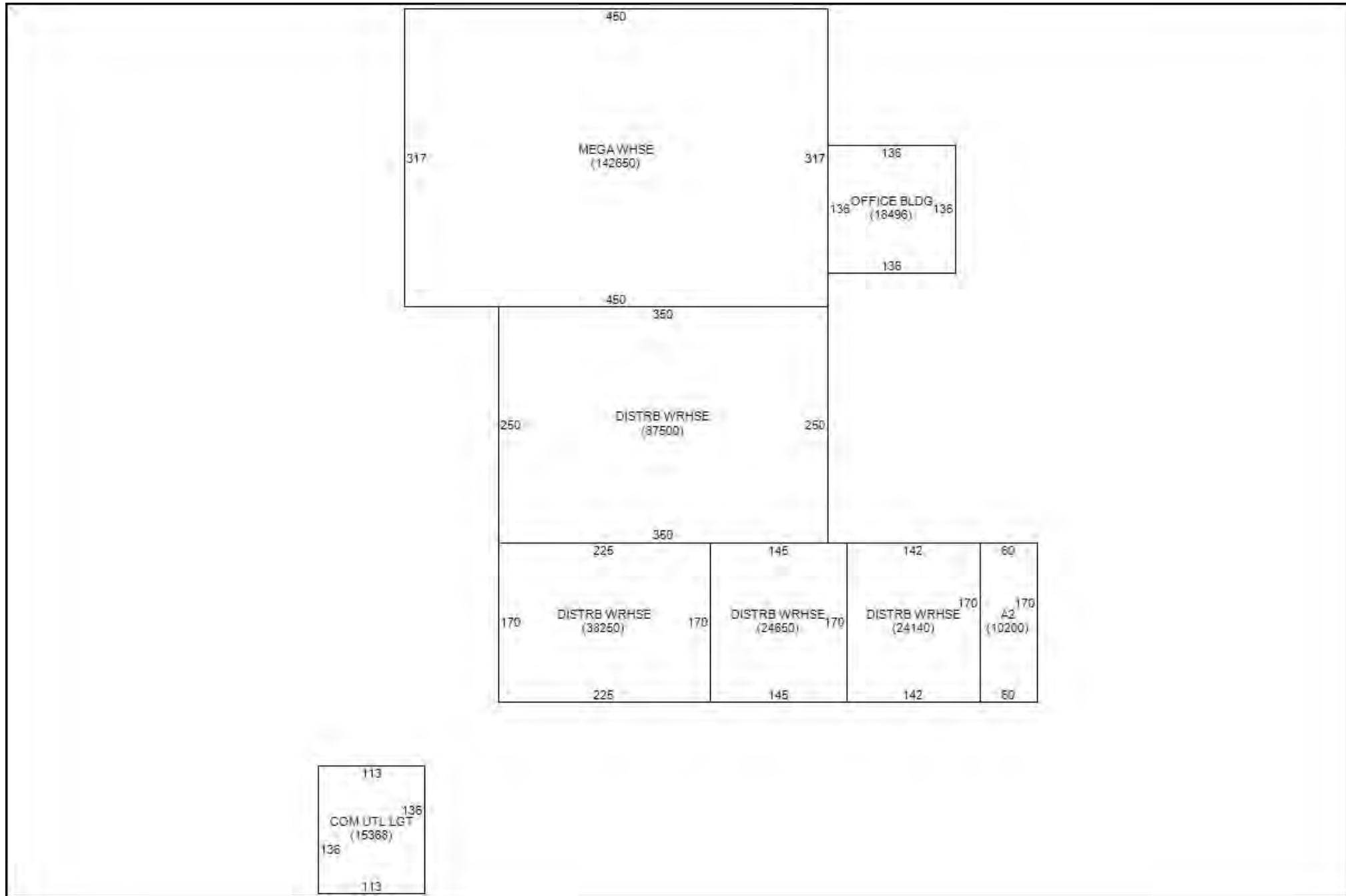
ECON: WESTERN KENOSHA COUNTY. FRINGE/RURAL LOCATION 1/3 MILE FROM THE STATE LINE. LOCATION IS POOR WITH NO CLOSE PROXIMITY TO HWY 50, HWY 12, OR I-94. MOST DIRECT ACCESS TO I-94 IS VIA TWO-LANE COUNTY ROADS WITH MODERATE TRAFFIC. LOCATED ACROSS THE STREET FROM MILMOT MOUNTAIN SKI RESORT.

OTHR: LOCAL ASSESSOR: VALID SALE. GRANTEE IS ONLY USING 1993 SECTION. THE 2-STORY OFFICE AND OLDER BUILDING SECTIONS ARE UNUSED. NEW ROOF NECESSARY IN NEAR FUTURE. SECOND STRUCTURE HAS BEEN VACANT FOR MANY YEARS. BASEMENT OFFICE HAS BEEN VACANT SINCE GANDER MOUNTAIN LEFT. GRANTEE INDICATED THEY ARE NOT SURE WHAT THEY WILL DO WITH THE ADDITIONAL SPACE.

OTHR: LAND ANALYSIS: PRIMARY PARCEL IS ZONED B-1, SECONDARY PARCEL IS RESIDENTIAL AND IMPROVED WITH A VACANT SINGLE FAMILY HOME. 2020 RATIOED 43 AC COMMERCIAL LAND ASSESSMENT IS \$734,800 (\$17,088/AC). RATIOED 2 AC RESIDENTIAL LAND ASSESSMENT IS \$82,000.







**SALE REPORT**

State ID # 77-30-104-R000005737  
 County KENOSHA  
 Municipality BRISTOL  
 Local Parcel # 37-4-121-172-0251  
 Situs Address 8671 198th Ave  
 Situs Zip Code 53104  
 Appraiser BOESEBC

IPAS Sale Key # 181907  
 SIC Code 2448  
 Interior Inspection Date 12/09/2020  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 08/31/2020  
 Grantor SCOTT THUROW TRUST DATED MAY 8 2007

Grantee 8671 LLC

Affinity None  
 Conveyance Type Trustees Deed  
 Prior Use 2448: Wood Pallets & Skids-Mfg  
 Intended Use 2448: Wood Pallets & Skids-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$400,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$400,000  
 Land Value \$123,200  
 Improvement Value \$276,800  
 Time on Market 12 - 24 months  
 Recent Asking Price \$550,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1969  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 11,877  
 Additional Useable Area 0  
 Total Area 11,877  
 Basement Area  
 Office Area (SF) / (%) 1,914 16%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 1,914 16%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 16  
 Non-office ave clear height 16  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$33.68  
 Adj Sale Price Imps \$ / SF \$23.31  
 Acres 2.054  
 Land Value \$ / Acre \$59,981  
 SCR 7.53  
 RCN + OBY / SF \$56.06  
 Physical Res. % 48%  
 Functional Res. % 95%  
 Functional OBS 1 Building Mechanics  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 85%  
 NBHD Rating / Other % 90%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 119%

## COMMENTS

GRTR: GRANTOR: GRANTOR DID NOT RESPOND. MLS LISTING NOTED BUSINESS WOULD BE INCLUDED IN SALE. LISTING BROKER SAID THE \$400,000 SALE PRICE WAS THE REAL ESTATE INTEREST AND DID NOT INCLUDE THE SALE OF THE BUSINESS.

GRTE: GRANTEE: RELIED ON BROKER FOR OPINION OF VALUE. NO PRIOR RELATIONSHIP WITH THE GRANTOR. THERE WERE NO EXTERNAL FACTORS THAT INFLUENCED THE SALE PRICE.

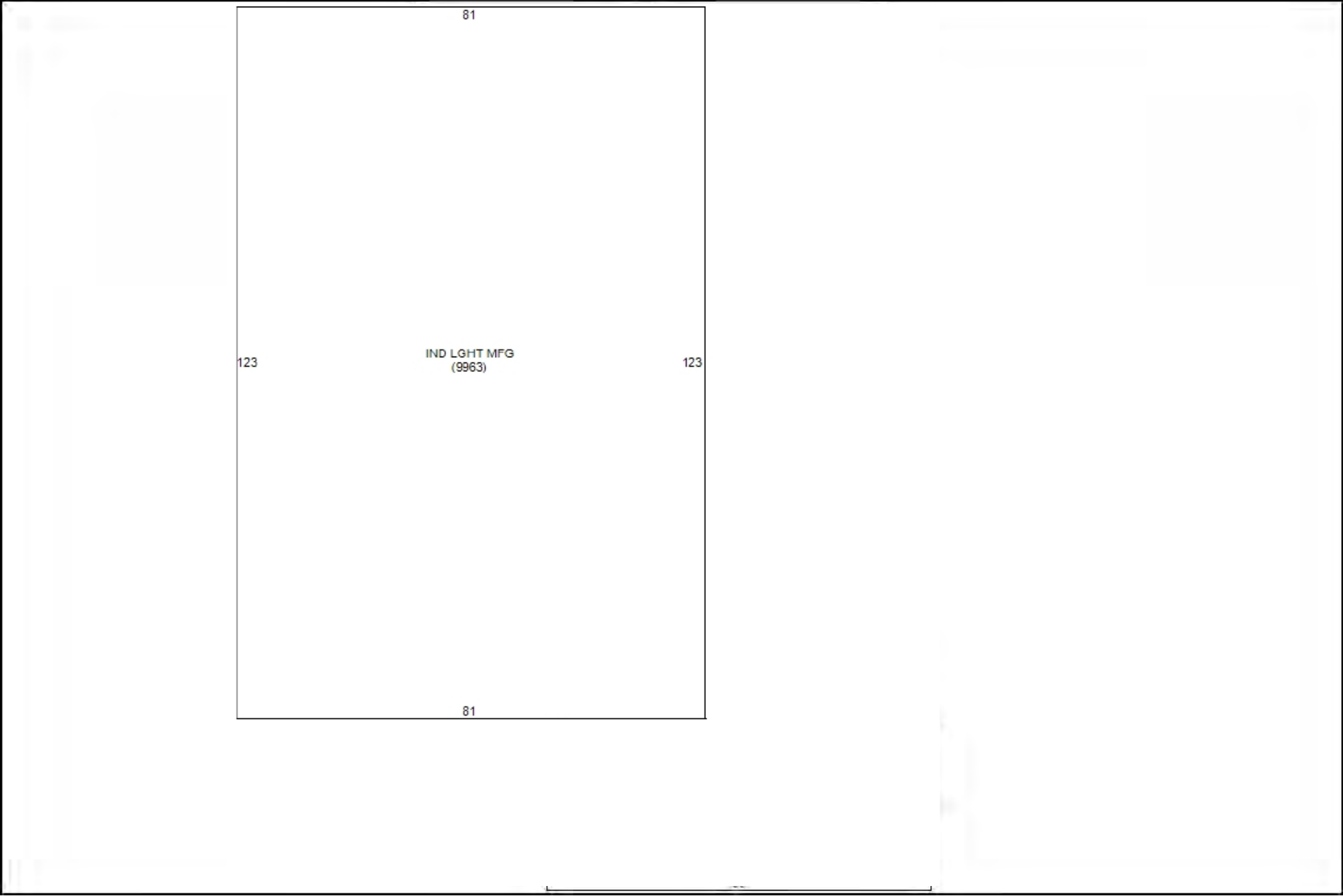
PHYS: PHYSICAL: FAIR CONDITION WITH INTERIOR AND EXTERIOR DEFERRED MAINTENANCE.

FUNC: FUNCTIONAL: BUILDING MECHANICALS NOTED AT 2017 FA. SHOP SHF NOT IN USE. INDIVIDUAL RADIANT HEATERS ABOVE EACH STATION IN THE MAIN SHOP. THE WORK ROOM HAS A "HOT DOG" HEATER IN THE NE CORNER.

ECON: ECONOMIC: RURAL INDUSTRIAL PARK. SOME GRAFFITI PRESENT AT 2017 FA.

OTHR: LAND ANALYSIS: BASE LAND VALUES IN BRISTOL BUSINESS PARK ARE \$60,000/AC.





**SALE REPORT**

State ID # 77-30-174-R000035515  
 County KENOSHA  
 Municipality PLEASANT PRAIRIE  
 Local Parcel # 92-4-122-291-0112  
 Situs Address 10680 88th Ave  
 Situs Zip Code 53158  
 Appraiser RYDDNML

IPAS Sale Key # 146970  
 SIC Code 2653  
 Interior Inspection Date 11/07/2019  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 11/02/2017  
 Grantor PPRE LLC

Grantee FR 10680 88 AVENUE LLC

Affinity Tenant  
 Conveyance Type Other  
 Prior Use 2653: Corrugated & Solid Fiber Boxes-Mfg  
 Intended Use 2653: Corrugated & Solid Fiber Boxes-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$7,000,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$7,000,000  
 Land Value \$1,321,300  
 Improvement Value \$5,678,700  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 2003  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 99,832  
 Additional Useable Area 0  
 Total Area 99,832  
 Basement Area  
 Office Area (SF) / (%) 6,448 6%  
 Sprinkler (SF) / (%) 100,272 100%  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 34  
 Non-office ave clear height 30  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 14: Concrete Tilt-up

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$70.12  
 Adj Sale Price Imps \$ / SF \$56.88  
 Acres 9.240  
 Land Value \$ / Acre \$142,998  
 SCR 4.03  
 RCN + OBY / SF \$105.98  
 Physical Res. % 78%  
 Functional Res. % 100%  
 Functional OBS 1 Ceiling Height  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 105%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 3 to 5 miles  
 Market Variance 66%

**COMMENTS**

GRTR: BROKER THAT SOLD THE PROPERTY IN 2013 APPROACHED THE GRANTOR AND TOLD THEM IT WAS A HOT MARKET. HE HAD SEVERAL INVESTORS INTERESTED IN INCOME PRODUCING PROPERTIES IN THIS AREA. SALE PRICE WAS NEGOTIATED USING RECENT INDUSTRIAL SALES. CURRENT TENANT WAS 3 YEARS INTO A 15 YEAR LEASE. A LEASE RENEGOTIATION GOING BACK OUT TO 15 YEARS WAS CONTIGENT ON THE SALE. GRATOR SAYS ARMS-LENGTH.

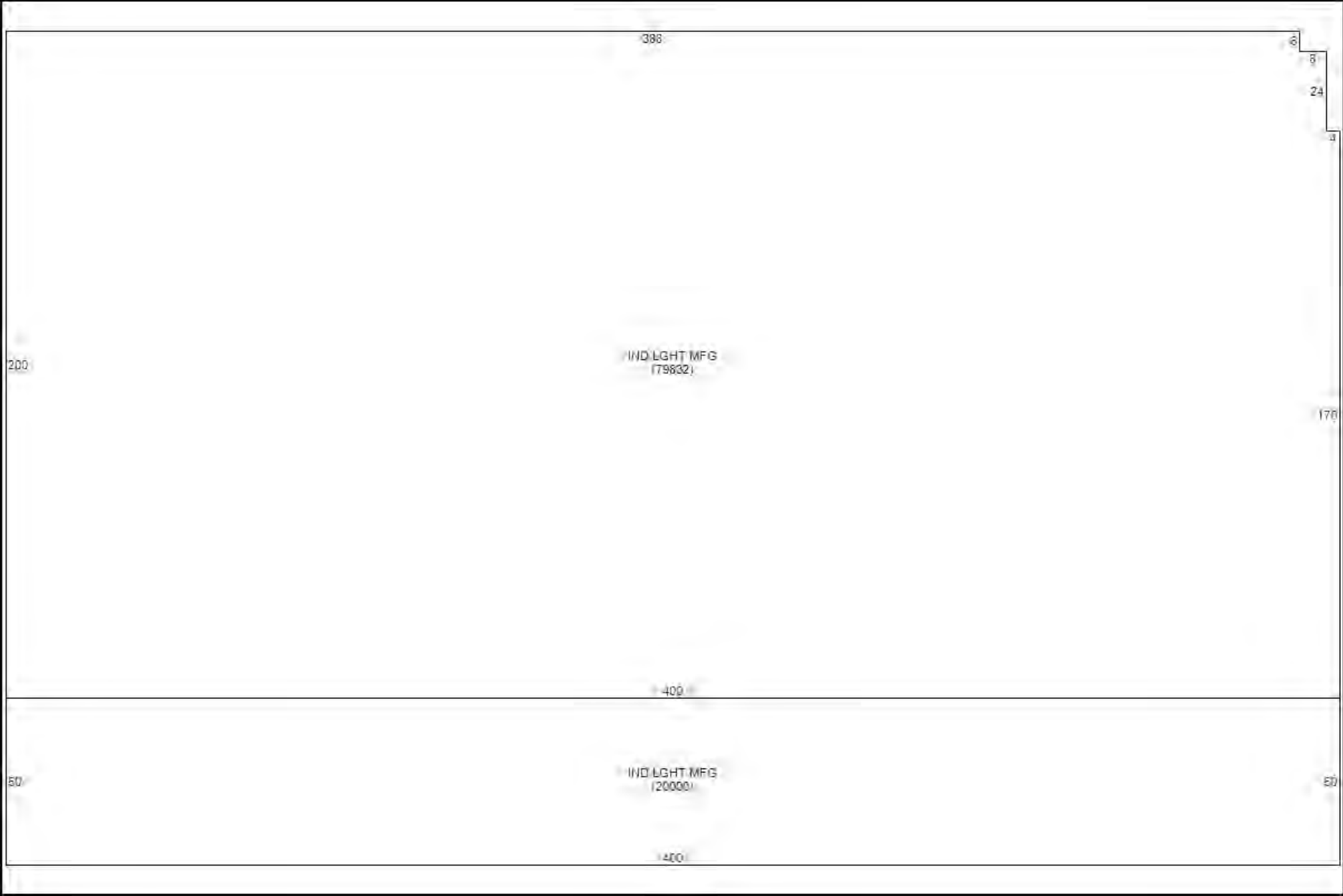
GRTE:

FUNC: WAS BUILT FOR A PLASTIC BAG COMPANY THAT UTILIZED THE HIGH BAY AREA FOR PROCESSING EQUIPMENT.

ECON: LOCATED IN THE PREMIER V PLEASANT PRAIRIE BUSINESS PARK. CONSIDERED PART OF THE CHICAGO REAL ESTATE MARKET.







**SALE REPORT**

State ID # 77-30-174-R000130710  
 County KENOSHA  
 Municipality PLEASANT PRAIRIE  
 Local Parcel # 92-4-122-213-0003  
 Situs Address 8778 100th St  
 Situs Zip Code 53158  
 Appraiser RYDDNML

IPAS Sale Key # 170337  
 SIC Code 0000  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid - but don't use as a Comp.  
 Sale Index # 2  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 08/29/2019  
 Grantor MG LAND LLC  
 Grantee TI INVESTORS OF LAKEVIEW II LLC  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2541: Wood Partitions & Fixtures-Mfg  
 Intended Use 0000: Commercial Parcel  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$6,840,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$6,840,000  
 Land Value \$1,031,000  
 Improvement Value \$5,809,000  
 Time on Market 12 - 24 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1999  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 121,060  
 Additional Useable Area 0  
 Total Area 121,060  
 Basement Area  
 Office Area (SF) / (%) 14,560 12%  
 Sprinkler (SF) / (%) 133,620 110%  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs  
 Stories 1  
 Non-office ave wall height 27  
 Non-office ave clear height 25  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 14: Concrete Tilt-up

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$56.50  
 Adj Sale Price Imps \$ / SF \$47.98  
 Acres 7.110  
 Land Value \$ / Acre \$145,007  
 SCR 2.56  
 RCN + OBY / SF \$80.78  
 Physical Res. % 70%  
 Functional Res. % 90%  
 Functional OBS 1 Layout  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 105%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 90%

## **COMMENTS**

GRTR: THE COMPANY DISSOLVED. THE PROPERTY WAS PLACED ON THE MARKET

GRTE: TI INVESTORS OF LAKEVIEW II LLC IS AN AFFILIATE OF ZILBER PROPERTY GROUP. ZILBER PROPERTY GROUP IS A PRIVATELY HELD, WELL CAPITALIZED REAL ESTATE COMPANY THAT ACQUIRES, DEVELOPS, LEASES AND MANAGES REAL ESTATE. THEY PURCHASED THE VACANT BUILDING AS AN INVESTMENT. IT IS CURRENTLY BEING ADVERTISED FOR LEASE.

PHYS: THE PROPERTY IS IN MODERATE CONDITION, AS IS EXPECTED IN A PROPERTY WITH ORIGINAL ROOF AND MECHANICALS OF THIS AGE.

FUNC: A 12,560 SF MEZZANINE OVER OFFICE MAY CAUSE SOME LAYOUT ISSUES.

ECON: LOCATED IN KENOSHA COUNTY, VILLAGE OF PLEASANT PRAIRIE LAKEVIEW BUSINESS PARK. THE COMMUNITY BORDERS THE ILLINOIS STATE LINE AND IS CONSIDERED PART OF THE CHICAGO REAL ESTATE MARKET.



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**SALE REPORT**

State ID # 77-30-174-R000132115  
 County KENOSHA  
 Municipality PLEASANT PRAIRIE  
 Local Parcel # 92-4-122-282-0163  
 Situs Address 10550 86th Ave  
 Situs Zip Code 53158  
 Appraiser RYDDNML

IPAS Sale Key # 170351  
 SIC Code 0000  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 06/05/2019  
 Grantor LAKEVIEW INDUSTRIAL DEVELOPMENT LLC

Grantee SCANNELL PROPERTIES #389 LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 0000: Commercial Parcel  
 Intended Use 0000: Commercial Parcel  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$14,543,496  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$14,543,496  
 Land Value \$1,663,500  
 Improvement Value \$12,879,996  
 Time on Market 5 - 11 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 2018  
 Number of Building Sections 1  
 Predominant OCC Code 494  
 Primary Area 196,400  
 Additional Useable Area 0  
 Total Area 196,400  
 Basement Area  
 Office Area (SF) / (%) 0 0%  
 Sprinkler (SF) / (%) 196,400 100%  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYS

Stories 1  
 Non-office ave wall height 34  
 Non-office ave clear height 30  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 14: Concrete Tilt-up

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$74.05  
 Adj Sale Price Imps \$ / SF \$65.58  
 Acres 11.633  
 Land Value \$ / Acre \$142,998  
 SCR 2.58  
 RCN + OBY / SF \$79.49  
 Physical Res. % 98%  
 Functional Res. % 90%  
 Functional OBS 1 Site Coverage  
 Functional OBS 2 Construction Materials  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 105%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 89%

**COMMENTS**

GRTR: GRANTOR BUILT THE BUILDING ON SPECULATION 2018-2019 FOR MANUFACTURING OR LONG-TERM STORAGE AND DISTRIBUTION. THE BUILDING SOLD WITH NO OFFICE BUILD OUT. THIS WAS A SINGLE PROPERTY TRANSACTION.

GRTE: GRANTEE IS A PRIVATELY OWNED RE DEVELOPMENT AND INVESTMENT CO. THIS IS THE FIRST KENOSHA PROPERTY THEY HAVE PURCHASED. THEY CALLED IT, "A PREMIER BUILDING AT THE PREMIER LOCATION". THE BUILDING IS CURRENTLY UNOCCUPIED AND LISTED FOR LEASE

PHYS: THE PROPERTY IS IN EXCELLENT CONDITION. NEW BUILDING, NO TENANT WEAR.

FUNC: THE RE OWNER OR TENANT WILL HAVE TO DO AN OFFICE BUILD OUT IF NEEDED WHEN OCCUPIED. LAND TO BUILDING RATIO IS A BIT TIGHT. LARGER BUILDINGS ARE STANDARD HERE AND SOUGHT OUT BY INVESTMENT FIRMS FOR THEIR INCOME POTENTIAL.

ECON: AS THE GRANTEE NOTES, THE PROPERTY IS LOCATED IN THE PREMIER LAKEVIEW BUSINESS PARK. PLEASANT PRAIRIE IS LOCATED ON THE WISCONSIN/ILLINOIS BORDER AND IS CONSIDERED PART OF THE CHICAGO REAL ESTATE MARKET. THE MAJORITY OF PROPERTIES IN THIS AREA ARE BOUGHT AND SOLD BY INVESTMENT FIRMS FOR THEIR INCOME POTENTIAL.





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**SALE REPORT**

State ID # 77-30-174-R000005774  
 County KENOSHA  
 Municipality PLEASANT PRAIRIE  
 Local Parcel # 92-4-122-282-0165  
 Situs Address 10555 86th Ave  
 Situs Zip Code 53158  
 Appraiser BOESEBC

IPAS Sale Key # 178265  
 SIC Code 3441  
 Interior Inspection Date 10/21/2020  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 07/15/2020  
 Grantor COLERGET GROUP LP

Grantee TRIDENT PROPERTY INVESTMENT LLC C/O TWD TRADEWINDS INC.

Affinity Tenant  
 Conveyance Type Other  
 Prior Use 3441: Fabricated Structural Metal-Mfg  
 Intended Use 3441: Fabricated Structural Metal-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$2,730,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$2,730,000  
 Land Value \$574,000  
 Improvement Value \$2,156,000  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1993  
 Number of Building Sections 1  
 Predominant OCC Code 494  
 Primary Area 57,176  
 Additional Useable Area 0  
 Total Area 57,176  
 Basement Area  
 Office Area (SF) / (%) 4,700 8%  
 Sprinkler (SF) / (%) 57,176 100%  
 Air Conditioning (SF) / (%) 57,176 100%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 24  
 Non-office ave clear height 24  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 14: Concrete Tilt-up

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$47.75  
 Adj Sale Price Imps \$ / SF \$37.71  
 Acres 3.897  
 Land Value \$ / Acre \$147,293  
 SCR 2.97  
 RCN + OBY / SF \$82.55  
 Physical Res. % 63%  
 Functional Res. % 85%  
 Functional OBS 1 Office/Plant Ratio  
 Functional OBS 2 Site Coverage  
 Functional OBS 3 Layout  
 Community rating % 100%  
 NBHD Rating / Other % 105%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 3 to 5 miles  
 Market Variance 81%

**COMMENTS**

GRTR: GRANTOR CEO PASSED AWAY IN NOVEMBER OF 2019. UNABLE TO CONTACT.

GRTE: GRANTEE A TENANT AT THE TIME OF SALE. NEGOTIATED ARM'S LENGTH TRANSACTION. FELT IT WAS GOOD INVESTMENT PURCHASE. CONVENTIONAL FINANCING. CURRENT TENANTS ARE TWD TRADWINDS AND THE METAL SHOP. THE METAL SHOP HAS A 1 YEAR LEASE. FELT THE BUILDING CONDITION WAS FAIR. DESIRABLE BECUASE OF AC. BUILDING AGE LEAST DESIRABLE.

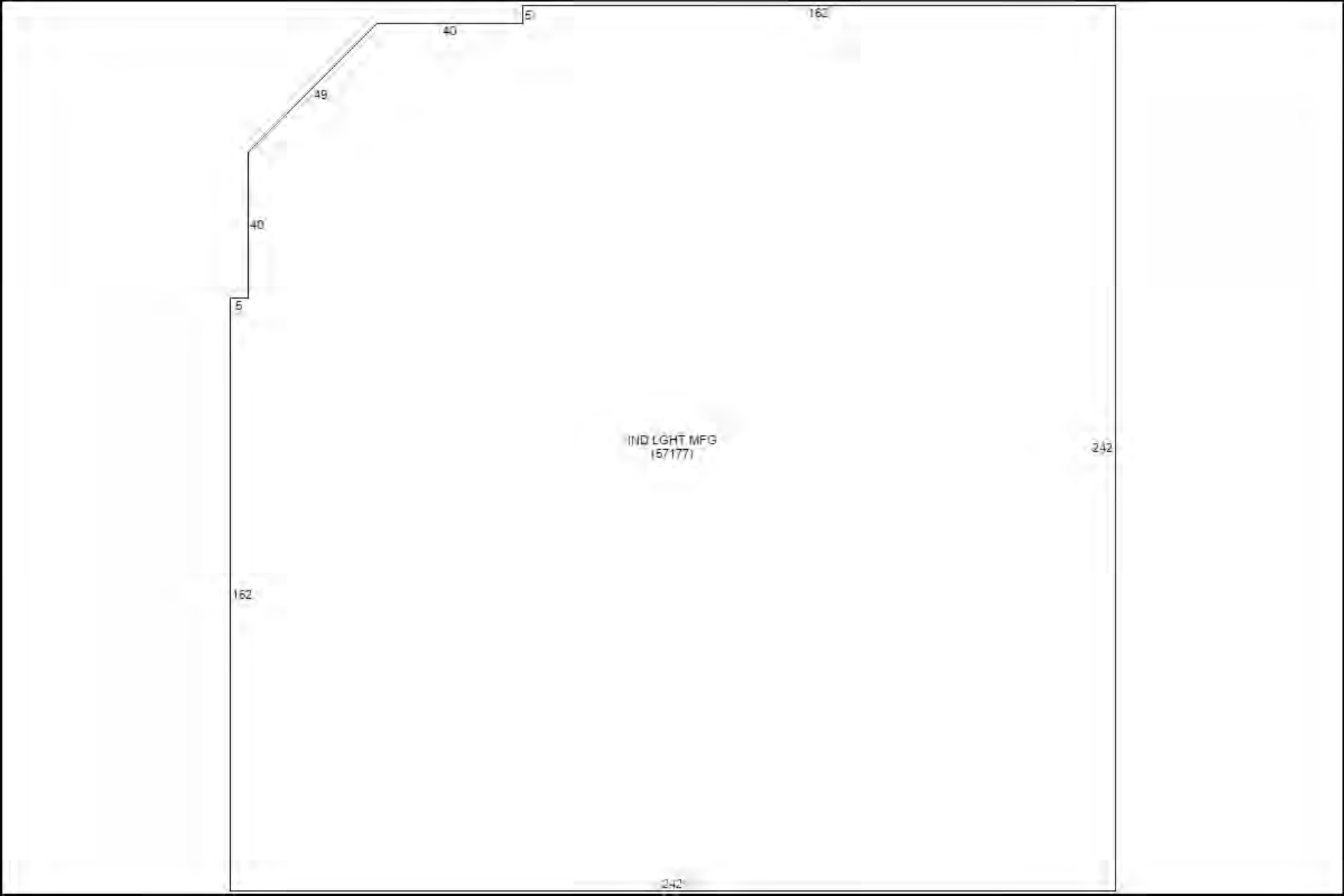
PHYS: GRANTEE FELT THE BUILDING WAS IN FAIR CONDITION WITH HIS MAIN CONCERN BEING THE AGE OF THE BUILDING. ROOF LEAKS PATCH AS NEEDED. RECENT IMPROVEMENTS BY THE GRANTOR INCLUDE ROOFTOP HEATING/COOLING UNIT REPLACEMENT - 1 IN 2019, 3 IN 2017, AND REPAVING IN 2018.

FUNC: INTERIOR AREA HAS BEEN DIVIDED FOR THE 3 TENANTS. MOST AREAS ARE SEPARATED BY PRIVACY CHAIN LINK FENCING. SOME FLOOR LEVEL CHANGES. ONE DOCK AND ONE OVERHEAD DOOR WITH TIGHT TRUCK TURN AROUND. SITE COVERAGE RATIO. OFFICE TO PLANT RATIO WAS ALSO NOTED IN THE 2015 FA.

ECON: LOCATED IN THE DESIRABLE LAKEVIEW CORPORATE PARK. PART OF THE CHICAGO COMMERCIAL REAL ESTATE MARKET.

OTHR: LAND ANALYSIS: LAND VALUE IS CONSISTENT WITH ASSESSED LAND VALUES OF OTHER PROPERTIES IN THE PARK. CURRENTLY LISTED NEARBY VACANT LAND IS OFFERED AT PRICES ABOVE THOSE VALUES. LOT 103 OF LAKEVIEW CORPORATE PARK IS ON THE MARKET AT \$172,062/AC, AND 189 AC OF LAND ADJACENT TO THE PARK AT THE NWQ OF SPRINGBROOK RD AND GREEN BAY RD IS ON THE MARKET AT \$174,240/AC.





**SALE REPORT**

State ID # 77-30-174-R000130710  
 County KENOSHA  
 Municipality PLEASANT PRAIRIE  
 Local Parcel # 92-4-122-213-0003  
 Situs Address 8778 100th St  
 Situs Zip Code 53158  
 Appraiser BOESEBEC

IPAS Sale Key # 184971  
 SIC Code 0000  
 Interior Inspection Date 06/01/2021  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 10/15/2020  
 Grantor TI INVESTORS OF LAKEVIEW II LLC

Grantee SNAP-ON LOGISTICS

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2541: Wood Partitions & Fixtures-Mfg  
 Intended Use 4225: General Warehousing & Storage-Trans  
 No Months Vacant 1 - 3 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$9,200,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$9,200,000  
 Land Value \$1,155,600  
 Improvement Value \$8,044,400  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1999  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 120,800  
 Additional Useable Area 0  
 Total Area 120,800  
 Basement Area  
 Office Area (SF) / (%) 14,560 12%  
 Sprinkler (SF) / (%) 133,620 111%  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 28  
 Non-office ave clear height 26  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 14: Concrete Tilt-up

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$76.16  
 Adj Sale Price Imps \$ / SF \$66.59  
 Acres 7.110  
 Land Value \$ / Acre \$162,532  
 SCR 2.56  
 RCN + OBY / SF \$83.41  
 Physical Res. % 70%  
 Functional Res. % 100%  
 Functional OBS 1  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 105%  
 NBHD Rating / Other Econ Reason Neighborhood Rating

Major Thoroughfare 0 to 1 mile  
 Market Variance 109%

**COMMENTS**

GRTR: PROPERTY WAS VACANT AND BEING OFFERED FOR LEASE PRIOR TO SALE. SALE PRICE WAS NEGOTIATED. ARM'S LENGTH TRANSACTION AND MARKET SALE. NO MAJOR REPAIRS/UPDATES COMPLETED BETWEEN 2019 PURCHASE AND 2020 SALE.

GRTE: SNAP-ON HAS CONSOLIDATED ALL WAREHOUSE ACTIVITIES AT THIS LOCATION. NEGOTIATED THROUGH REALTOR WHO PREPARED A MARKET ANALYSIS TO DETERMINE OFFER PRICE. NO OTHER COMPETING OFFERS THEY WERE AWARE OF. SALE PRICE WAS NOT INFLUENCED BY ANY EXTERNAL OR UNIQUE ISSUES. ARM'S LENGTH, VALID MARKET SALE. NO MAJOR UPDATING DONE SINCE THE PURCHASE.

PHYS: BUILDING AND GROUNDS IN MODERATE TO GOOD CONDITION.

FUNC: NO APPARENT FUNCTIONAL OBSOLESCENCE.

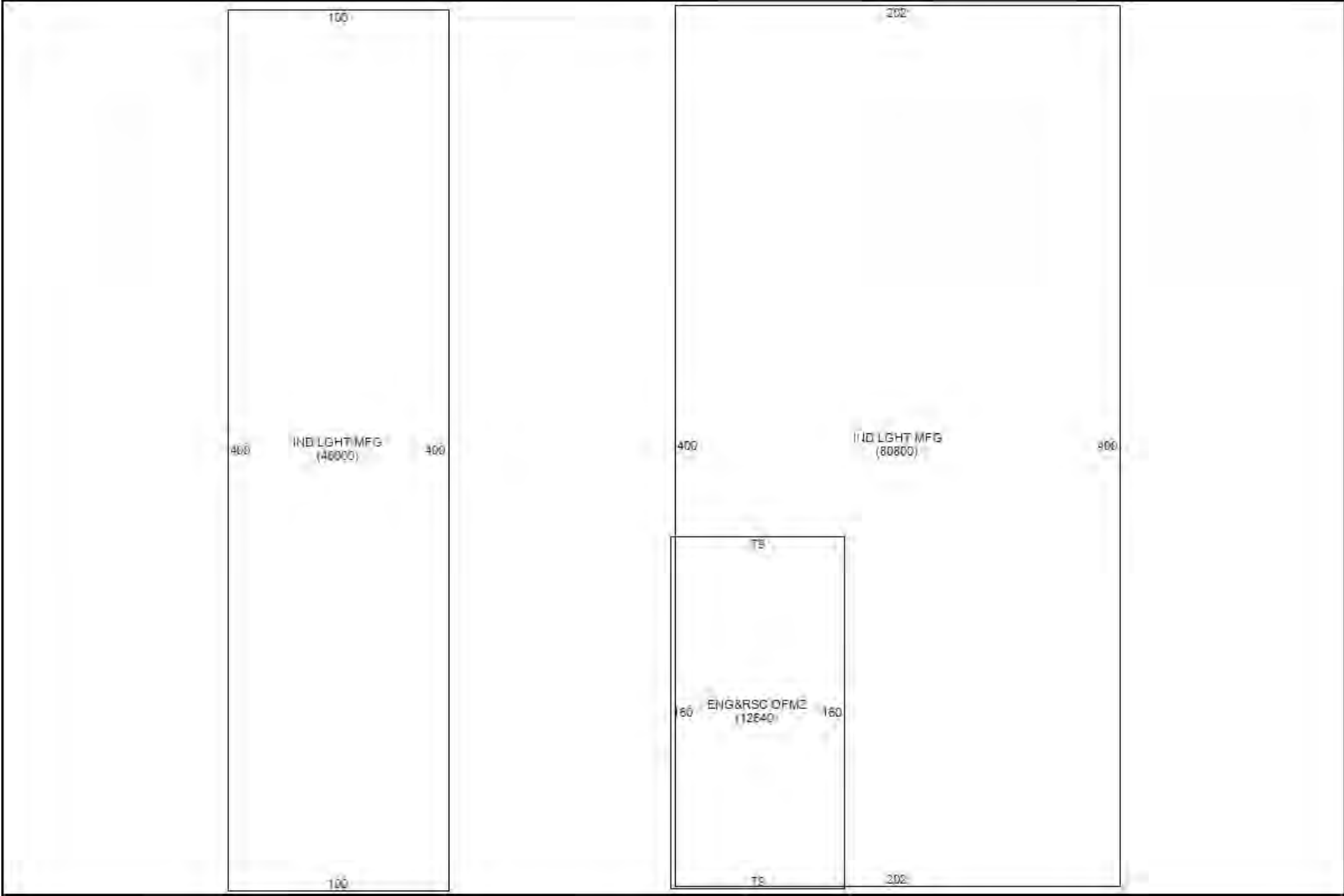
ECON: LOCATED IN THE ACTIVE LAKEVIEW CORPORATE PARK, WHICH IS PART OF THE CHICAGO INDUSTRIAL MARKET.

OTHR: LAND ANALYSIS: 2020 RATIOED LOCAL LAND ASSESSMENT WAS \$162,500/AC.

OTHR: PRIOR SALE: VALID 8/29/2019 SALE AT \$6,840,000.







**SALE REPORT**

State ID # 77-30-174-R000035300  
 County KENOSHA  
 Municipality PLEASANT PRAIRIE  
 Local Parcel # 92-4-122-284-0402  
 Situs Address 7201 108th St  
 Situs Zip Code 53158  
 Appraiser BOESEBC

IPAS Sale Key # 188497  
 SIC Code 2672  
 Interior Inspection Date 07/21/2021  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 06/01/2021  
 Grantor MONDI AKROSIL LLC  
 Grantee BALCAN LAND USA INC  
 Affinity None  
 Conveyance Type Other  
 Prior Use 2672: Paper Coated & Laminated Nec-Mfg  
 Intended Use 3089: Plastics Products Nec-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$13,000,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$13,000,000  
 Land Value \$4,983,000  
 Improvement Value \$8,017,000  
 Time on Market  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 2004  
 Number of Building Sections 8  
 Predominant OCC Code 494  
 Primary Area 188,960  
 Additional Useable Area 0  
 Total Area 188,960  
 Basement Area  
 Office Area (SF) / (%) 30,668 16%  
 Sprinkler (SF) / (%) 167,316 89%  
 Air Conditioning (SF) / (%) 157,914 84%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 30  
 Non-office ave clear height 27  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 14: Concrete Tilt-up

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$68.80  
 Adj Sale Price Imps \$ / SF \$42.43  
 Acres 50.460  
 Land Value \$ / Acre \$98,751  
 SCR 4.03  
 RCN + OBY / SF \$102.37  
 Physical Res. % 77%  
 Functional Res. % 80%  
 Functional OBS 1 Size  
 Functional OBS 2 Layout  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 105%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 3 to 5 miles  
 Market Variance 64%

**COMMENTS**

GRTR: GRANTOR CLOSED BUSINESS. MANUFACTURER OF SILICONE COATED PAPER PRODUCTS. ATTEMPTED TO CONTACT. DID NOT RESPOND.

GRTE: BALCAN PLASTICS IS A MANUFACTURER OF FLEXIBLE PACKAGING AND TECHNICAL FILMS BASED IN MONTREAL. NEGOTIATED, VALID MARKET SALE. BELIEVED THEY WERE IN COMPETITION WITH OTHER OFFERS. FELT THE BUILDING WAS IN GOOD CONDITION AT TIME OF SALE. THE LOCATION WAS THE MOST DESIRABLE FEATURE OF THE PROPERTY. THE BUILDING ALSO WELL SUITED THE GRANTEE'S PROCESS.

PHYS: MODERATE CONDITION. EXTERIOR SHOWING SOME WEAR. PEELING PAINT. GOOD LANDSCAPING.

FUNC: LARGE AMOUNT OF FUNCTIONAL OBSOLESCENCE RELATED TO SIZE AND LAYOUT. EIGHT BUILDING SECTIONS. OVENS USED BY THE GRANTOR'S PROCESS WILL BE REMOVED BY THE GRANTOR.

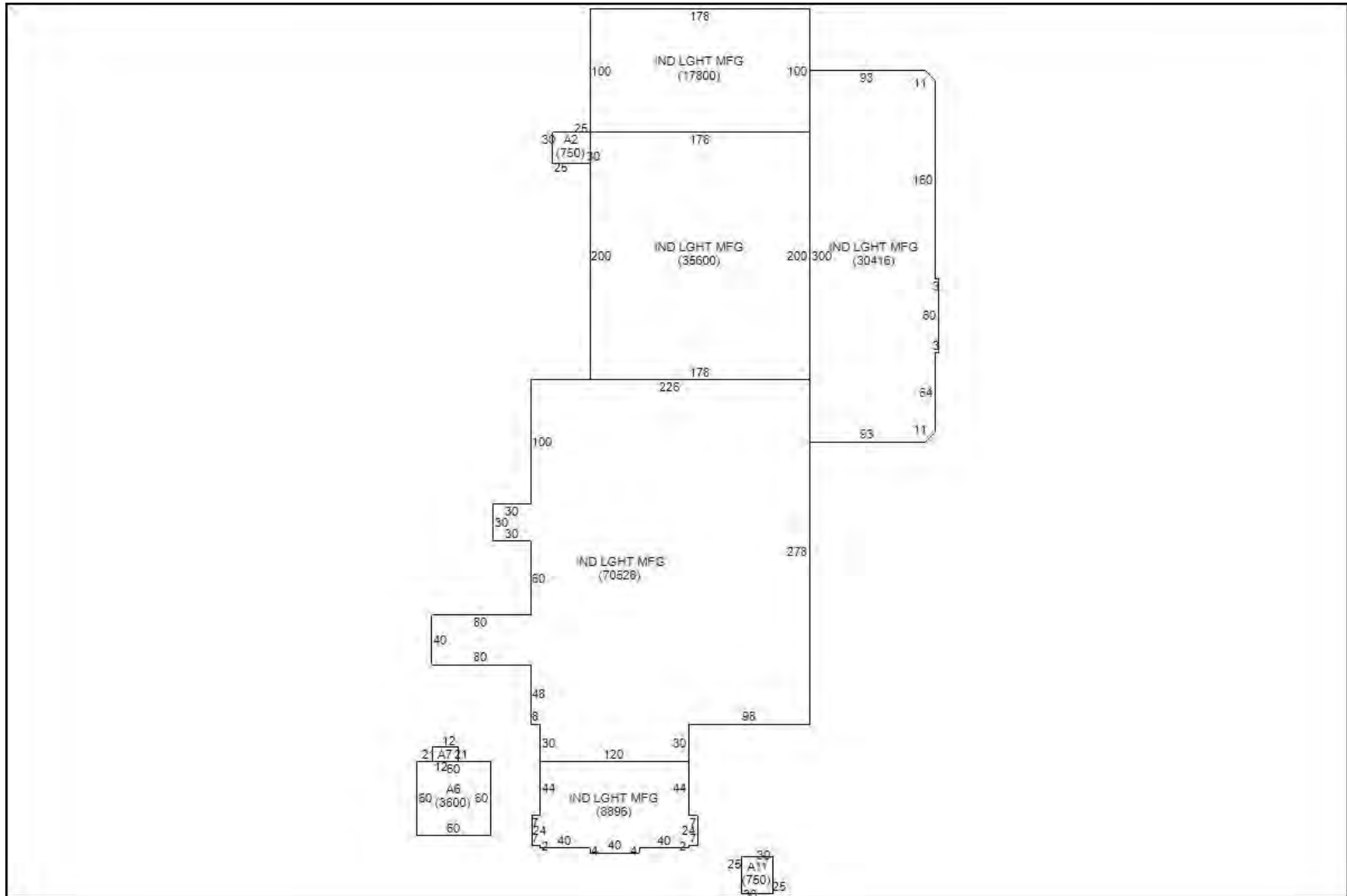
ECON: LAKEVIEW CORPORATE PARK. PART OF THE ACTIVE CHICAGO INDUSTRIAL MARKET.

OTHR: LAND ANALYSIS: FIRST 15 AC AT LAKEVIEW CORPORATE PARK BASE OF \$165,000/AC. SECOND 15 AC AT 60% OF BASE. REMAINING 20.46 AC OF EXCESS LAND, INCLUDES 8.5 AV OF WETLANDS, VALUED AT \$50,000/AC

OTHR: MARKET VARIANCE: SALE PRICE RE/SF IS IN LINE WITH OTHER SALES IN PLEASANT PRAIRIE. DOR FMV IS 80% OF SALE PRICE. NO INDICATION THAT THIS WAS A LOW SALE.

OTHR: PLANNED IMPROVEMENTS: INTERNAL DEMOLITION OF COMPONENTS RELATED TO GRANTOR. NEW MACHINE PADS FOR MODERN EQUIPMENT. FOUR LOADING DOCKS BEING ADDED ON WEST SIDE OF BUILDING AT NW CORNER. MODIFYING THE EXISTING MIXING TOWER FOR NEW SILO TANKS AND ADDING A TOWER ACCESS BAY ON EACH SIDE OF EXISTING TOWER ACCESS BAY. RAIL SPUR PLANNED.





**SALE REPORT**

State ID # 77-30-174-R000149857  
 County KENOSHA  
 Municipality PLEASANT PRAIRIE  
 Local Parcel # 92-4-122-162-0311  
 Situs Address 8801 88th Ave  
 Situs Zip Code 53158  
 Appraiser BOESEBEC

IPAS Sale Key # 189291  
 SIC Code 4225  
 Interior Inspection Date 06/01/2021  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 04/29/2021  
 Grantor MAJESTIC BADGER LLC  
 Grantee 88TH AVENUE INVESTORS LLC  
 Affinity None  
 Conveyance Type Other  
 Prior Use 4225: General Warehousing & Storage-Trans  
 Intended Use 4225: General Warehousing & Storage-Trans  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$35,000,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$35,000,000  
 Land Value \$4,101,500  
 Improvement Value \$30,898,500  
 Time on Market  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 2016  
 Number of Building Sections 1  
 Predominant OCC Code 584  
 Primary Area 424,072  
 Additional Useable Area 0  
 Total Area 424,072  
 Basement Area  
 Office Area (SF) / (%) 0 0%  
 Sprinkler (SF) / (%) 424,072 100%  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs  
 Stories 1  
 Non-office ave wall height 40  
 Non-office ave clear height 36  
 Frame Type 02: Masonry Load Bearing  
 Exterior Wall Type 14: Concrete Tilt-up

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$82.53  
 Adj Sale Price Imps \$ / SF \$72.86  
 Acres 29.136  
 Land Value \$ / Acre \$140,771  
 SCR 2.99  
 RCN + OBY / SF \$64.16  
 Physical Res. % 96%  
 Functional Res. % 100%  
 Functional OBS 1  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 105%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 1 to 3 miles  
 Market Variance 113%

## COMMENTS

GRTR: UNABLE TO CONTACT. NO FORMAL LISTING.

GRTE: VALID MARKET SALE. PURCHASED LEASED BUILDING AS AN INVESTMENT. NEGOTIATED SALE PRICE. UNSURE IF THERE WERE COMPETING OFFERS. NO OTHER FACTORS INFLUENCING THE PRICE. NO SIGNIFICANT CHANGES MADE TO THE PROPERTY FOLLOWING THE SALE.

PHYS: NEWER TILT-UP CONSTRUCTION IN EXCELLENT CONDITION.

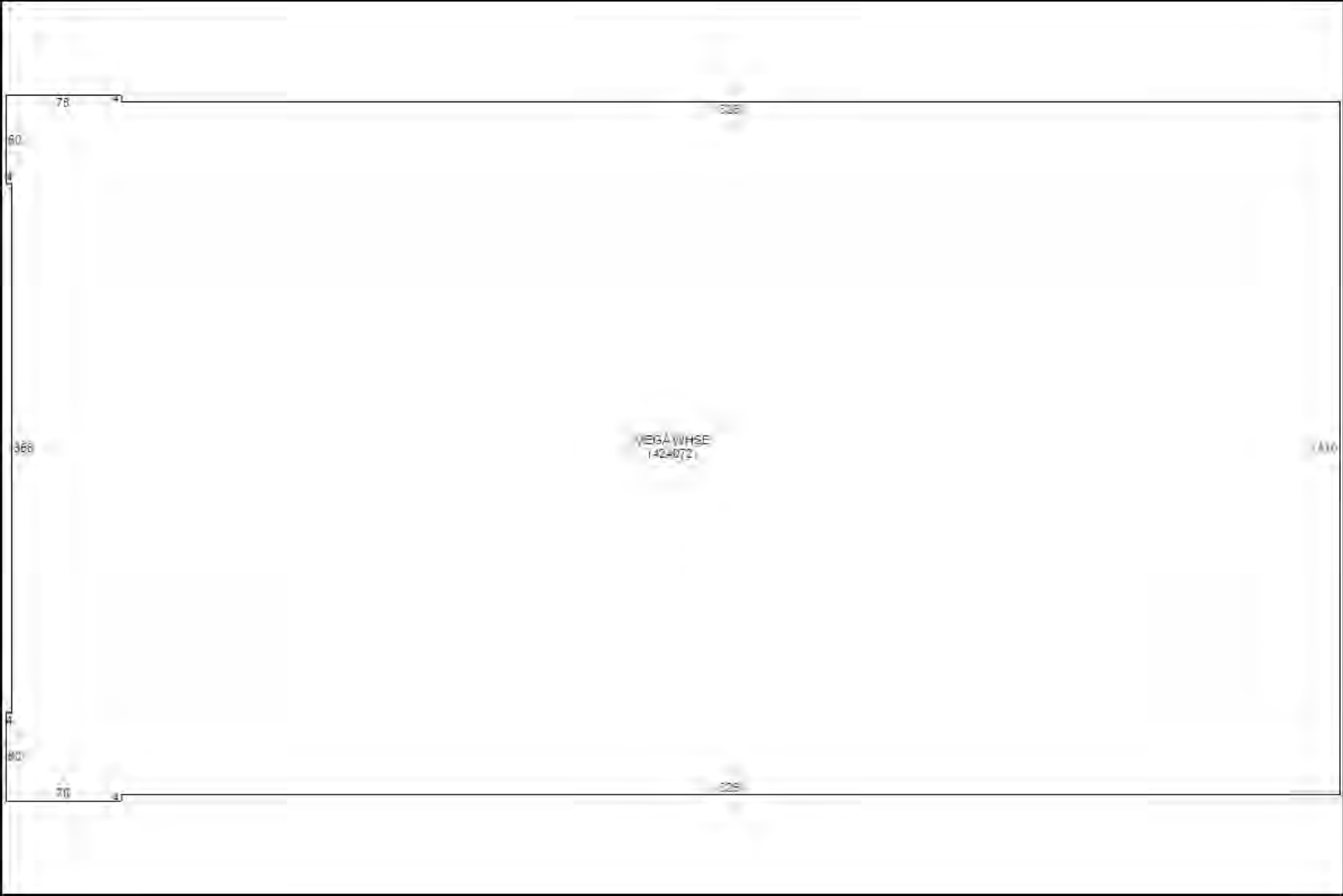
FUNC: LARGE SIZE BUT APPROPRIATE FOR WAREHOUSE USE.

ECON: LOCATED JUST NORTH OF LAKEVIEW CORPORATE PARK. IN THE ACTIVE CHICAGO INDUSTRIAL MARKET. TWO LANE STREET IN FRONT OF PROPERTY WILL BE UPGRADED TO FOUR LANES PER LOCAL ASSESSOR. LARGE KROGER DISTRIBUTION FACILITY UNDER CONSTRUCTION TO THE SOUTH OF THE SUBJECT.

OTHR: LAND ANALYSIS: LOCAL RATIOED LAND VALUE IS \$4,101,500 OR \$140,800/AC.







**SALE REPORT**

State ID # 77-30-182-R000005749  
 County KENOSHA  
 Municipality SOMERS  
 Local Parcel # 82-4-222-153-0175  
 Situs Address 1649 72nd Ave  
 Situs Zip Code 53144  
 Appraiser BOESEBC

IPAS Sale Key # 184923  
 SIC Code 3470  
 Interior Inspection Date 07/21/2021  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 01/29/2021  
 Grantor STAINLESS PROPERTIES LLC

Grantee KEJ WISCONSIN LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3470: Metal Services Nec-Mfg  
 Intended Use 3470: Metal Services Nec-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$1,600,000  
 Adjustment \$150,000  
 Adjusted Reason Multi-parcel  
 Adjusted Sale Price \$1,450,000  
 Land Value \$257,500  
 Improvement Value \$1,192,500  
 Time on Market 5 - 11 months  
 Recent Asking Price \$1,649,900

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1983  
 Number of Building Sections 7  
 Predominant OCC Code 494  
 Primary Area 34,620  
 Additional Useable Area 0  
 Total Area 34,620  
 Basement Area  
 Office Area (SF) / (%) 3,060 9%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 24,660 71%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 13  
 Non-office ave clear height 13  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$41.88  
 Adj Sale Price Imps \$ / SF \$34.45  
 Acres 5.150  
 Land Value \$ / Acre \$50,000  
 SCR 6.89  
 RCN + OBY / SF \$60.91  
 Physical Res. % 71%  
 Functional Res. % 85%  
 Functional OBS 1 Layout  
 Functional OBS 2 Ceiling Height  
 Functional OBS 3  
 Community rating % 98%  
 NBHD Rating / Other % 95%  
 NBHD Rating / Other Econ Reason Neighborhood Rating

Major Thoroughfare 1 to 3 miles  
 Market Variance 101%

**COMMENTS**

GRTR: DID NOT RESPOND TO INQUIRIES. SOLD BUSINESS, STAINLESS PRODUCTS LLC, TO AN AFFILIATE OF THE GRANTEE ON 10/1/2019. REAL ESTATE WAS RETAINED BY THE GRANTEE FOLLOWING THE SALE OF THE BUSINESS. METRO MLS LISTING NOTES THE PROPERTY WAS LISTED ON 4/24/2020 FOR \$1,725,000.

GRTE: HAD RIGHT OF FIRST REFUSAL IN LEASE WITH GRANTOR. AN 11/20/2020 APPRAISAL BY CUSHMAN & WAKEFIELD WAS USED TO DETERMINE THE PURCHASE PRICE. SAID TENANT RELATIONSHIP HAD NO IMPACT ON SALE PRICE. NO WORK DONE TO THE PROPERTY SINCE CLOSING ON THE SALE.

PHYS: WELL MAINTAINED BUILDINGS IN MODERATE CONDITION. LARGE, WELL BUILT OFFICE AREA. NICELY LANDSCAPED PROPERTY. ROOF ON MAIN BUILDING WAS REPLACED IN 2014.

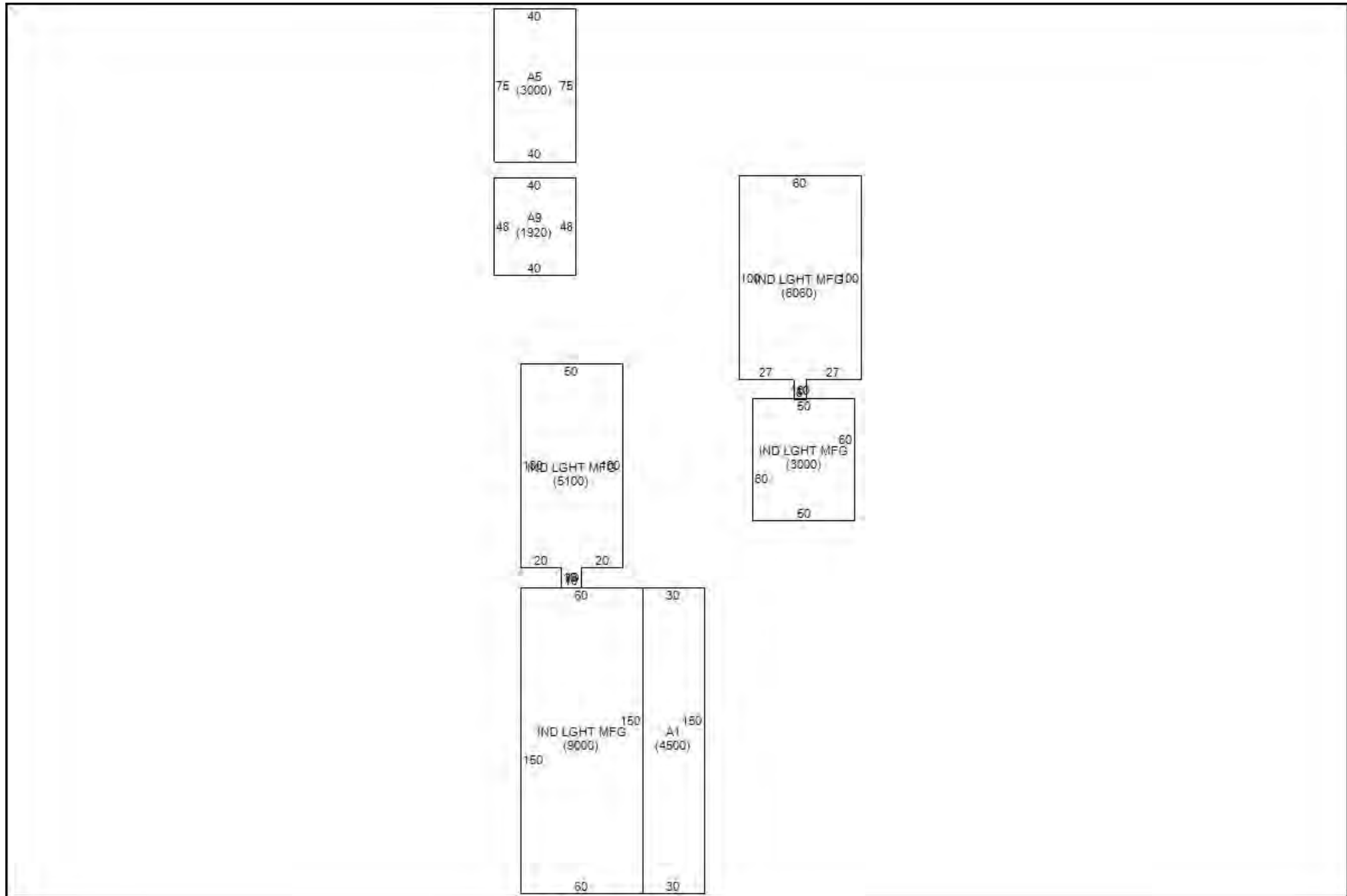
FUNC: SIX BUILDINGS WITH LOW CEILING HEIGHTS. ENCLOSED WALKWAYS CONNECT SEVERAL BUILDINGS.

ECON: PROPERTY IS SURROUNDED BY RESIDENTIAL AND AGRICULTURAL USES. LARGE-SCALE INDUSTRIAL DEVELOPMENT TO NORTH IN MT. PLEASANT/STURTEVANT (3 MILES) AND TO SOUTH ALONG THE KENOSHA/SOMERS BORDER (2 MILES).

OTHR: LAND ANALYSIS: RECENT 80 ACRE LAND SALE ON HWY S, JUST WEST OF 72ND AVE, SOLD FOR \$53,125/AC TO AN INDUSTRIAL DEVELOPER. 8.42 ACRE EXCESS LAND PARCEL THAT IS UNDER TILL WAS VALUED AT \$150,000 BY THE CUSHMAN & WAKEFIELD 11/20/2020 APPRAISAL.



## Sale Report



DISCLAIMER - The content of this sales data worksheet is for general information purposes only. The information and opinions contained therein are provided by the Wisconsin Department of Revenue and we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, suitability of the information for any purpose. The Wisconsin Department of Revenue, its employees, officials, officers, agents, as the persons interviewed during the sales verification process, shall not be held responsible or liable for any use of, error, omission or defect in the information contained on the DOR Sales Data Worksheets.

**SALE REPORT**

State ID # 77-30-241-R000005806  
 County KENOSHA  
 Municipality KENOSHA  
 Local Parcel # 05-123-06-156-024  
 Situs Address 1205 65th St  
 Situs Zip Code 53143  
 Appraiser BOESEBC

IPAS Sale Key # 172740  
 SIC Code 3085  
 Interior Inspection Date 07/09/2020  
 Revision Date  
 Sale Validity Valid - Additional Parcels included  
 Sale Index # 2  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 06/17/2019  
 Grantor MPSTL HOLDINGS LIIMITED

Grantee 1205 65TH STREET LLC

Affinity Tenant  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3085: Plastics Bottles-Mfg  
 Intended Use 3085: Plastics Bottles-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$4,850,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$4,850,000  
 Land Value \$492,100  
 Improvement Value \$4,357,900  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1988  
 Number of Building Sections 5  
 Predominant OCC Code 494  
 Primary Area 169,379  
 Additional Useable Area 0  
 Total Area 169,379  
 Basement Area  
 Office Area (SF) / (%) 9,647 6%  
 Sprinkler (SF) / (%) 169,379 100%  
 Air Conditioning (SF) / (%) 5,507 3%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 25  
 Non-office ave clear height 23  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 08: Metal Sandwich

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$28.63  
 Adj Sale Price Imps \$ / SF \$25.73  
 Acres 6.760  
 Land Value \$ / Acre \$72,796  
 SCR 1.74  
 RCN + OBY / SF \$68.80  
 Physical Res. % 68%  
 Functional Res. % 70%  
 Functional OBS 1 Size  
 Functional OBS 2 Site Coverage  
 Functional OBS 3 Layout  
 Community rating % 96%  
 NBHD Rating / Other % 80%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare over 10 miles  
 Market Variance 102%

**COMMENTS**

GRTR: FORMER OWNER OF MONARCH PLASTICS. GRANTOR SOLD THE BUSINESS TO THE GRANTEE OVER A YEAR PRIOR TO SELLING THE REAL ESTATE. LEASED THE REAL ESTATE TO THE GRANTEE AT TIME OF BUSINESS SALE.

GRTE: SALE OF THE REAL ESTATE WAS NEGOTIATED SEPARATELY FROM THE BUSINESS SALE. FELT IT WAS A FAIR SALE PRICE BASED ON LOCATION, SIZE, AND CONDITION. GOOD CONDITION WHICH WAS CONSIDERED AT TIME OF SALE. VERY LITTLE MAINTANCE NECESSARY SINCE SALE.

PHYS: OCCASIONAL ROOF LEAKS PATCHED, BUT MAINTAINED ON A REGULAR BASIS AS NOTED AT THE TIME OF 2019 FIELD AUDIT. GRANTEE FEELS THE BUILDING IS IN GOOD CONDITION.

FUNC: LARGE BUILDING WITH LAYOUT ISSUES BECAUSE OF MULTIPLE SECTIONS. TRUCK ACCESS IS SOMEWHAT LIMITED DUE TO SITE COVERAGE AND NARROW CITY STREETS.

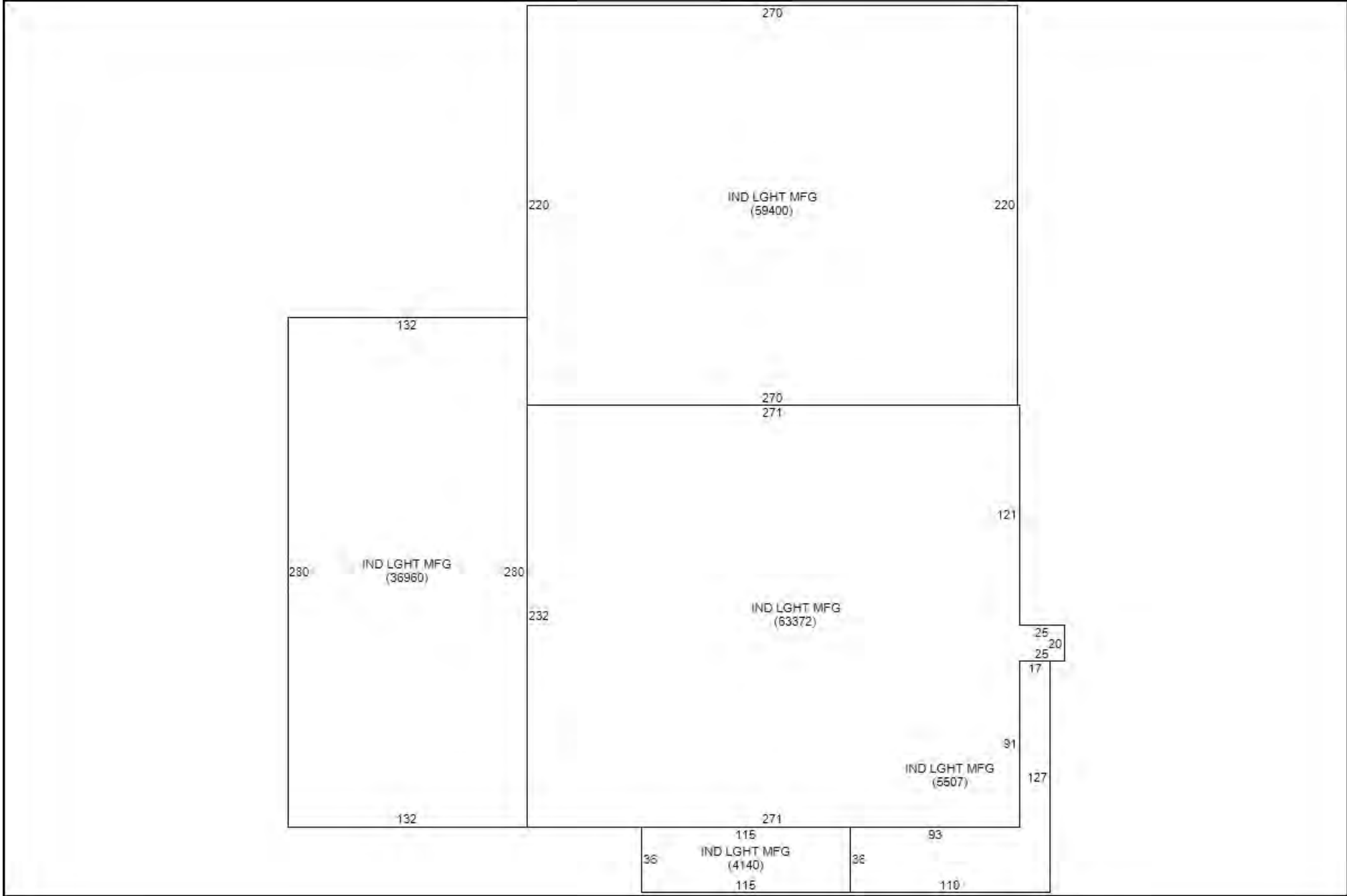
ECON: LOCATED IN A MIXED USE MOSTLY RESIDENTIAL AREA. A VACANT BROWNFIELD PROPERTY IS LOCATED ON THE WEST SIDE OF THE RAIL LINE THAT ABUTS THE WEST SIDE OF THE SUBJECT.

OTHR: LAND ANALYSIS: 2019 SCAR FOUND A LAND VALUE OF \$85,600/AC BASED ON COMPS, BUT USED A -15% ADJUSTMENT FOR SIZE AND ACCESSIBILITY, RESULTING IN A LAND VALUE OF \$72,800/AC.

OTHR: 2 PARCELS (PCL) INCLUDED IN THIS SALE. THE PCLS ARE ASSESSED TOGETHER 05-123-06-0156-024 "PARENT PCL" IS 6.03 ACRES AND INCLUDES THE BUILDING IMPROVEMENT. THE "CHILD PCL" IS A .730 VACANT LAND PARCEL.







**SALE REPORT**

State ID # 77-30-241-R000005871  
 County KENOSHA  
 Municipality KENOSHA  
 Local Parcel # 11-223-30-201-014  
 Situs Address 3227 14th Ave  
 Situs Zip Code 53140  
 Appraiser BOESEBC

IPAS Sale Key # 172760  
 SIC Code 3452  
 Interior Inspection Date 07/31/2020  
 Revision Date  
 Sale Validity Valid - Additional Parcels included  
 Sale Index # 1  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 09/20/2019  
 Grantor FFC LLC  
  
 Grantee RICK GRABOT  
  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3452: Bolts Nuts Rivets & Washers-Mfg  
 Intended Use 0780: Landscape & Horticultural Services-Agr  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$170,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$170,000  
 Land Value \$24,000  
 Improvement Value \$146,000  
 Time on Market 5 - 11 months  
 Recent Asking Price \$200,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1965  
 Number of Building Sections 5  
 Predominant OCC Code 494  
 Primary Area 6,696  
 Additional Useable Area 0  
 Total Area 6,696  
 Basement Area  
 Office Area (SF) / (%) 902 13%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 902 13%  
 Notable Features/OBYS  
  
 Stories 1  
 Non-office ave wall height 11  
 Non-office ave clear height 9  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 03: Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$25.39  
 Adj Sale Price Imps \$ / SF \$21.80  
 Acres 0.310  
 Land Value \$ / Acre \$77,419  
 SCR 1.34  
 RCN + OBY / SF \$69.26  
 Physical Res. % 48%  
 Functional Res. % 90%  
 Functional OBS 1 Size  
 Functional OBS 2 Layout  
 Functional OBS 3 Site Coverage  
 Community rating % 96%  
 NBHD Rating / Other % 80%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
  
 Major Thoroughfare over 10 miles  
 Market Variance 95%

## COMMENTS

GRTR: GRANTOR RETIRING. HE PUT THE PROPERTY TWO PARCELS R000005870 & R000005871 (11-223-30-201-013 & 014) ON THE OPEN MARKET ASKING, \$200,000.SOLD TO A COMMERCIAL USER. SHIFT TO LOCAL ASSESSMENT FOR 2020.

GRTE: GRANTEE FELT THE SALE PRICE WAS FAIR. NEGOTIATED SALE. GRANTEE WAS IN THE MARKET FOR THIS TYPE OF BUILDING FOR HIS LANDSCAPE BUSINESS FOR ALMOST 1 YEAR.

PHYS: GRANTEE NOTED ROOF AND HVAC REPAIRS WERE NECESSARY, BUT OVERALL IN GOOD CONDITION.

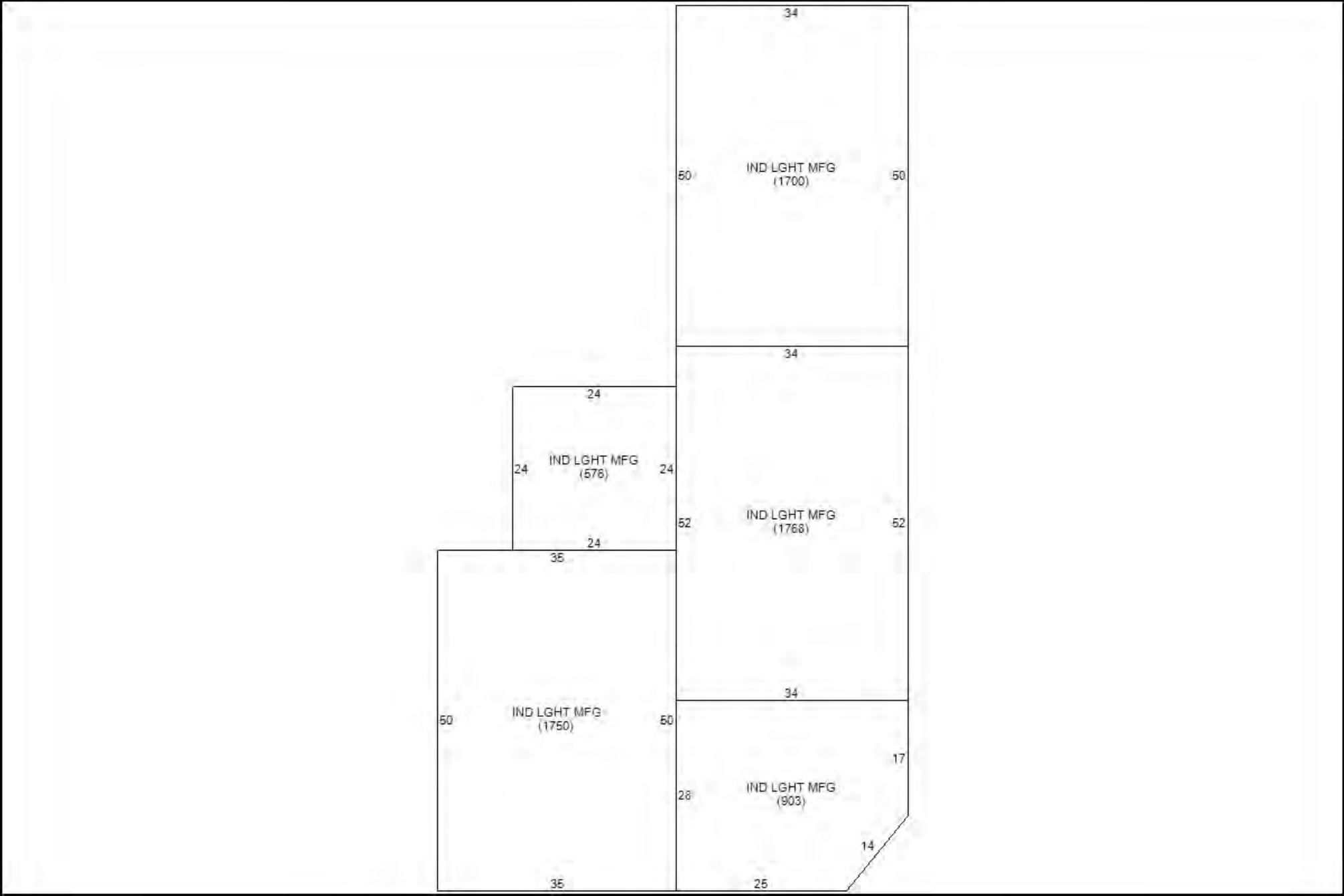
FUNC: SITE COVERAGE AND LAYOUT ISSUES. THE BUILDING IS IN 5 SECTIONS.

ECON: AREA CONSISTS OF A MIX OF OLDER RESIDENTIAL, COMMERCIAL, AND MANUFACTURING USES SEVEN MILES FROM I-94.

OTHR: TWO PARCELS INCLUDED IN THE SALE: 11-223-30-201-013 AND 11-223-30-201-014 (R5870 & R5871).

OTHR: LAND ANALYSIS: 2019 COMPARABLE LOCALLY ASSESSED LAND VALUES ARE: 3519 14TH AVE - \$77,464/AC, 4038 13TH AVE - \$76,021/AC, 4011 13TH AVE - \$78,988/AC.





**SALE REPORT**

State ID # 77-30-241-R000005898  
 County KENOSHA  
 Municipality KENOSHA  
 Local Parcel # 12-223-31-481-012  
 Situs Address 717 58th St  
 Situs Zip Code 53140  
 Appraiser BOESEBC

IPAS Sale Key # 172761  
 SIC Code 2711  
 Interior Inspection Date 06/30/2020  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 12/13/2019  
 Grantor KENOSHA NEWS DIV  
 Grantee 5800 KENOSHA LLC  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2711: Newspapers-Mfg  
 Intended Use 8220: Colleges & Universities-Svcs  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$1,665,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$1,665,000  
 Land Value \$348,000  
 Improvement Value \$1,317,000  
 Time on Market 12 - 24 months  
 Recent Asking Price \$1,317,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1977  
 Number of Building Sections 5  
 Predominant OCC Code 392  
 Primary Area 49,487  
 Additional Useable Area 4180  
 Total Area 53,667  
 Basement Area  
 Office Area (SF) / (%) 34,871 65%  
 Sprinkler (SF) / (%) 48,630 91%  
 Air Conditioning (SF) / (%) 55,907 104%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 20  
 Non-office ave clear height 18  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 03: Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$31.02  
 Adj Sale Price Imps \$ / SF \$24.54  
 Acres 1.740  
 Land Value \$ / Acre \$200,000  
 SCR 1.71  
 RCN + OBY / SF \$99.91  
 Physical Res. % 48%  
 Functional Res. % 70%  
 Functional OBS 1 Layout  
 Functional OBS 2 Site Coverage  
 Functional OBS 3 Office/Plant Ratio  
 Community rating % 96%  
 NBHD Rating / Other % 90%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare over 10 miles  
 Market Variance 85%

**COMMENTS**

GRTR: AS REPORTED BY KENOSHA NEWS, NEWSPAPER BUSINESS WAS CHANGING AND ONLY 35% OF BUILDING BEING USED WHEN DECISION WAS MADE TO SELL. INITIALLY PLANNED TO LEASEBACK OFFICE SPACE, BUT BUSINESS WAS SOLD 2/1/19 AND NEW OWNER DECIDED TO MOVE TO OFFICE BUILDING AT 6535 GREEN BAY AVENUE. INITIAL LIST \$1.89 MIL (OCT '18), REDUCED TO \$1.79 MIL (FEB '19). PITTS BROTHERS WAS BROKER.

GRTE: FAIR MARKET, NEGOTIATED SALE. NO APPRAISAL USED. LOCAL BANK FINANCED PURCHASE. NO OTHER KNOWN OFFERS. STRUCTURE IN GOOD CONDITION, BUT GRANTEE IS REPLACING HVAC AND DOING A PARTIAL ROOF REPLACEMENT IN ADDITION TO BUILDOUT FOR HERZING UNIVERSITY. HAD RELATIONSHIP WITH HERZING AND PURCHASED BUILDING WITH INTENT TO LEASE TO THEM.

PHYS: PROPERTY WAS WELL KEPT AS OF 12/16/15 FIELD AUDIT. OVERALL PHYSICAL RESIDUAL WAS NOTED AS MODERATE AT THAT TIME. NOTED GOOD STRUCTURAL CONDITION AT TIME OF SALE, BUT GRANTEE IS REPLACING HVAC, PARTIAL ROOF REPLACEMENT, AND REMODELLING TO ACCOMMODATE CLASSROOMS AND LABS OF THE NEW TENANT.

FUNC: MULTI-STORY BUILDING BROKEN INTO 5 SECTIONS. BUILT OVER 40 YEARS WITH A LARGE PERCENT OF OFFICE SPACE SPREAD THROUGHOUT THE BUILDING. LOT COVERAGE DOES NOT LEAVE MUCH SPACE FOR PARKING. ADDITIONAL SURFACE PARKING LOCATED ON THE 3 LOCAL PARCELS - 2 ACROSS 7TH AVE TO WEST AND 1 ACROSS 8TH AVE TO EAST.

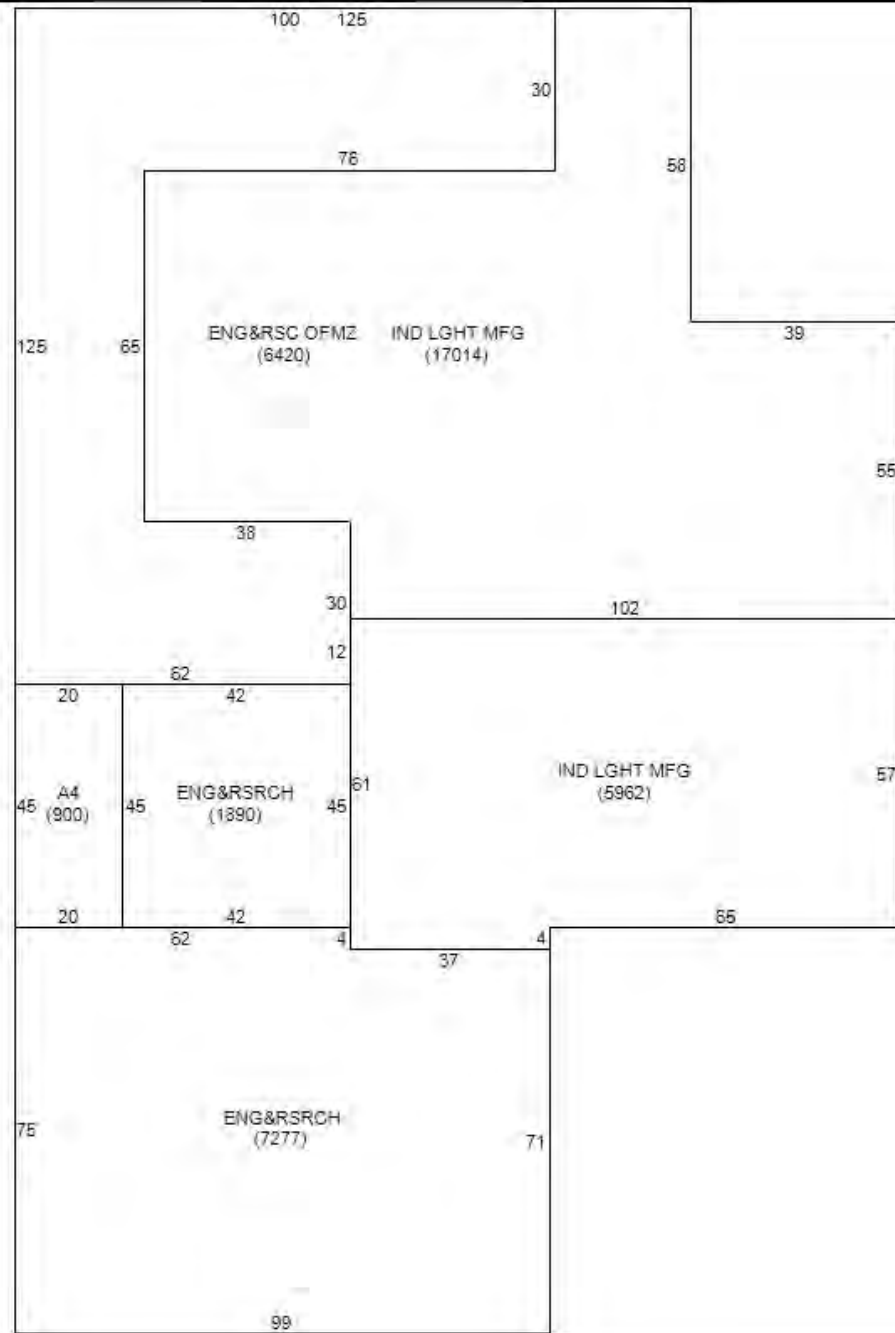
ECON: DOWNTOWN KENOSHA LOCATION IS A MIX OF COMMERCIAL AND EMERGING RESIDENTIAL USES. LOCATED WITHIN WALKING DISTANCE (0.6 MILES) OF KENOSHA STATION COMMUTER RAIL. SERVED BY MANY LOCAL STATE AND COUNTY HIGHWAYS THAT PROVIDE ACCESS TO I-94/41, WHICH IS A 15 MINUTE DRIVE TO THE WEST.

OTHR: LAND ANALYSIS: LOCAL LAND VALUES IN THE AREA ARE CONSISTENT WITH \$200,000/ACRE.

OTHR: MARKET VARIANCE: NO UNUSUAL MARKET FACTORS CONTRIBUTED TO THE SALE PRICE.







**SALE REPORT**

State ID # 77-30-241-R000005845  
 County KENOSHA  
 Municipality KENOSHA  
 Local Parcel # 08-222-34-251-015  
 Situs Address 4622 68th Ave  
 Situs Zip Code 53144  
 Appraiser BOESEBEC

IPAS Sale Key # 177503  
 SIC Code 3490  
 Interior Inspection Date 07/22/2020  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 06/04/2019  
 Grantor JS RICCHIO PROPERTIES LLC

Grantee 4622 68TH AVENUE LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3490: Misc. Fabricated Metal Products-Mfg  
 Intended Use 4225: General Warehousing & Storage-Trans  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$650,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$650,000  
 Land Value \$176,000  
 Improvement Value \$474,000  
 Time on Market 0 - 4 months  
 Recent Asking Price \$650,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1990  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 8,000  
 Additional Useable Area 0  
 Total Area 8,000  
 Basement Area  
 Office Area (SF) / (%) 1,200 15%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 16  
 Non-office ave clear height 16  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$81.25  
 Adj Sale Price Imps \$ / SF \$59.25  
 Acres 2.000  
 Land Value \$ / Acre \$88,000  
 SCR 10.89  
 RCN + OBY / SF \$61.61  
 Physical Res. % 81%  
 Functional Res. % 100%  
 Functional OBS 1  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 90%  
 NBHD Rating / Other Econ Reason Neighborhood Rating

Major Thoroughfare 1 to 3 miles  
 Market Variance 132%

**COMMENTS**

GRTR: GRANTOR APPROACHED PITTS BROTHERS TO LIST THE PROPERTY. THE BROKER KNEW THE GRANTEE WAS LOOKING FOR ANOTHER PROPERTY IN THE KENOSHA INDUSTRIAL PARK, SO THE BROKER HANDLED THE SALE AS A ONE PARTY LISTING. THE PROPERTY WAS NOT FORMALLY LISTED AND MARKETING.

GRTE: TRUE GRANTEE IS TG3 ELECTRONICS, WHICH OWNS AND OPERATES THE BUSINESS AT 4615 70TH AVENUE IN THE KENOSHA INDUSTRIAL PARK. TG3 ELECTRONICS WAS LOOKING FOR ANOTHER BUILDING IN THE PARK. BASED ON A RELATIONSHIP WITH THE BROKER, PITTS BROTHERS, THE GRANTEE WAS CONTACTED BY THE BROKER REGARDING THE SUBJECT'S AVAILABILITY. SALE PRICE WAS THE ASKING PRICE. RELIED ON PRICE OPINION OF THE BROKER. FELT IT WAS A FAIR PRICE. WILL USE BUILDING FOR TG3 ELECTRONICS INVENTORY STORAGE.

PHYS: GRANTEE SAID THE BUILDING WAS IN GOOD SHAPE AT TIME OF THE SALE. ONLY COSMETIC IMPROVEMENTS NECESSARY.

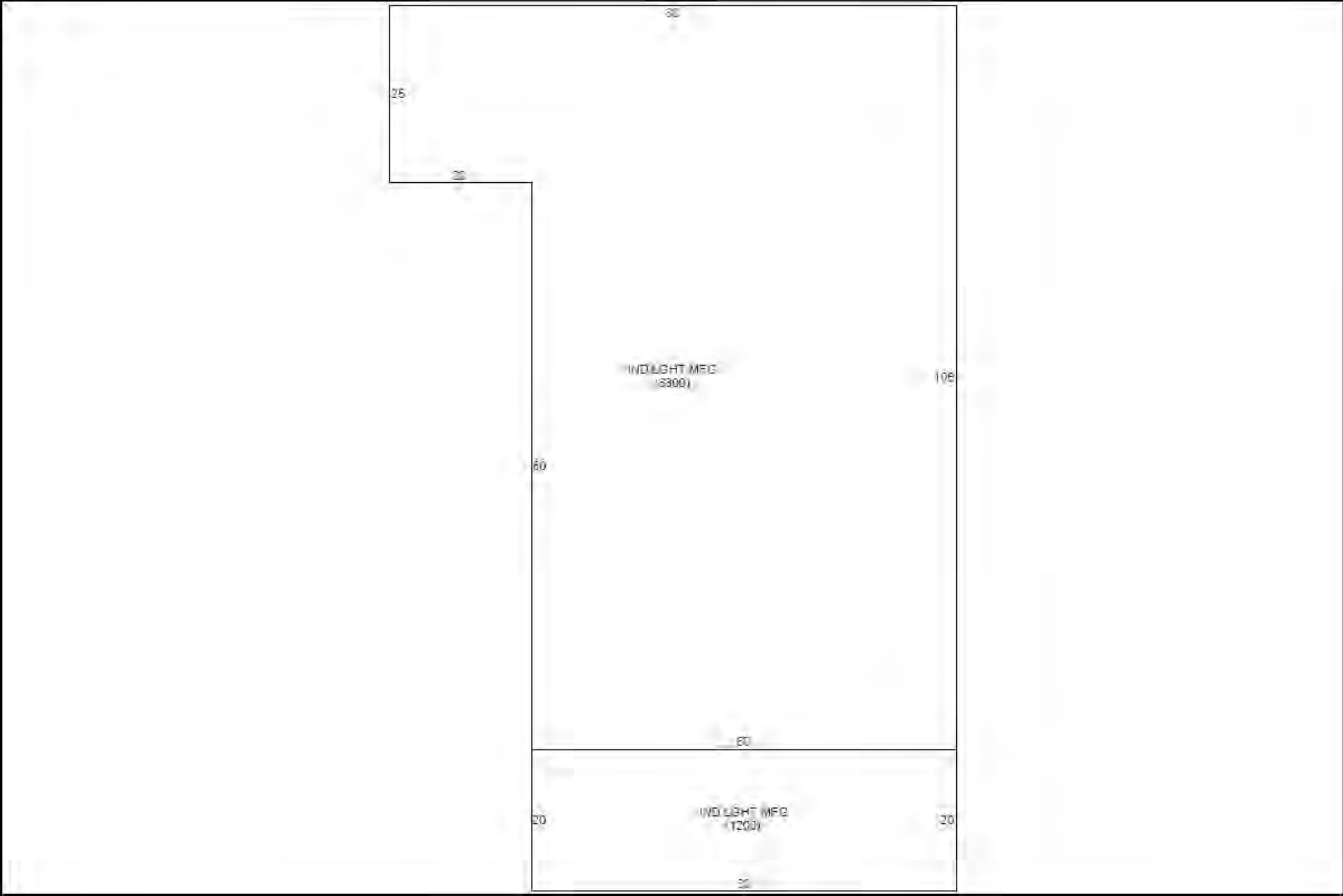
FUNC: CORNER LOCATION, GOOD ACCESS, AND ROOM FOR EXPANSION TO SMALL BUILDING.

ECON: LOCATED IN THE KENOSHA INDUSTRIAL PARK, WHICH IS AN OLDER PARK LOCATED 3.5 MILES FROM THE INTERSTATE VIA HWY 158/52ND STREET.

OTHR: LAND ANALYSIS: LAND VALUES FOR MANUFACTURING PROPERTIES ARE AT \$88,000 - \$90,000/AC IN THE KENOSHA INDUSTRIAL PARK.

OTHR: MARKET VARIANCE: THE GRANTEE WAS MOTIVATED BY THE PROXIMITY OF THE PROPERTY TO HIS EXISTING BUSINESS AND WAS WILLING TO PAY THE PRICE BEING ASKED BY THE GRANTOR.





**SALE REPORT**

State ID # 77-30-241-R000029372  
 County KENOSHA  
 Municipality KENOSHA  
 Local Parcel # 08-222-32-370-147  
 Situs Address 9606 58th Pl  
 Situs Zip Code 53144  
 Appraiser BOESEBC

IPAS Sale Key # 177505  
 SIC Code 3569  
 Interior Inspection Date 06/15/2020  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 05/22/2020  
 Grantor PAD LLC

Grantee CENT FINANCING LLC

Affinity Adjacent Owner  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3451: Screw Machine Products-Mfg  
 Intended Use 3569: General Industrial Machinery Nec-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$1,950,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$1,950,000  
 Land Value \$612,000  
 Improvement Value \$1,338,000  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1997  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 37,396  
 Additional Useable Area 0  
 Total Area 37,396  
 Basement Area  
 Office Area (SF) / (%) 3,416 9%  
 Sprinkler (SF) / (%) 38,956 104%  
 Air Conditioning (SF) / (%) 37,396 100%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 26  
 Non-office ave clear height 24  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 03: Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$52.14  
 Adj Sale Price Imps \$ / SF \$35.78  
 Acres 4.591  
 Land Value \$ / Acre \$133,304  
 SCR 5.35  
 RCN + OBY / SF \$88.96  
 Physical Res. % 60%  
 Functional Res. % 100%  
 Functional OBS 1  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 96%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 70%

**COMMENTS**

GRTR: NEGOTIATED THE SALE WITH A NEIGHBORING PROPERTY OWNER VIA ATTORNEYS - NO BROKER INVOLVED. TENANT (OEMMCCO) CONFIRMED IT WENT OUT OF BUSINESS MAY 1.

GRTE: GRANTEE IS OWNER OF CENTRYSIS THAT OWNS THREE OTHER NEARBY BUILDINGS. WILL USE BUILDING FOR MACHINING OR FABRICATION FOR EXISTING BUSINESS. WORD OF MOUTH SALE. ANOTHER NEIGHBOR ALSO SUBMITTED AN OFFER. GRANTEE OFFERED CASH AT 2019 ASSESSED VALUE. OFFICE NEEDS CLEAN UP AS DOES OIL ON MANUFACTURING FLOOR, OTHERWISE IN GOOD CONDITION.

FUNC: THE INTERIOR IS OPEN AND WELL LAID OUT. EXTERIOR HAS TRUCK ACCESS ON BOTH SOUTH AND EAST SIDE. 3 DOCK HEIGHTS DOORS ACCESSED WITH TRUCK WELL ON AN ANGLE FROM THE WEST.

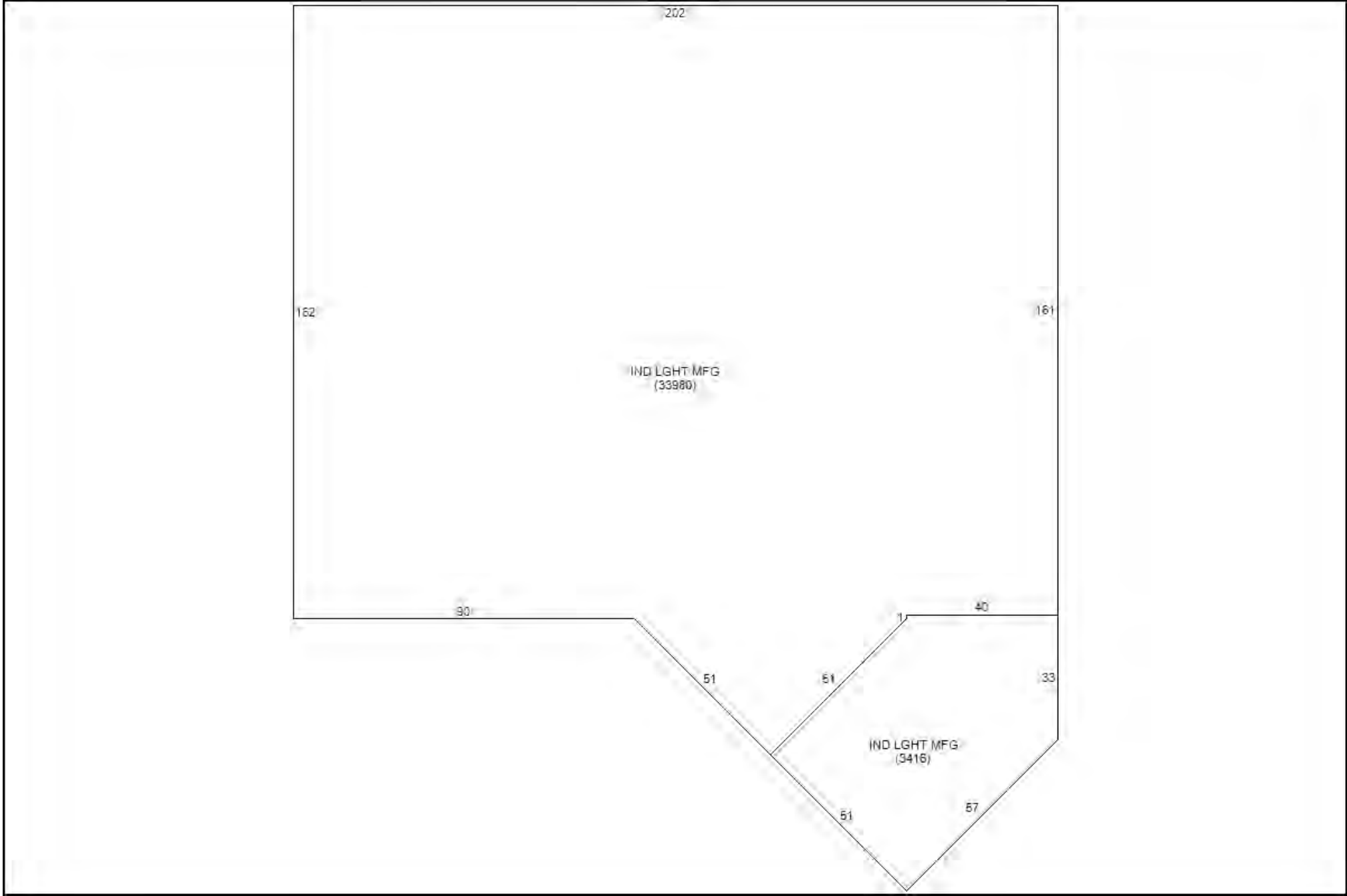
PHYS: GRANTEE NOTED THAT THE OFFICE AND MANUFACTURING FLOOR NEED CLEAN UP, OTHERWISE THE BUILDING WAS IN GOOD CONDITION. 2015 FA ALSO NOTED THE INTERIOR AND EXTERIOR WAS WELL KEPT.

ECON: LOCATED IN THE BUSINESS PARK OF KENOSHA SOUTH OF HWY 158, WHERE THE DESIRABILITY IS STRONG. LESS THAN 1 MILE FROM INTERSTATE 94/41.

OTHR: LAND ANALYSIS: REVIEW OF ASSESSMENTS SHOWS LAND VALUE PER ACRE IS COMPARABLE TO OTHER PROPERTIES IN THE BUSINESS PARK OF KENOSHA.







**SALE REPORT**

State ID # 77-30-241-R000005831  
 County KENOSHA  
 Municipality KENOSHA  
 Local Parcel # 08-222-34-102-002  
 Situs Address 4611 Green Bay Rd  
 Situs Zip Code 53144  
 Appraiser BOESEBC

IPAS Sale Key # 192009  
 SIC Code 2841  
 Interior Inspection Date 11/17/2021  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 05/26/2021  
 Grantor ME ENTERPRISES LLC

Grantee KENOSHA4611GBR LLC

Affinity None  
 Conveyance Type Other  
 Prior Use 2841: Soap & Other Detergents-Mfg  
 Intended Use 2841: Soap & Other Detergents-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$2,610,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$2,610,000  
 Land Value \$565,400  
 Improvement Value \$2,044,600  
 Time on Market 12 - 24 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1988  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 89,510  
 Additional Useable Area 0  
 Total Area 89,510  
 Basement Area  
 Office Area (SF) / (%) 4,144 5%  
 Sprinkler (SF) / (%) 93,654 105%  
 Air Conditioning (SF) / (%) 33,654 38%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 19  
 Non-office ave clear height 19  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$29.16  
 Adj Sale Price Imps \$ / SF \$22.84  
 Acres 4.330  
 Land Value \$ / Acre \$130,577  
 SCR 2.11  
 RCN + OBY / SF \$73.62  
 Physical Res. % 54%  
 Functional Res. % 90%  
 Functional OBS 1 Layout  
 Functional OBS 2 Ceiling Height  
 Functional OBS 3  
 Community rating % 96%  
 NBHD Rating / Other % 90%  
 NBHD Rating / Other Econ Reason Neighborhood Rating

Major Thoroughfare 0 to 1 mile  
 Market Variance 74%

## COMMENTS

GRTR: UNABLE TO CONTACT. LISTING BROKER ALSO DID NOT RESPOND.

GRTE: UNRELATED PARTIES. NEGOTIATED PRICE OVER A FEW MONTHS TIME. LEARNED THE SELLER WAS RETIRING AND READY TO MOVE ON, AND THAT HE HAD THE PROPERTY FOR SALE ON AND OFF FOR A COUPLE OF YEARS. FELT BUILDING WAS IN GOOD CONDITION FOR ITS AGE, BUT NOTED REPAIRS TO DOORS, HVAC, AND SPRINKLER MAINTENANCE NEEDED. FELT IT WAS A MARKET VALUE SALE.

PHYS: FAIR CONDITION. ASPHALT PAVING DETERIORATING AND IN POOR CONDITION.

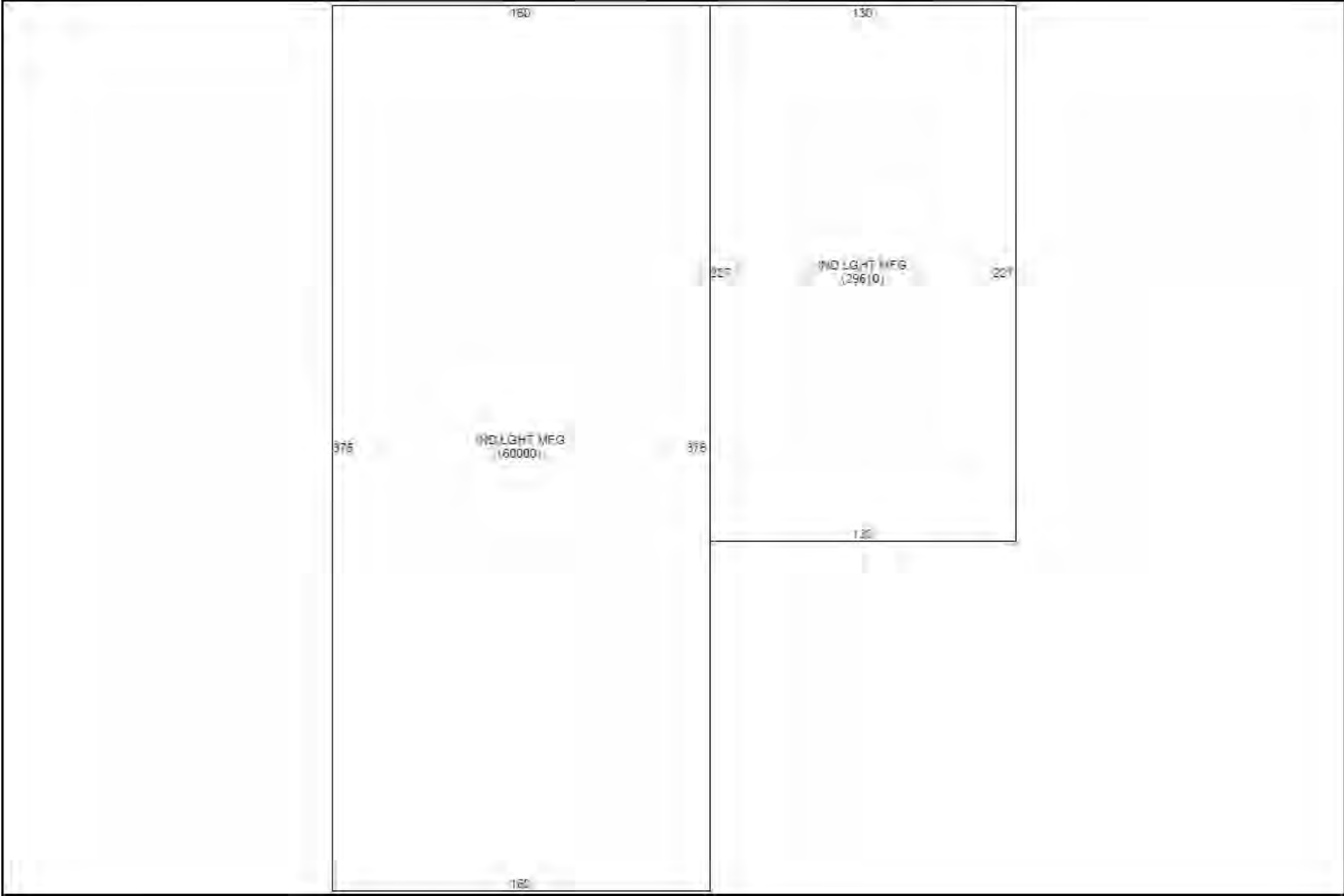
FUNC: BUILDING DIVIDED FOR THREE TENANTS. NORTH SECTION HAS LOW CEILING HEIGHTS FOR THAT MUCH SQUARE FOOTAGE.

ECON: LOCATED ON HIGH TRAFFIC, COMMERCIAL THOROUGHFARE GREEN BAY ROAD ON THE WESTERN EDGE OF THE HEAVING INDUSTRY WESTVIEW INDUSTRIAL PARK. BUILDING IS PARTIALLY OCCUPIED BY PP ONLY MANUFACTURER PACIFIC SANDS INC.

OTHR: LAND ANALYSIS: LOCAL RATIOED LAND VALUE IS \$130,580/AC.

OTHR: MARKET VARIANCE: PARTIES HAD A LONG NEGOTIATION PERIOD THAT RESULTED IN THE AGREED UPON SALE PRICE.





**SALE REPORT**

State ID # 81-31-201-R000136485  
 County KEWAUNEE  
 Municipality ALGOMA  
 Local Parcel # 31 201 GL3-34 6.1  
 Situs Address 2025 Lake St  
 Situs Zip Code 54201  
 Appraiser CORNECB

IPAS Sale Key # 179374  
 SIC Code 0000  
 Interior Inspection Date 09/18/2020  
 Revision Date 07/21/2020  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 01/02/2020  
 Grantor DANIEL G. NESBITT

Grantee SCHMILINGVISION LLP

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 0000: Commercial Parcel  
 Intended Use 4225: General Warehousing & Storage-Trans  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$375,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$375,000  
 Land Value \$56,300  
 Improvement Value \$318,700  
 Time on Market 5 - 11 months  
 Recent Asking Price \$425,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1991  
 Number of Building Sections 1  
 Predominant OCC Code 353  
 Primary Area 15,400  
 Additional Useable Area 0  
 Total Area 15,400  
 Basement Area  
 Office Area (SF) / (%) 13,400 87%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 15,400 100%  
 Notable Features/OBYS

Stories 1  
 Non-office ave wall height 16  
 Non-office ave clear height 16  
 Frame Type 02: Masonry Load Bearing  
 Exterior Wall Type 03: Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$24.35  
 Adj Sale Price Imps \$ / SF \$20.69  
 Acres 2.080  
 Land Value \$ / Acre \$27,067  
 SCR 5.88  
 RCN + OBY / SF \$99.48  
 Physical Res. % 58%  
 Functional Res. % 100%  
 Functional OBS 1  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 90%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason

Major Thoroughfare 0 to 1 mile  
 Market Variance 40%

## COMMENTS

GRTR: SOLD AS THE OWNERS WERE GETTING OLDER AND DID NOT WANT THE BUSINESS ANY MORE. OPPORTUNITY TO RETIRE AND FOUND A BUYER FOR THE RIGHT PRICE.

GRTE: BOUGHT THE PROPERTY AS IT IS THE ONLY GROCERY IN THE AREA AND THE BUYER KNOWS THE IMPORTANCE OF LOCALLY OWNED. OPPORTUNITY THAT BUYER COULD NOT LET GO TO BUILD HIS OWN.

PHYS: THE BUILDING IS IN GREAT SHAPE AND IS MAINTAINED REGULARLY.

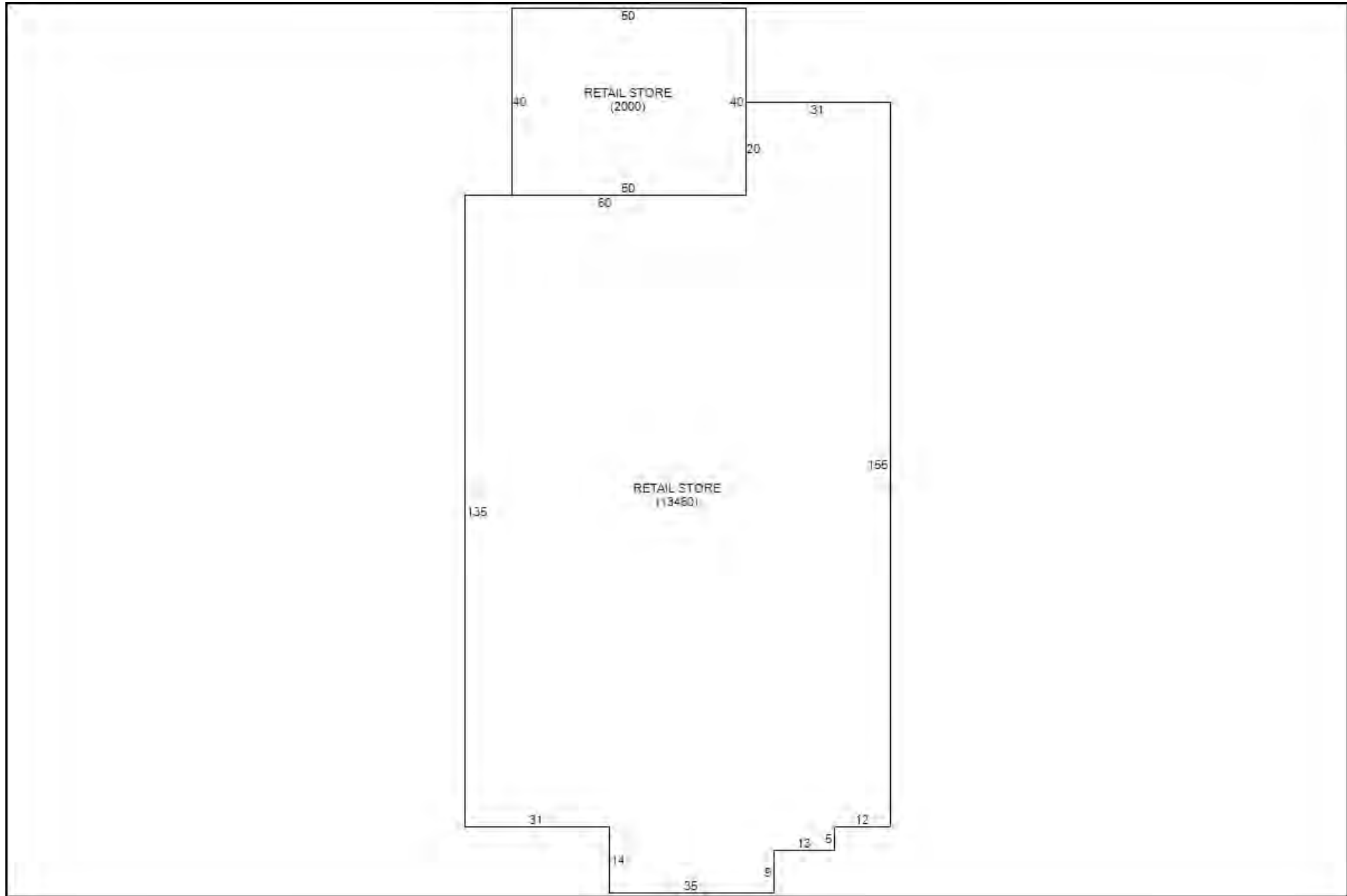
FUNC: THE BUILDING IS WIDE OPEN AND HAS A LARGE AREA FOR RECEIVING IN ITEMS. MAXIMIZED SPACE FOR GROCERY AND WOULD BE EASY TO CONVERT TO ANY MFG.

ECON: THE LOCATION ON OF THIS BUILDING NEAR DOWN TOWN ALGOMA, NEAR A HIGH SCHOOL AND ON A MAIN HWY. HEAVY TRAFFIC AND EASY ACCESS TO ALL MAIN THEROFARES

OTHR: LAND VALUE IS IN RELATIONSHIP WITH THE LOCAL LAND AROUND IT







**SALE REPORT**

State ID # 81-31-201-R000151732  
 County KEWAUNEE  
 Municipality ALGOMA  
 Local Parcel # 31 201 34.0816  
 Situs Address 1508 Sunset Ave  
 Situs Zip Code 54201  
 Appraiser CORNECB

IPAS Sale Key # 190751  
 SIC Code 0000  
 Interior Inspection Date 09/22/2021  
 Revision Date  
 Sale Validity Valid - Property Changed after Sale  
 Sale Index # 1  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 09/15/2020  
 Grantor HAEGELE & ASSOCIATES LLC

Grantee RASOB HOLDING LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3993: Signs & Advertising Specialities-Mfg  
 Intended Use 0000: Commercial Parcel  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$207,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$207,000  
 Land Value \$17,900  
 Improvement Value \$189,100  
 Time on Market 12 - 24 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1998  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 7,632  
 Additional Useable Area 0  
 Total Area 7,632  
 Basement Area  
 Office Area (SF) / (%) 1,632 21%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 1,632 21%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 17  
 Non-office ave clear height 17  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$27.12  
 Adj Sale Price Imps \$ / SF \$24.78  
 Acres 2.240  
 Land Value \$ / Acre \$7,991  
 SCR 2.9  
 RCN + OBY / SF \$65.50  
 Physical Res. % 61%  
 Functional Res. % 100%  
 Functional OBS 1  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 90%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason

Major Thoroughfare 0 to 1 mile  
 Market Variance 69%

**COMMENTS**

GRTR: GRANTOR: OWNER SOLD THE REAL ESTATE TO A COMPANY THAT BUYS REAL ESTATE AND LEASES THE BUILDINGS. THE COMPANY MOVED ON TO ANOTHER LOCATION

GRTE: GRANTEE: THE NEW OWNER IS A AUTO PARTS DEALER AND LEARNED ABOUT THE SALE THROUGH A BROKER

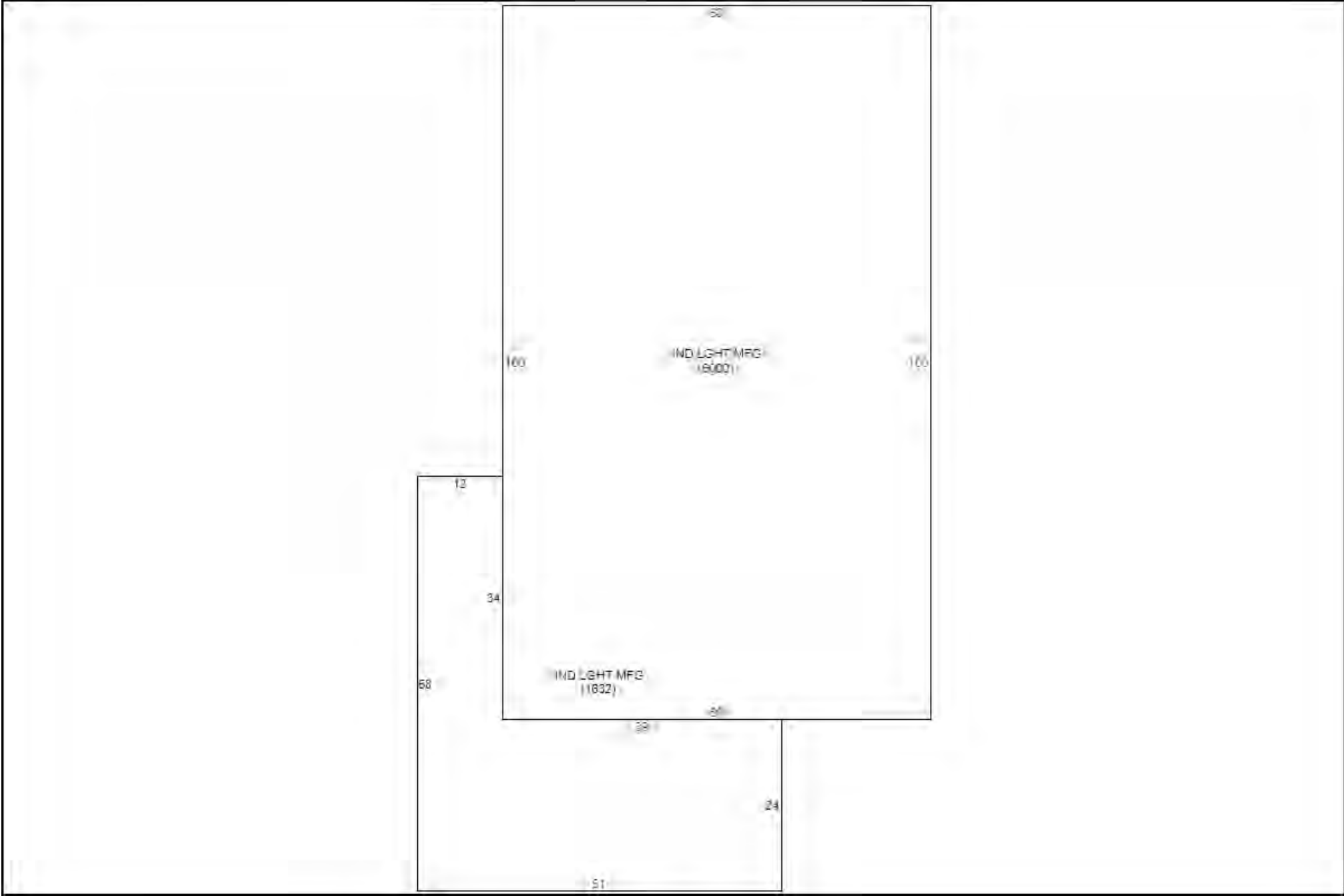
PHYS: PHYSICAL: THE BUILDING WAS BUILT IN 1998, NEW OWNER REMODELED THE BUILDING AND ADDED OVER 100K OF IMPROVEMENTS INCLUDING AC UNITS

FUNC: FUNCTIONAL: THE BUILDING WAS UPDATED TO MEET NAPA REQUIREMENTS.

ECON: ECONOMIC: SUBJECT PROPERTY IS LOCATED IN MFG AREA IN KEWAUNEE AND ACCESS TO HWY 54.

OTHR: OTHER: LAND VALUE IS COMPARABLE TO NEIGHBORING PROPERTIES





**SALE REPORT**

State ID # 79-32-136-R000128495  
 County LA CROSSE  
 Municipality HOLMEN  
 Local Parcel # 14-01752-000  
 Situs Address 643 Western Ave  
 Situs Zip Code 54636  
 Appraiser BELLDP

IPAS Sale Key # 167712  
 SIC Code 4213  
 Interior Inspection Date 08/28/2019  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 06/27/2018  
 Grantor DENNIS PIERCE AND DEBRA PIERCE

Grantee MICHAEL AND HOLLY SMITH

Affinity None  
 Conveyance Type Trustees Deed  
 Prior Use 4213: Trucking Except Local-Trans  
 Intended Use 0000: Commercial Parcel  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$370,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$370,000  
 Land Value \$100,000  
 Improvement Value \$270,000  
 Time on Market 0 - 4 months  
 Recent Asking Price \$375,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1997  
 Number of Building Sections 1  
 Predominant OCC Code 528  
 Primary Area 4,160  
 Additional Useable Area 0  
 Total Area 4,160  
 Basement Area  
 Office Area (SF) / (%) 0 0%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 16  
 Non-office ave clear height 16  
 Frame Type 07: Wood Pole  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$88.94  
 Adj Sale Price Imps \$ / SF \$64.90  
 Acres 0.930  
 Land Value \$ / Acre \$107,527  
 SCR 9.74  
 RCN + OBY / SF \$65.64  
 Physical Res. % 74%  
 Functional Res. % 95%  
 Functional OBS 1 Office/Plant Ratio  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 90%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 156%

**COMMENTS**

GRTR: OWNED BUILDING WHILE OPERATING TRUCKING BUSINESS, USING IT TO STORE AND WORK ON FLEET VEHICLES. RECENTLY RETIRED FROM TRUCKING AND MOVED TO MELROSE. GRANTEE APPROACHED THEM AND GRANTOR SOUGHT INPUT FROM LOCAL REALTOR FOR ASKING PRICE OF \$375,000. ACCEPTED OFFER OF \$370,000.

GRTE: OWNS OTHER COMMERCIAL RENTALS NEARBY AND MOBILE HOME PARK ON OTHER SIDE OF TOWN.

PHYS: 20 YEAR OLD BUILDING, ADEQUATELY MAINTAINED, MODERATE CONDITION.

FUNC: OBSOLESCENCE OBSERVED FOR LACK OF DEDICATED OFFICE SPACE

ECON: BUSINESS IS LOCATED IN INDUSTRIAL PARK IN V HOLMEN, WITHIN ONE MILE OF HIGHWAY 53

OTHR: LAND ANALYSIS: CONSIDERED LOCAL LAND SALES AND NEARBY MANUFACTURING AND COMMERCIAL LAND ASSESSMENTS

OTHR: MARKET VARIANCE: THE BUYER OWNS OTHER COMMERCIAL RENTAL PROPERTIES ON THIS ROAD, WHICH WERE VACANT LOTS A COUPLE YEARS AGO. WITH THIS PROPERTY HAVING A BUILDABLE LOT NEXT TO AN EXISTING BUILDING, THE GRANTOR LIKELY SAW A TWO FOR ONE OPPORTUNITY TO LEASE THE CURRENT BUILDING AND DEVELOP MORE COMMERCIAL IMPROVEMENTS NEXT DOOR.





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SERV REPAIR  
(4160)

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**SALE REPORT**

State ID # 79-32-136-R000144719  
 County LA CROSSE  
 Municipality HOLMEN  
 Local Parcel # 14-90-1  
 Situs Address 306 North Star Rd  
 Situs Zip Code 54601  
 Appraiser BENISDC

IPAS Sale Key # 183064  
 SIC Code 3433  
 Interior Inspection Date 06/22/2021  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 06/10/2020  
 Grantor CARLSON HOLDINGS LLC

Grantee EPIC HOLDINGS LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 7538: General Automotive Repair Shops-Svcs  
 Intended Use 3433: Heating Equipment Except Electric-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$70,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$70,000  
 Land Value \$22,300  
 Improvement Value \$47,700  
 Time on Market 5 - 11 months  
 Recent Asking Price \$70,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1980  
 Number of Building Sections 1  
 Predominant OCC Code 494  
 Primary Area 2,130  
 Additional Useable Area 0  
 Total Area 2,130  
 Basement Area  
 Office Area (SF) / (%) 200 9%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 2,130 100%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 10  
 Non-office ave clear height 9  
 Frame Type 07: Wood Pole  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$32.86  
 Adj Sale Price Imps \$ / SF \$22.39  
 Acres 0.120  
 Land Value \$ / Acre \$185,833  
 SCR 2.45  
 RCN + OBY / SF \$65.22  
 Physical Res. % 45%  
 Functional Res. % 80%  
 Functional OBS 1 Size  
 Functional OBS 2 Site Coverage  
 Functional OBS 3 Office/Plant Ratio  
 Community rating % 90%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason

Major Thoroughfare 1 to 3 miles  
 Market Variance 106%

## COMMENTS

GRTR: UNABLE TO CONTACT. INHERITED ALTERNATOR BUSINESS BUT DUE TO THE GROWTH OF THE INTERNET WAS STRUGGLING AND CLOSED DOWN. PROPERTY WAS MARKETING AS A FOR-SALE-BY-OWNER.

GRTE: SAW 'FOR SALE' SIGN ON PROPERTY AND INQUIRED ABOUT PURCHASING. GRANTOR OFFERED \$70K AND GRANTEE ACCEPTED. NO TRUE FINISH ON THE INSIDE. NOT HAVING MUCH LAND A NEGATIVE. PURCHASED FOR INVESTMENT PURPOSES.

PHYS: AT TIME OF SALE, SOME GENERAL UPKEEP (PAINTING & CLEANING) NEEDED TO BE DONE. ROOF NEARING END OF LIFE. WILL NEED TO REPLACE AIR CONDITIONER SOON.

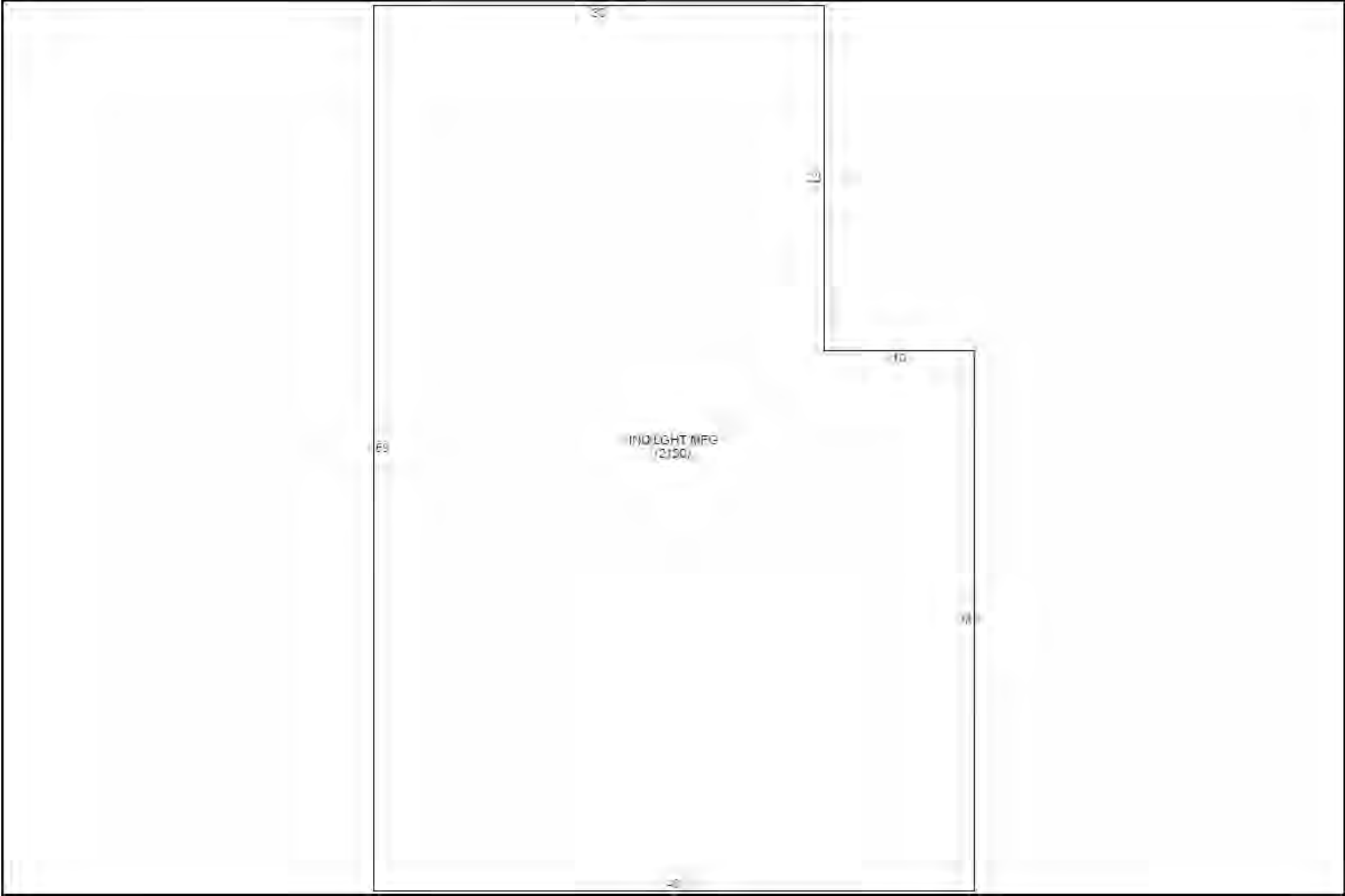
FUNC: SMALL SIZE OF BUILDING LIMITS THE AMOUNT OF AVAILABLE BUYERS. SUBSTANDARD SITE COVERAGE AND A LACK OF FINISHED OFFICE AREA.

ECON: LOCATED IN AN INDUSTRIAL/BUSINESS PARK ABOUT 1.5 MILES FROM HWY 53.

OTHR: LAND ANALYSIS: BASED ON VACANT LAND SALES AND AN ANALYSIS OF LOCALLY ASSESSED VALUES.

OTHR: REMARKS: ALTHOUGH THERE IS AN PARTIAL ENCLOSURE FOR AN OFFICE AREA, THE FINISH IS SIMILAR TO THE REST OF THE BUILDING. IT IS UNDETERMINED HOW LONG THE PROPERTY WAS VACANT AND HOW LONG IT WAS ON THE MARKET FOR.





**SALE REPORT**

State ID # 79-32-246-R000121652  
 County LA CROSSE  
 Municipality LA CROSSE  
 Local Parcel # 17-10029-60  
 Situs Address 432 Sumner St  
 Situs Zip Code 54603  
 Appraiser BENISDC

IPAS Sale Key # 158917  
 SIC Code 2951  
 Interior Inspection Date 08/29/2018  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 02/05/2018  
 Grantor DANIEL AND DONNA TESKA  
 Grantee MIDWEST INDUSTRIAL ASPHALT INC  
 Affinity Adjacent Owner  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 1721: Painting & Paper Hanging-Const  
 Intended Use 2951: Asphalt Paving Mixtures & Blocks-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$150,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$150,000  
 Land Value \$35,100  
 Improvement Value \$114,900  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1980  
 Number of Building Sections 1  
 Predominant OCC Code 406  
 Primary Area 3,200  
 Additional Useable Area 0  
 Total Area 3,200  
 Basement Area  
 Office Area (SF) / (%) 0 0%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs  
 Stories 1  
 Non-office ave wall height 12  
 Non-office ave clear height 11  
 Frame Type 02: Masonry Load Bearing  
 Exterior Wall Type 03: Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$46.88  
 Adj Sale Price Imps \$ / SF \$35.91  
 Acres 0.172  
 Land Value \$ / Acre \$204,070  
 SCR 2.34  
 RCN + OBY / SF \$52.33  
 Physical Res. % 52%  
 Functional Res. % 85%  
 Functional OBS 1 Site Coverage  
 Functional OBS 2 Office/Plant Ratio  
 Functional OBS 3 Size  
 Community rating % 95%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason  
 Major Thoroughfare 1 to 3 miles  
 Market Variance 163%

**COMMENTS**

GRTR: WAS CLOSING THEIR BUSINESS AND NO LONGER NEEDED PROPERTY. GRANTOR EXPRESSED INTEREST IN PURCHASING PROPERTY IN PAST. AN APPRAISAL DETERMINED A STARTING POINT FOR NEGOTIATIONS. INITIAL ASKING PRICE WAS GREATER THAN SALE PRICE. GRANTEE'S COUNTERED VALUE WAS EVENTUAL SALE PRICE. FEELS PROPERTY MOST LIKELY SOLD IN THE UPPER RANGE OF FAIR MARKET VALUE.

GRTE: IS A LARGE COMPANY THAT HAS OFTEN PURCHASED ADJACENT PROPERTIES. DID SOME MARKET ANALYSIS PRIOR TO SALE. FELT PROPERTY SOLD ON THE UPPER RANGE OF FAIR MARKET VALUE.

PHYS: HAS OLDER WINDOWS AND FADED PAINT ON DOORS. SOME ROOF REPAIR WAS DONE PRIOR TO SALE.

FUNC: LOW SITE COVERAGE. NO OFFICE AREA.

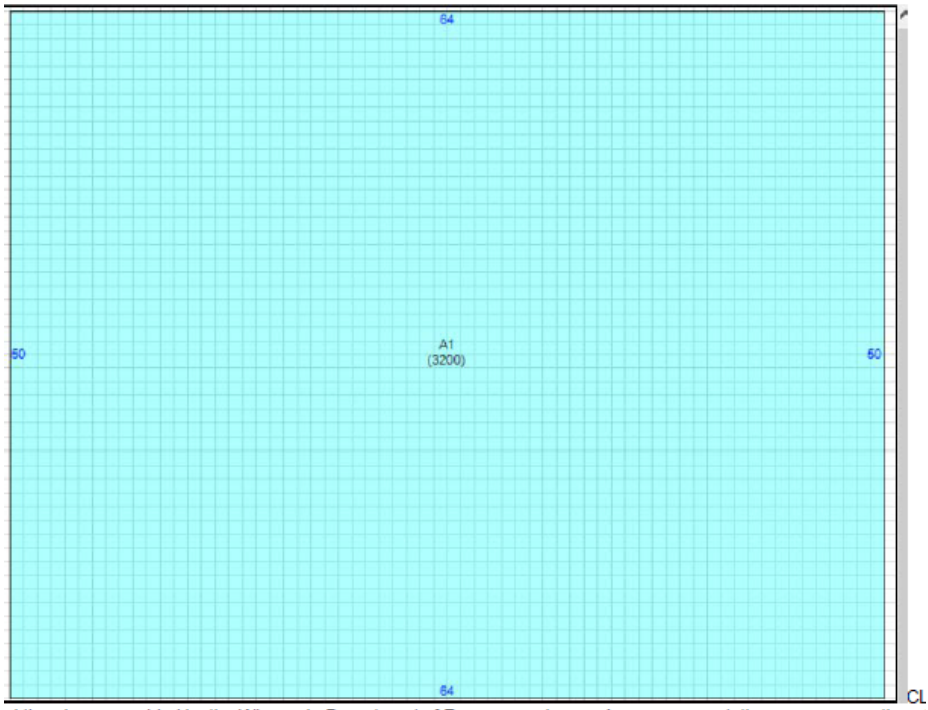
ECON: LOCATED IN AN OLDER INDUSTRIAL AREA ABOUT 2 MILES FROM I-90 & HWY 53.

OTHR: LAND ANALYSIS: DETERMINED BY VACANT LAND SALES AND ANALYSIS OF LOCAL ASSESSED VALUES

OTHR: MARKET VARIANCE: MAY BE DUE TO THE FACT THAT THE GRANTOR KNEW THAT THE ADJACENT GRANTEE DESIRED THIS PROPERTY.







**SALE REPORT**

State ID # 79-32-246-R000128282  
 County LA CROSSE  
 Municipality LA CROSSE  
 Local Parcel # 17-20240-40  
 Situs Address 1721 Miller St  
 Situs Zip Code 54601  
 Appraiser BENISDC

IPAS Sale Key # 167453  
 SIC Code 5039  
 Interior Inspection Date 10/16/2017  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 09/28/2018  
 Grantor GRAND INVESTMENTS LLC  
 Grantee EVELLE LLC  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 5039: Construction Materials Nec-WholeSL  
 Intended Use 0000: Commercial Parcel  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$620,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$620,000  
 Land Value \$91,100  
 Improvement Value \$528,900  
 Time on Market 5 - 11 months  
 Recent Asking Price \$685,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1967  
 Number of Building Sections 1  
 Predominant OCC Code 406  
 Primary Area 11,200  
 Additional Useable Area 0  
 Total Area 11,200  
 Basement Area  
 Office Area (SF) / (%) 3,200 29%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 3,200 29%  
 Notable Features/OBYs  
 Stories 1  
 Non-office ave wall height 17  
 Non-office ave clear height 16  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$55.36  
 Adj Sale Price Imps \$ / SF \$47.22  
 Acres 0.523  
 Land Value \$ / Acre \$174,187  
 SCR 2.03  
 RCN + OBY / SF \$55.26  
 Physical Res. % 63%  
 Functional Res. % 85%  
 Functional OBS 1 Ceiling Height  
 Functional OBS 2 Office/Plant Ratio  
 Functional OBS 3 Site Coverage  
 Community rating % 95%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason  
 Major Thoroughfare 1 to 3 miles  
 Market Variance 168%

**COMMENTS**

GRTR: CONSOLIDATED ALL LOCATIONS INTO A LARGER FACILITY AND THUS NO LONGER NEEDED THE BUILDING.

GRTE: WAS LOOKING FOR AN INVESTMENT OPPORTUNITY. ENCOUNTERED PROPERTY ON MLS. WAITED FOR ASKING PRICE TO LOWER BEFORE MAKING AN OFFER OF \$600,000.

BRKR: LISTED ON OPEN MARKET BY A LOCAL BROKER FOR A TOTAL OF 14 MONTHS. ORIGINALLY LISTED FOR \$775,000 AND THEN LOWERED TO \$735,000 IN MARCH OF 2018. FURTHER REDUCED TO \$685,000 IN APRIL 2018.

PHYS: OLDER FACILITY WITH A RECENTLY REMODELED HIGH QUALITY OFFICE AREA. ROOF NEEDED REPLACEMENT SHORTLY AFTER SALE.

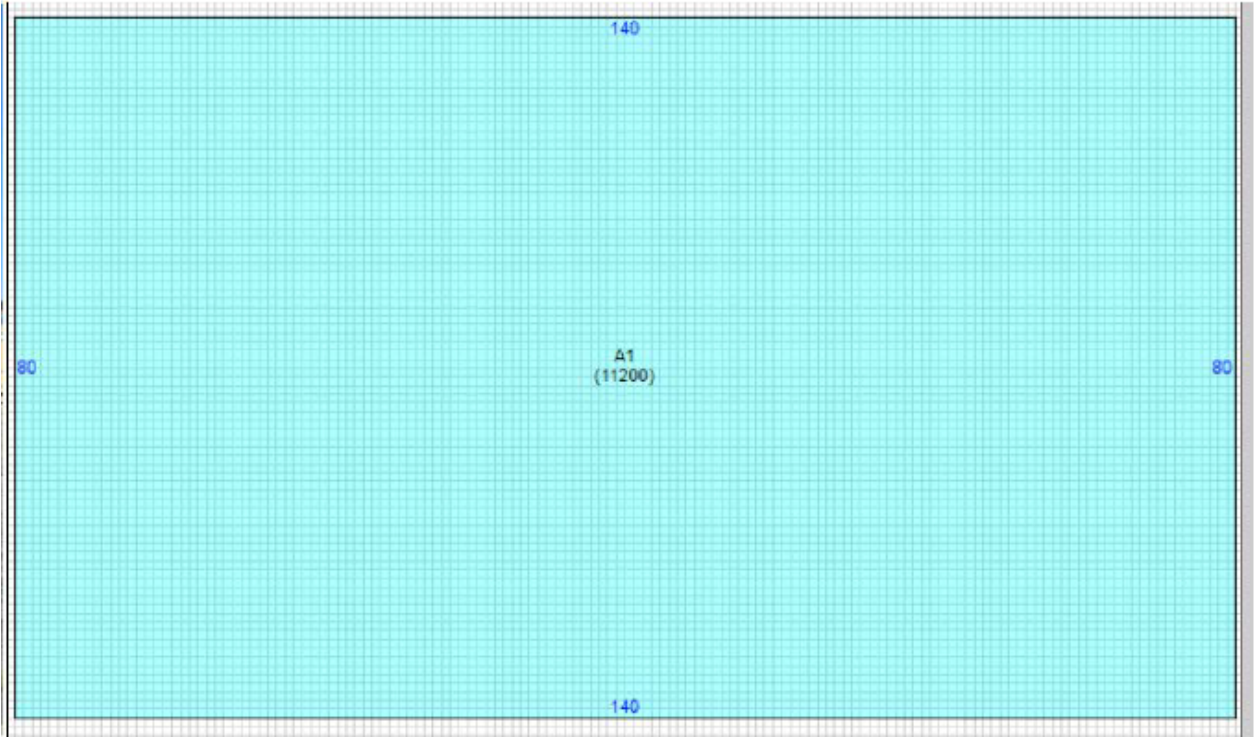
FUNC: STEEP ROOF PITCH LIMITS HEIGHT ON ENDS. HIGH OFFICE/PLANT RATIO. SUBSTANDARD SITE COVERAGE.

ECON: LOCATED IN AN OLDER INDUSTRIAL AREA ABOUT 4 MILES FROM I-90 & HWY 53.

OTHR: LAND ANALYSIS: DETERMINED BY VACANT LAND SALES AND ANALYSIS OF LOCAL ASSESSED VALUES.

OTHR: MARKET VARIANCE: GRANTOR HAD SOLD A SIMILAR NEARBY PROPERTY A YEAR EARLIER FOR A 'HIGHER-END' PRICE. THIS MAY HAVE HAD AN AFFECT ON THIS PROPERTY.





**SALE REPORT**

State ID # 79-32-246-R000008590  
 County LA CROSSE  
 Municipality LA CROSSE  
 Local Parcel # 17-20009-110  
 Situs Address 401 N 3rd St  
 Situs Zip Code 54601  
 Appraiser BENISDC

IPAS Sale Key # 175457  
 SIC Code 2711  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 12/30/2019  
 Grantor LEE ENTERPRISES INC

Grantee CLIFFORD AND SANDRA LECLEIR TRUST

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2711: Newspapers-Mfg  
 Intended Use 0000: Commercial Parcel  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$1,900,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$1,900,000  
 Land Value \$930,400  
 Improvement Value \$969,600  
 Time on Market 0 - 4 months  
 Recent Asking Price \$2,000,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1978  
 Number of Building Sections 9  
 Predominant OCC Code 344  
 Primary Area 55,611  
 Additional Useable Area 0  
 Total Area 55,611  
 Basement Area 12,170  
 Office Area (SF) / (%) 25,108 45%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 63,111 113%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 19  
 Non-office ave clear height 17  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 14: Concrete Tilt-up

**LAND AND IMPROVEMENT SALE ANALYSIS**

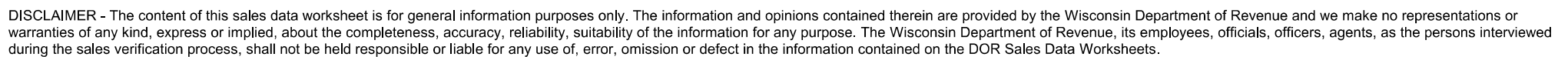
Adj Sale Price \$ / SF \$34.17  
 Adj Sale Price Imps \$ / SF \$17.44  
 Acres 1.780  
 Land Value \$ / Acre \$522,697  
 SCR 2.47  
 RCN + OBY / SF \$89.41  
 Physical Res. % 53%  
 Functional Res. % 80%  
 Functional OBS 1 Layout  
 Functional OBS 2 Site Coverage  
 Functional OBS 3 Office/Plant Ratio  
 Community rating % 95%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 1 to 3 miles  
 Market Variance 48%

**COMMENTS**

APPR: GRANTOR: IS A NEWSPAPER COMPANY. PRINTING OPERATIONS WERE CONSOLIDATED TO MADISON AND THUS NO LONGER NEEDED THIS LARGE OF A FACILITY. IS MOVING TO A SMALLER LOCATION IN THE CITY. TEMPORARILY LEASING BACK THE PROPERTY FOR A COUPLE OF MONTHS UNTIL MOVING IS COMPLETED. GRANTEE: OWNS ADJACENT VACANT LAND IN THE SAME CITY BLOCK. IS CURRENTLY EXPLORING OPTIONS FOR THE FUTURE USE OF THE PROPERTY, WHICH COULD POSSIBLY RESULT IN THE FACILITY BEING RAZED. BROKER: DID NOT RESPOND. LISTED ON THE MARKET BY A LOCAL BROKER FOR \$2,000,000. SALE INCLUDES A NON-ADJACENT PARKING LOT PARCEL WITHIN THE SAME CITY BLOCK. PHYSICAL: MINOR STAINING ON PARTS OF EXTERIOR WALL. OFFICE AREA DATED. FUNCTIONAL: ADD-ON CONSTRUCTION AND VARYING FLOOR HEIGHTS. LOW SITE COVERAGE. ECONOMIC: LOCATED IN DOWNTOWN LA CROSSE AMONGST MOSTLY RETAIL TYPE ESTABLISHMENTS, ABOUT 3.5 MILES FROM I-90 & HWY 53. THE PROPERTY IS IN A HIGH TRAFFIC AND HIGH VISIBILITY LOCATION, ALONG THE MAIN SOUTH-BOUND ONE-WAY STREET IN THE DOWNTOWN AREA. LAND ANALYSIS: BASED ON AN ANALYSIS OF VACANT LAND SALES AND LOCALLY ASSESSED VALUES. REMARKS: THIS SALE INCLUDES TWO PARCELS: THE MAIN PARCEL WITH THE FACILITY AND A NON-CONTIGUOUS PARKING LOT PARCEL IN THE SAME CITY BLOCK. THE NEWSPAPER COMPANY BUILT AND OCCUPIED THIS PROPERTY SINCE 1973. THE FACILITY WAS SPECIFICALLY BUILT FOR THEIR PROCESS. THIS DOWNTOWN LOCATION IS NOT IDEAL FOR THE TYPICAL INDUSTRIAL COMPANY BUT MORE SO FOR RETAIL. BASEMENT AREA IS INCLUDED IN THE SQUARE FOOTAGE. THIS SALE SHOULD MOST LIKELY ONLY BE USED AS A COMPARABLE FOR INDUSTRIAL BUILDINGS IN A HIGH TRAFFIC/VISIBLE DOWNTOWN AREA.







**SALE REPORT**

State ID # 79-32-246-R000138269  
 County LA CROSSE  
 Municipality LA CROSSE  
 Local Parcel # 17-10510-50  
 Situs Address 427 Gillette St  
 Situs Zip Code 54603  
 Appraiser BENISDC

IPAS Sale Key # 178132  
 SIC Code 9900  
 Interior Inspection Date 09/10/2019  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 08/07/2018  
 Grantor LA CROSSE BUILDERS EXCHANGE INC

Grantee VARC INC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 9900: Office  
 Intended Use 9900: Office  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$485,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$485,000  
 Land Value \$112,300  
 Improvement Value \$372,700  
 Time on Market 0 - 4 months  
 Recent Asking Price \$485,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1998  
 Number of Building Sections 2  
 Predominant OCC Code 344  
 Primary Area 5,050  
 Additional Useable Area 0  
 Total Area 5,050  
 Basement Area  
 Office Area (SF) / (%) 5,050 100%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 5,050 100%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 9  
 Non-office ave clear height 8  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 04: Brick & Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

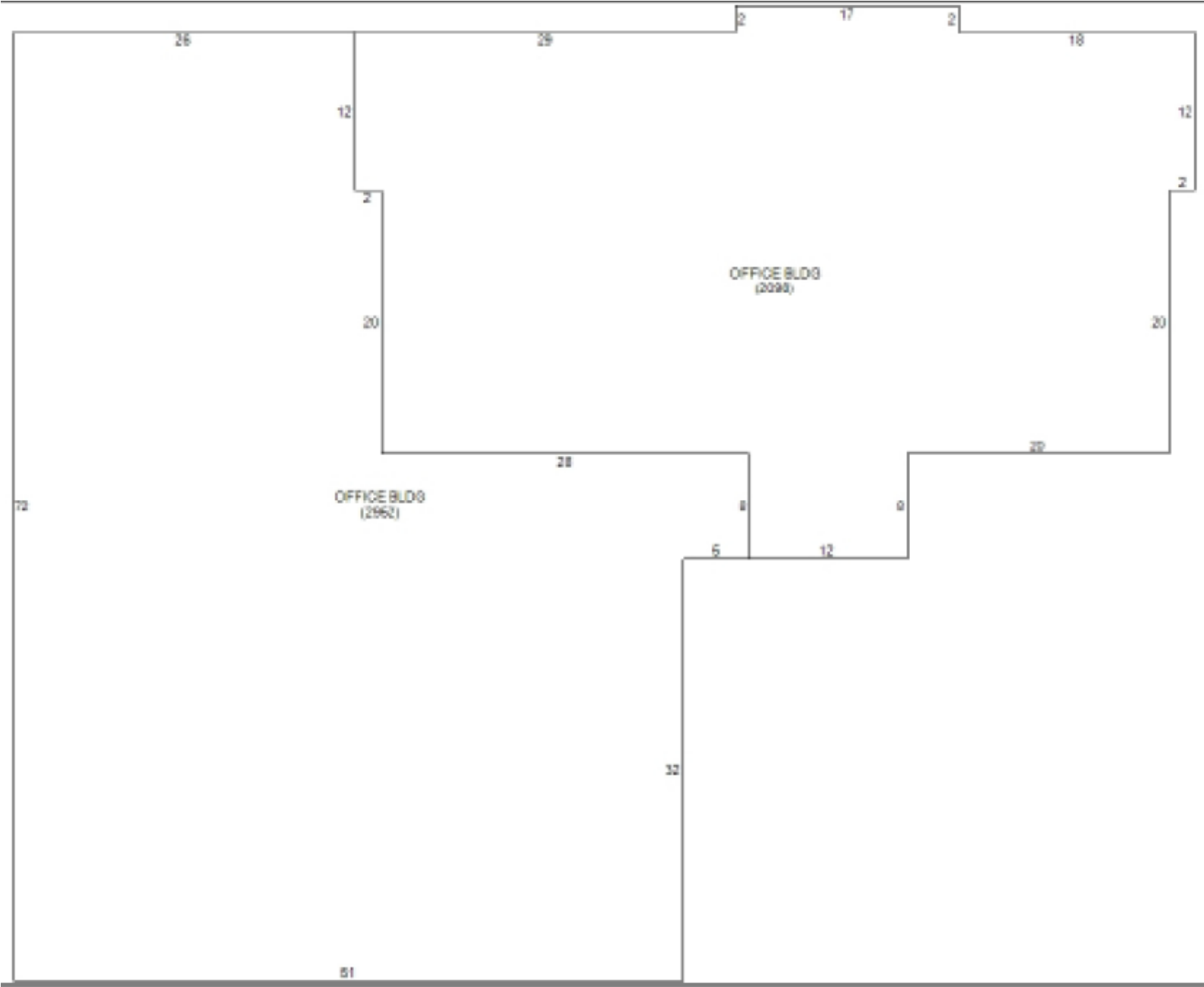
Adj Sale Price \$ / SF \$96.04  
 Adj Sale Price Imps \$ / SF \$73.80  
 Acres 0.602  
 Land Value \$ / Acre \$186,545  
 SCR 5.19  
 RCN + OBY / SF \$100.36  
 Physical Res. % 80%  
 Functional Res. % 100%  
 Functional OBS 1  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 95%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason

Major Thoroughfare 1 to 3 miles  
 Market Variance 97%

**COMMENTS**

APPR: GRANTOR: THIS PROPERTY NO LONGER FIT THEIR NEEDS. WAS INTERESTED IN A PARTIAL LEASEBACK FROM THE NEW OWNER BUT WAS ALSO OPEN TO MOVING OUT. ENDED UP MOVING TO ANOTHER LOCATION.GRANTEE: WAS LOOKING TO OPEN UP A BRANCH IN THIS COMMUNITY. HAD A BUYER'S BROKER TO HELP FIND A LOCATION. PAID ASKING PRICE.BROKER: PROPERTY WAS LISTED BY A LOCAL BROKER FOR \$485,000. ON MARKET FOR 33 DAYS.PHYSICAL: VERY LITTLE WEAR & TEAR OBSERVED FOR THIS RELATIVELY MODERN OFFICE BUILDING. NEW ROOF PUT ON IN 2014. MOST OF BUILDING IS MADE UP OF OPEN OFFICE SPACE AS OPPOSED TO INDIVIDUAL ENCLOSED OFFICES. FUNCTIONAL: NO FUNCTIONAL OBSOLESCENCE OBSERVED.ECONOMIC: LOCATED NEAR COMMERCIAL PROPERTIES AND WATERFRONT CONDOS ABOUT 1.5 MILES FROM INTERSTATE 90. ALTHOUGH THIS PROPERTY IS NEAR A BUSY STREET, IT DOES NOT HAVE ANY VISIBILITY NOR TRAFFIC FLOW FROM IT.LAND ANALYSIS: DETERMINED BY VACANT LAND SALES AND ANALYSIS OF LOCALLY ASSESSED VALUES.





**SALE REPORT**

State ID # 79-32-246-R000142192  
 County LA CROSSE  
 Municipality LA CROSSE  
 Local Parcel # 17-20280-70  
 Situs Address 333 N Front St  
 Situs Zip Code 54601  
 Appraiser BENISDC

IPAS Sale Key # 181747  
 SIC Code 9900  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 12/20/2019  
 Grantor CENTURYTEL OF WISCONSIN LLC

Grantee WEBER HOLDINGS LLC

Affinity None  
 Conveyance Type Quit Claim Deed  
 Prior Use 9900: Office  
 Intended Use 9900: Office  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$11,000,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$11,000,000  
 Land Value \$2,334,400  
 Improvement Value \$8,665,600  
 Time on Market 5 - 11 months  
 Recent Asking Price \$14,000,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 2000  
 Number of Building Sections 2  
 Predominant OCC Code 344  
 Primary Area 190,140  
 Additional Useable Area -13824  
 Total Area 176,316  
 Basement Area  
 Office Area (SF) / (%) 176,316 100%  
 Sprinkler (SF) / (%) 176,316 100%  
 Air Conditioning (SF) / (%) 176,316 100%  
 Notable Features/OBYs

Stories 7  
 Non-office ave wall height 12  
 Non-office ave clear height 11  
 Frame Type 01: Reinforced Concrete  
 Exterior Wall Type 12: Glass & Masonry

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$62.39  
 Adj Sale Price Imps \$ / SF \$49.15  
 Acres 7.770  
 Land Value \$ / Acre \$300,438  
 SCR 8.68  
 RCN + OBY / SF \$97.90  
 Physical Res. % 75%  
 Functional Res. % 100%  
 Functional OBS 1  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 95%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason

Major Thoroughfare 3 to 5 miles  
 Market Variance 70%

**COMMENTS**

APPR: GRANTOR: WAS ONLY OCCUPYING ONE FLOOR OVER THE LAST COUPLE OF YEARS AND IS CURRENTLY LEASING BACK THAT FLOOR FROM GRANTEE. QUIT CLAIM DEED WAS DONE BUT DID NOT AFFECT SALE PRICE.GRANTEE: IS A LOCAL BUSINESSMAN/INVESTOR. PLANS TO OCCUPY A FLOOR WITH HIS OWN COMPANIES AND LEASE OUT THE REMAINING SPACE. INITIAL OFFER WAS \$7,000,000 AND NEGOTIATIONS WENT ON FOR ABOUT 3 MONTHS BEFORE AGREEING ON THE SALE PRICE. LIKED THE AMOUNT OF ACREAGE THAT CAME WITH THE SALE, WHICH COULD ALLOW FOR FURTHER DEVELOPMENT.BROKER: LISTED BY A LOCAL BROKER IN CONJUNCTION WITH A NATIONAL FIRM. THERE WAS OTHER INTEREST SHOWN IN THE PROPERTY FROM A COUPLE OF LARGE COMPANIES IN THE CITY.PHYSICAL: THE ROOF, BOILERS AND CHILLERS WILL NEED TO BE REPLACED IN THE NEAR FUTURE. HIGH QUALITY AND IMMACULATE LOBBY AREA.FUNCTIONAL: NO FUNCTIONAL OBSOLESCENCE FOR THIS OFFICE BUILDING.ECONOMIC: LOCATED IN DOWNTOWN LA CROSSE ABOUT 4 MILES FROM I-90 & HWY 53. EVEN THOUGH THE PROPERTY HAS A DOWNTOWN LOCATION THERE IS LOW TRAFFIC. THE WEST SIDE OF THE BUILDING, INCLUDING A PATIO ON THE 2ND FLOOR ABOVE THE PARKING GARAGE, OVERLOOKS BOTH RIVERSIDE PARK AND THE MISSISSIPPI RIVER.LAND ANALYSIS: BASED ON AN ANALYSIS OF VACANT LAND SALES AND LOCALLY ASSESSED VALUES.CONTINUED ON NEXT COMMENT

APPR: CONTINUED FROM PREVIOUS COMMENT:REMARKS: THIS PROPERTY HAD SERVED AS THE GRANTOR'S MIDWEST REGIONAL CORPORATE HEADQUARTERS SINCE 2001. IN 2011, HAD ACQUIRED A COMMUNICATIONS COMPANY AND MOVED CORPORATE HEADQUARTERS TO MINNEAPOLIS. IN ADDITION, THE COMPANY HAS GONE MORE TOWARDS A WORK-FROM-HOME MODEL. AS A RESULT, OCCUPANCY HAD DIMINISHED GREATLY OVER THE LAST FEW YEARS.REMARKS CON'T: THE SALE INCLUDES AN ADJACENT PARCEL ACROSS THE STREET THAT SERVES FOR EXCESS PARKING. ON THE MAIN PARCEL THERE IS AN ATTACHED ENCLOSED PARKING GARAGE WITH 58 STALLS. THE SQUARE FOOTAGE FOR THE PARKING GARAGE IS SUBTRACTED OUT ON THE SALE REPORT TO ARRIVE AT A TOTAL SQUARE FOOTAGE OF 176,316. THIS SALE SHOULD ONLY BE USED AS A COMPARABLE FOR LARGE CORPORATE MULTI-STORY OFFICE STRUCTURES.REMARKS CON'T: THE OFFICE SQUARE FOOTAGE IS WET SPRINKLED AND THE ENCLOSED PARKING GARAGE IS DRY SPRINKLED. GRANTEE DID A 1031 EXCHANGE FOR THIS PROPERTY BUT IT DID NOT AFFECT SALE PRICE. THE PROPERTY WAS TELCO ASSESSED AT THE TIME OF SALE. DUE TO COVID-19, AN EXTERIOR INSPECTION WAS DONE. INTERIOR INTERNET PHOTOS WERE VIEWED.





64	116
216	216
PARK STRUCT (13824)	OFFICE BLDG (25188)
64	116

114

6

22

6

80

**SALE REPORT**

State ID # 79-32-246-R000112583  
 County LA CROSSE  
 Municipality LA CROSSE  
 Local Parcel # 17-10530-40  
 Situs Address 3003 Airport Rd  
 Situs Zip Code 54603  
 Appraiser BENISDC

IPAS Sale Key # 183725  
 SIC Code 3089  
 Interior Inspection Date 10/16/2017  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 10/09/2020  
 Grantor COULEE BANK

Grantee 3003 AIRPORT ROAD LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3089: Plastics Products Nec-Mfg  
 Intended Use 4225: General Warehousing & Storage-Trans  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$3,000,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$3,000,000  
 Land Value \$394,700  
 Improvement Value \$2,605,300  
 Time on Market 5 - 11 months  
 Recent Asking Price \$3,800,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1987  
 Number of Building Sections 1  
 Predominant OCC Code 406  
 Primary Area 66,414  
 Additional Useable Area 3392  
 Total Area 69,806  
 Basement Area  
 Office Area (SF) / (%) 11,680 17%  
 Sprinkler (SF) / (%) 69,806 100%  
 Air Conditioning (SF) / (%) 66,414 95%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 25  
 Non-office ave clear height 23  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 14: Concrete Tilt-up

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$42.98  
 Adj Sale Price Imps \$ / SF \$37.32  
 Acres 6.122  
 Land Value \$ / Acre \$64,472  
 SCR 4.02  
 RCN + OBY / SF \$87.89  
 Physical Res. % 51%  
 Functional Res. % 80%  
 Functional OBS 1 Layout  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 95%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason

Major Thoroughfare 1 to 3 miles  
 Market Variance 110%

**COMMENTS**

GRTR: IS A BANK WHO TOOK OWNERSHIP AFTER PRIOR TENANT WENT INTO BANKRUPTCY. LISTED FOR \$3.8 MILLION. MODERATE INTEREST SHOWN IN THE PROPERTY. SOME CLEANING NEEDED TO BE DONE AFTER PRIOR TENANT VACATED.

GRTE: IS A WELL-KNOWN LOCAL BUSINESSMAN. WAS CONTACTED BY GRANTOR TO SEE IF HE WAS INTERESTED IN PURCHASING. OFFERED \$3 MILLION BUT WAS HESITANT AFTER ENCOUNTERING SOME PHYSICAL ISSUES WITH THE PROPERTY. LOWERED OFFER TO \$2.8 MILLION, HOWEVER SOON AFTER NOTICED THAT THERE WAS OTHER INTEREST SHOWN SO AGREED TO PURCHASE AT THE \$3 MILLION INITIAL OFFER.

PHYS: ROOF AND MECHANICALS NEARING END OF LIFE. FLOOR PAINT IS CHIPPED IN DIFFERENT AREAS THROUGHOUT PLANT.

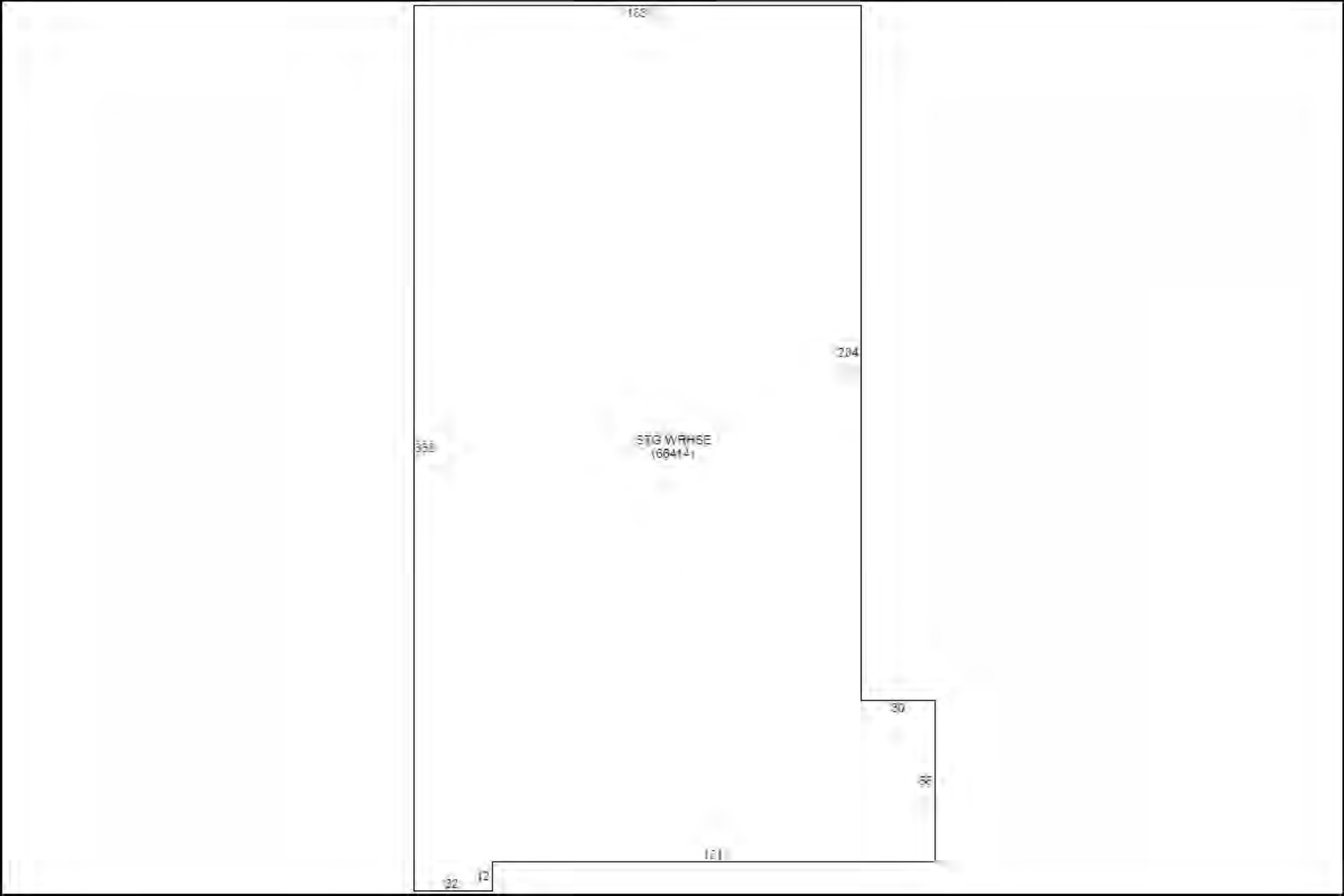
FUNC: THERE IS A MEZZANINE OVER ALMOST HALF OF THE GROUND FLOOR AREA. SOME VARYING FLOOR HEIGHT NEAR SHIPPING AREA.

ECON: LOCATED IN THE AIRPORT INDUSTRIAL PARK ON FRENCH ISLAND ABOUT 1.5 MILES FROM I-90.

OTHR: LAND ANALYSIS: DETERMINED BY VACANT LAND SALES AND AN ANALYSIS OF LOCALLY ASSESSED VALUES.

OTHR: REMARKS: GRANTEE HAD INTERESTED PARTY IN LEASING BUILDING BUT WANTED MEZZANINE RAZED. QUOTE FOR REMOVAL OF MEZZANINE WAS \$350,000. ONLY THE OFFICE PORTION OF THE MEZZANINE IS INCLUDED IN THE SQUARE FOOTAGE AMOUNT. FOR A BETTER, MORE DETAILED SKETCH SEE THE 'DOCUMENTS' SECTION ON PARID 112583. A SCAR WAS COMPLETED TO SUPPORT THIS 'BANK' SALE. THIS PROPERTY ALONG WITH AN ADJACENT VACANT LOT SOLD FOR \$2.6 MILLION IN 2017.





**SALE REPORT**

State ID # 79-32-246-R000145403  
 County LA CROSSE  
 Municipality LA CROSSE  
 Local Parcel # 17-50257-50  
 Situs Address 1502 Miller St  
 Situs Zip Code 54601  
 Appraiser BENISDC

IPAS Sale Key # 190912  
 SIC Code 3440  
 Interior Inspection Date 06/22/2021  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 06/14/2019  
 Grantor GUNDERSON CLINIC LTD

Grantee TWANG HOLDINGS LLC

Affinity Adjacent Owner  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 4225: General Warehousing & Storage-Trans  
 Intended Use 3440: Fabricated Structural Metal Products-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$507,354  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$507,354  
 Land Value \$216,900  
 Improvement Value \$290,454  
 Time on Market 0 - 4 months  
 Recent Asking Price \$530,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1963  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 19,900  
 Additional Useable Area 0  
 Total Area 19,900  
 Basement Area  
 Office Area (SF) / (%) 3,560 18%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 3,560 18%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 10  
 Non-office ave clear height 9  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$25.50  
 Adj Sale Price Imps \$ / SF \$14.60  
 Acres 1.690  
 Land Value \$ / Acre \$128,343  
 SCR 3.7  
 RCN + OBY / SF \$53.10  
 Physical Res. % 35%  
 Functional Res. % 80%  
 Functional OBS 1 Ceiling Height  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 95%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason

Major Thoroughfare 3 to 5 miles  
 Market Variance 103%

**COMMENTS**

GRTR: NO LONGER NEEDED THE SPACE AND WAS LOOKING TO REDUCE THEIR REAL ESTATE PORTFOLIO. MARKETED BY WORK OF MOUTH. ORIGINAL AGREED UPON PRICE WAS \$530,000, BUT DURING INSPECTION DISCOVERED SOME ASBESTOS AND THAT THE AIR CONDITIONING WAS NOT FUNCTIONING, WHICH LED TO A LOWER SALE PRICE.

GRTE: ADJACENT OWNER WHO HAD APPROACHED GRANTOR IN THE PAST STATING THAT HE WOULD BE INTERESTED IN PURCHASING THE PROPERTY. BOTH PARTIES DID THEIR OWN SALE ANALYSIS TO ARRIVE AT PRICES FOR NEGOTIATION. PURCHASED PROPERTY FOR FUTURE EXPANSION OPPORTUNITY.

PHYS: FACILITY IS DATED/AGED IN APPEARANCE. EXTERIOR WALL IS DISCOLORED AND DENTED IN SPOTS. OLDER WINDOWS. FLOORING IS SOILED IN SOME AREAS. AT TIME OF SALE HVAC NEEDED WORK--THE AIR CONDITIONING UNIT WAS NOT WORKING. ROOF COVER SEEMED TO BE IN DECENT SHAPE. THE EXTERIOR WALL OF THE OFFICE AREA IS MASONRY.

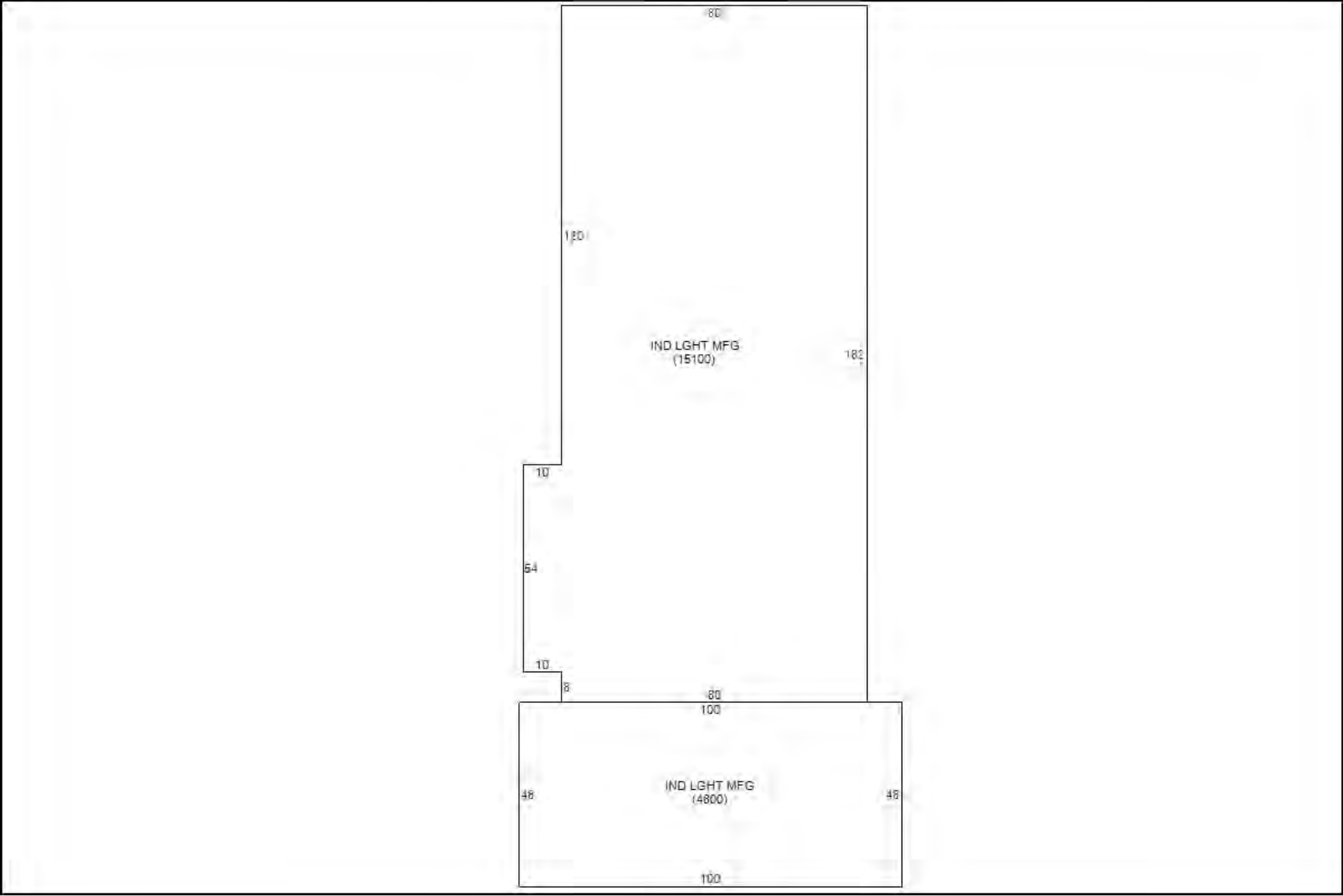
FUNC: VERY LOW HEIGHT FOR A FACILITY NEARLY 20,000 SQUARE FEET.

ECON: LOCATED IN AN OLDER INDUSTRIAL/COMMERCIAL PARK ABOUT 5 MILES FROM I-90.

OTHR: LAND ANALYSIS: BASED ON VACANT LAND SALES AND AN ANALYSIS OF LOCALLY ASSESSED VALUES.







**SALE REPORT**

State ID # 79-32-246-R000153061  
 County LA CROSSE  
 Municipality LA CROSSE  
 Local Parcel # 17-10650-040  
 Situs Address 2726 Larson St  
 Situs Zip Code 54603  
 Appraiser BENISDC

IPAS Sale Key # 191475  
 SIC Code 5999  
 Interior Inspection Date 10/27/2021  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 09/03/2019  
 Grantor BLP HOLDINGS LLC

Grantee LA CROSSE WINDOWS PROPERTY LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 5999: Miscellaneous Retail Stores Nec-Retail  
 Intended Use 1521: Single-Family Housing Construction-Const  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$525,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$525,000  
 Land Value \$162,800  
 Improvement Value \$362,200  
 Time on Market 0 - 4 months  
 Recent Asking Price \$550,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1996  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 5,948  
 Additional Useable Area 0  
 Total Area 5,948  
 Basement Area  
 Office Area (SF) / (%) 1,392 23%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 1,392 23%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 15  
 Non-office ave clear height 14  
 Frame Type 07: Wood Pole  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$88.26  
 Adj Sale Price Imps \$ / SF \$60.89  
 Acres 1.047  
 Land Value \$ / Acre \$155,492  
 SCR 7.67  
 RCN + OBY / SF \$67.60  
 Physical Res. % 74%  
 Functional Res. % 90%  
 Functional OBS 1 Layout  
 Functional OBS 2 Office/Plant Ratio  
 Functional OBS 3  
 Community rating % 95%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason

Major Thoroughfare 1 to 3 miles  
 Market Variance 142%

## COMMENTS

GRTR: DID NOT RESPOND. PURCHASED A LARGER AND MORE VISIBLE PROPERTY IN THE AREA AND THUS NO LONGER NEEDED THIS BUILDING.

GRTE: DID NOT RESPOND. HAS ADDED A COUPLE OF ADDITIONS SINCE THE SALE.

BRKR: LISTED WITH A LOCAL BROKER FOR \$550,000 FOR 5 MONTHS. POSITIVES OF THE PROPERTY INCLUDE A SECURE FENCED IN YARD FOR STORAGE AND A LARGE OUTSIDE AREA FOR PARKING/STORAGE/FURTHER EXPANSION.

PHYS: PROPERTY SEEMS TO BE IN MODERATE TO GOOD CONDITION. A FEW MARKS ON THE WAREHOUSE FLOOR. THE FACILITY HAS METAL INTERIOR WALLS AND CEILINGS THROUGHOUT THE NON-OFFICE AREA.

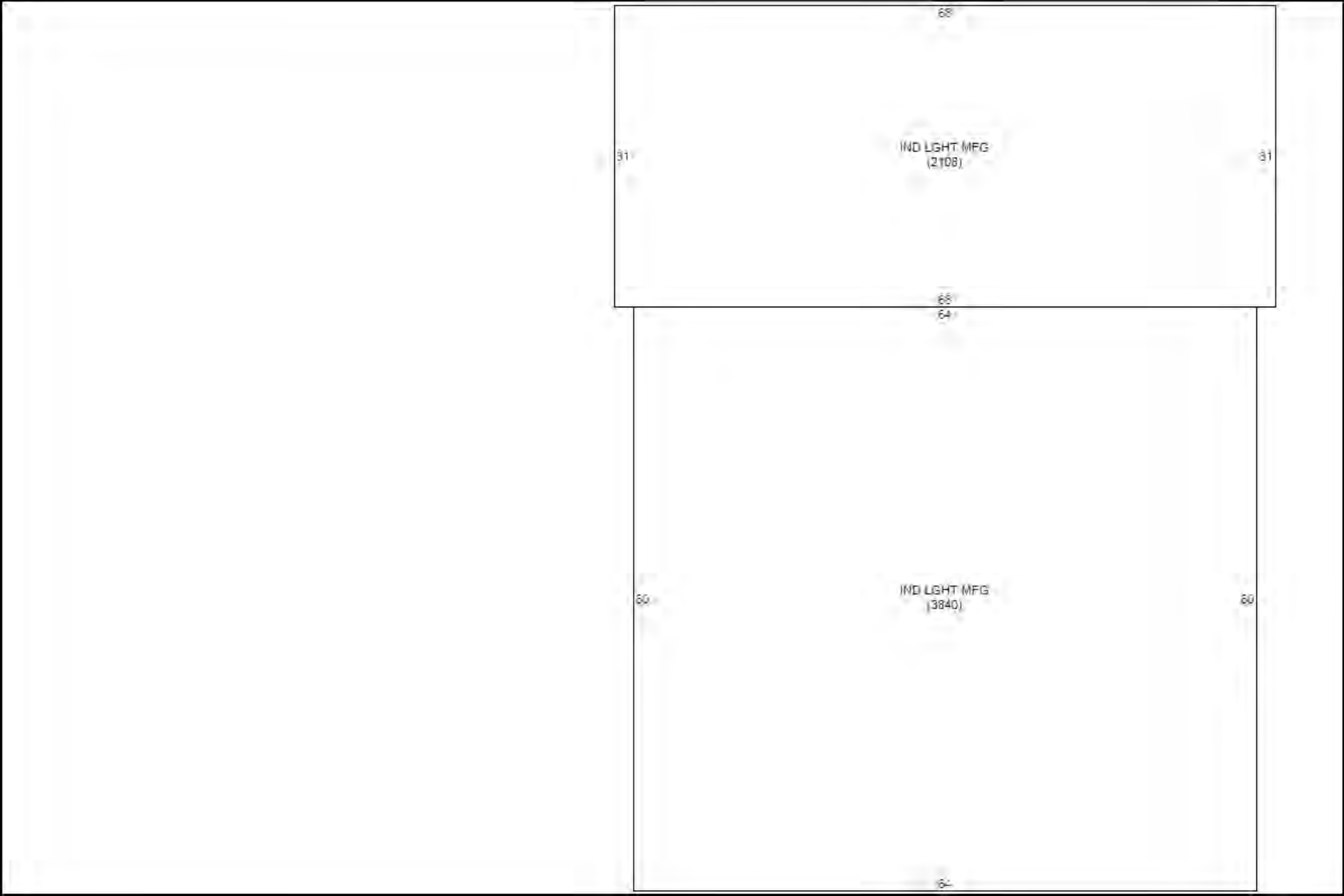
FUNC: OBSOLESCENCE OBSERVED FOR ADD ON CONSTRUCTION AND A HIGH OFFICE/PLANT RATIO.

ECON: LOCATED IN AN INDUSTRIAL/BUSINESS PARK ABOUT 1.5 MILES FROM I-90 & HWY 53.

OTHR: LAND ANALYSIS: BASED ON VACANT LAND SALES AND AN ANALYSIS OF LOCALLY ASSESSED VALUES.

OTHR: REMARKS: WAS NOT ABLE TO SPEAK TO ANY OF THE 3 PARTIES INVOLVED. HOWEVER, THIS PROPERTY WAS EXPOSED TO THE OPEN MARKET AND THE LOCAL ASSESSOR HAS IT LISTED AS A VALID SALE. THE BROKER'S MLS REPORT WAS USED TO PROVIDE SOME OF THE INFORMATION.





**SALE REPORT**

State ID # 79-32-246-R000153323  
 County LA CROSSE  
 Municipality LA CROSSE  
 Local Parcel # 17-10057-70  
 Situs Address 1107 Kane St  
 Situs Zip Code 54603  
 Appraiser BENISDC

IPAS Sale Key # 191559  
 SIC Code 1731  
 Interior Inspection Date 10/27/2021  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 09/05/2019  
 Grantor DAVID R AND CATHERINE THURSTON

Grantee PE RENTALS LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 1731: Electrical Work-Const  
 Intended Use 6531: Real Estate Agents & Managers-InsRE  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$200,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$200,000  
 Land Value \$49,100  
 Improvement Value \$150,900  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1979  
 Number of Building Sections 2  
 Predominant OCC Code 406  
 Primary Area 3,000  
 Additional Useable Area 0  
 Total Area 3,000  
 Basement Area  
 Office Area (SF) / (%) 600 20%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 600 20%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 12  
 Non-office ave clear height 11  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$66.67  
 Adj Sale Price Imps \$ / SF \$50.30  
 Acres 0.321  
 Land Value \$ / Acre \$152,960  
 SCR 4.66  
 RCN + OBY / SF \$61.42  
 Physical Res. % 73%  
 Functional Res. % 95%  
 Functional OBS 1 Size  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 95%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason

Major Thoroughfare 1 to 3 miles  
 Market Variance 124%

## COMMENTS

GRTR: WAS RETIRING AND ENDED UP MARKETING PROPERTY BY WORD OF MOUTH. MANY APPRAISALS DONE ON THE PROPERTY THROUGHOUT THE YEARS INCLUDING A RECENT ONE. GRANTEE APPROACHED AND OFFERED \$200,000, A BIT MORE THAN GRANTOR WAS THINKING FOR AN ASKING PRICE.

GRTE: DID NOT RESPOND.

PHYS: A FEW MINOR LEAKS IN THE ROOF.

FUNC: THE SMALL SIZE WILL LIMIT THE AMOUNT OF POTENTIAL BUYERS.

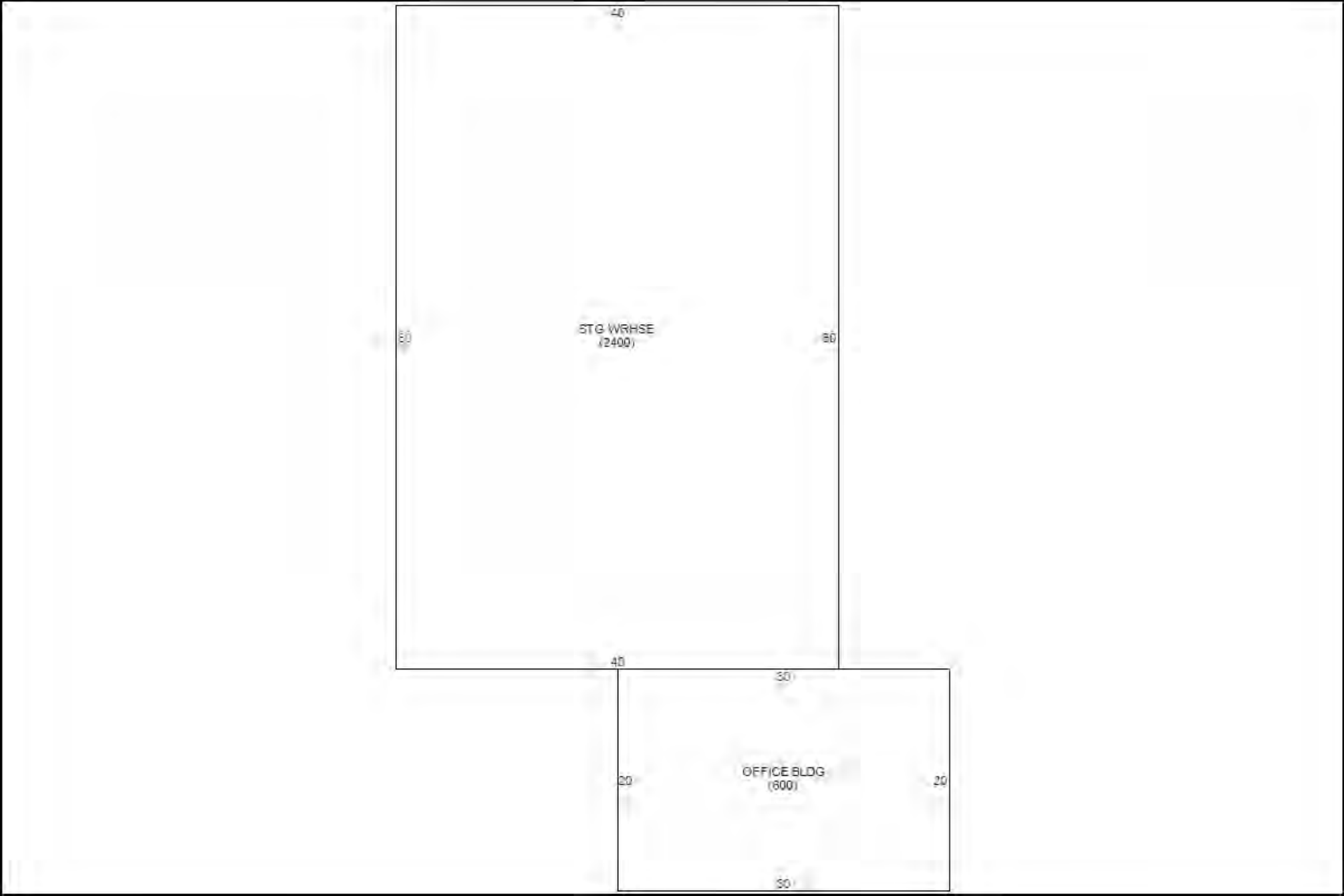
ECON: LOCATED IN A MOSTLY RESIDENTIAL AREA WITH A FEW COMMERCIAL (NON-RETAIL) PROPERTIES, ABOUT 2 MILES FROM I-90.

OTHR: LAND ANALYSIS: BASED ON VACANT LAND SALES AND AN ANALYSIS OF LOCALLY ASSESSED VALUES.

OTHR: REMARKS: GRANTOR ENDED UP PURCHASING THE PARCEL TO THE NORTH ABOUT A YEAR AFTER PURCHASING SUBJECT PROPERTY.







**SALE REPORT**

State ID # 79-32-246-R000153497  
 County LA CROSSE  
 Municipality LA CROSSE  
 Local Parcel # 17-10289-20  
 Situs Address 1637 St James St  
 Situs Zip Code 54603  
 Appraiser BENISDC

IPAS Sale Key # 191735  
 SIC Code 4225  
 Interior Inspection Date 09/22/2021  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 12/22/2020  
 Grantor LA CROSSE SUBSIDIARY LLC

Grantee CBDC 2020 LLC

Affinity Tenant  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 4225: General Warehousing & Storage-Trans  
 Intended Use 4225: General Warehousing & Storage-Trans  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$22,500,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$22,500,000  
 Land Value \$1,800,000  
 Improvement Value \$20,700,000  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1979  
 Number of Building Sections 20  
 Predominant OCC Code 406  
 Primary Area 800,763  
 Additional Useable Area 2400  
 Total Area 803,163  
 Basement Area  
 Office Area (SF) / (%) 20,619 3%  
 Sprinkler (SF) / (%) 761,266 95%  
 Air Conditioning (SF) / (%) 20,619 3%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 29  
 Non-office ave clear height 28  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$28.01  
 Adj Sale Price Imps \$ / SF \$25.77  
 Acres 64.990  
 Land Value \$ / Acre \$27,697  
 SCR 3.54  
 RCN + OBY / SF \$60.22  
 Physical Res. % 54%  
 Functional Res. % 75%  
 Functional OBS 1 Size  
 Functional OBS 2 Office/Plant Ratio  
 Functional OBS 3  
 Community rating % 95%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason

Major Thoroughfare 3 to 5 miles  
 Market Variance 111%

**COMMENTS**

GRTR: DID NOT RESPOND. IS AN 'OUT OF STATE' INVESTOR COMPANY.

GRTE: WAS ASSOCIATED WITH MAIN TENANT WHO IS A LARGE BEVERAGE MANUFACTURER IN THE AREA. APPROACHED GRANTOR WANTING TO PURCHASE. BASED OFFER OFF OF THE RENTS THAT WERE IN PLACE. INITIAL OFFER WAS LOWER THAN SALE PRICE AND IT TOOK MONTHS OF NEGOTIOATION TO ARRIVE AT SALE PRICE. THINKS THAT THE PURCHASE PRICE REPRESENTED FAIR MARKET VALUE.

PHYS: THE SOUTH END OF THE FACILITY NEEDS THE ROOF REPLACED. MINOR DOCK DOOR REPAIRS WERE DONE SHORTLY AFTER SALE. VARIOUS AREAS OF THE PARKING LOT COULD USE SOME WORK.

FUNC: THE SIZE OF THE FACILITY WOULD LIMIT THE AMOUNT OF BUYERS. FACILITY IS L-SHAPED AND HAS HAD MULTIPLE ADDITIONS. THERE ARE THREE SMALLER DETACHED BUILDINGS.

ECON: LOCATED IN AN INDUSTRIAL AREA ABOUT 3.5 MILES FROM INTERSTATE 90 & HIGHWAY 53.

OTHR: LAND ANALYSIS: BASED ON AN ANALYSIS OF LOCALLY ASSESSED VALUES.

OTHR: REMARKS: THE FACILITY IS MAINLY USED AS A DISTRIBUTION WAREHOUSE, IT HAS 100 DOCK DOORS. THE MAIN TENANT DOES HAVE SOME PACKAGING OPERATIONS HERE AS WELL. AT THE TIME OF SALE, A LARGE MANUFACTURER OF FURNITURE WAS LEASING ROUGHLY 20% OF THE FACILITY, BUT DID NOT RENEW THEIR LEASE AND VACATED A FEW MONTHS AFTER SALE. THE MAIN TENANT NOW OCCUPIES THIS SPACE. BESIDES THE MAIN FACILITY, THERE ARE THREE SMALLER DETACHED BUILDINGS, TWO OF WHICH ARE BEING LEASED OUT. THESE THREE BUILDINGS REPRESENT ONLY ABOUT 5% OF THE TOTAL SQUARE FOOTAGE FOR THIS SALE. PER GRANTEE, TENANTS ARE ON NNN LEASES AND THEIR RENTS ARE REPRESENTATIVE OF MARKET RENTS. THE MAIN TENANT HAS ABOUT 8 YEARS LEFT ON THE LEASE WITH OPTIONS TO RENEW. THERE IS A CERTAIN LEVEL OF RISK ASSOCIATED WITH OWNING A PROPERTY THIS MASSIVE. GRANTEE ALSO NOTED THIS. IF MAIN TENANT WERE TO VACATE THERE ARE A LIMITED AMOUNT OF LARGE COMPANIES IN THE AREA THAT WOULD NEED OR BE INTERESTED IN THIS MUCH SPACE. THIS SALE INCLUDES 12 PARCELS. THE STORAGE MEZZANINES ARE NOT INCLUDED IN THE TOTAL AREA. THERE IS NO SKETCH IN IPAS. AFTER HOURS UPON HOURS AND MULTIPLE ATTEMPTS TO SAVE A SKETCH TO THE SYSTEM, IT KEEPS DISAPPEARING. SEE PARID 000153497 FOR A GENERAL OUTLINE OF THE STRUCTURES INCLUDED IN THIS SALE.





**SALE REPORT**

State ID # 81-34-006-R000137545  
 County LANGLADE  
 Municipality ANTIGO  
 Local Parcel # 006-0251.003  
 Situs Address W9630 Highway 64  
 Situs Zip Code 54409  
 Appraiser BARRERM

IPAS Sale Key # 177513  
 SIC Code 1711  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 03/19/2020  
 Grantor WEST-MCNEIL RE PARTNERSHIP  
 Grantee HP PROPERTY MANAGEMENT LLC  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 1711: Plumbing Heating Air-Conditioning-Cons  
 Intended Use 7342: Disinfecting & Pest Control Services-Svc  
 No Months Vacant  
 Environmental Site NO

**SALE DATA**

Sale Price \$290,000  
 Adjustment \$5,000  
 Adjusted Reason Personal Property Included  
 Adjusted Sale Price \$285,000  
 Land Value \$34,000  
 Improvement Value \$251,000  
 Time on Market  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1982  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 10,600  
 Additional Useable Area 0  
 Total Area 10,600  
 Basement Area  
 Office Area (SF) / (%) 2,350 22%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 2,350 22%  
 Notable Features/OBYs  
 Stories 1  
 Non-office ave wall height 16  
 Non-office ave clear height 16  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$26.89  
 Adj Sale Price Imps \$ / SF \$23.68  
 Acres 6.648  
 Land Value \$ / Acre \$5,114  
 SCR 27.3  
 RCN + OBY / SF \$54.43  
 Physical Res. % 56%  
 Functional Res. % 100%  
 Functional OBS 1  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 90%  
 NBHD Rating / Other % 95%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 91%

**COMMENTS**

GRTR: GRANTOR: GRANTOR WAS HVAC CONTRACTOR USING SUBJECT FOR STORAGE.

GRTE: GRANTEE: LEARNED SUBJECT WAS FOR SALE BY WORD OF MOUTH AND NEGOTIATED TO SALE PRICE. PURCHASED FOR INVESTMENT, RENTING OUT TO MOSQUITO SPRAYING BUSINESS.

PHYS: PHYSICAL: ONE STORY PRE-ENGINEERED STEEL FRAME, METAL LINED BUILDING WITH CONCRETE BLOCK ENTRANCE/OFFICE AREA IN FRONT. GRANTEE PERFORMED CLEANING AND PAINTING AFTER PURCHASE.

FUNC: FUNCTIONAL: NO FUNCTIONAL OBSOLESCENCE ATTRIBUTED TO SUBJECT.

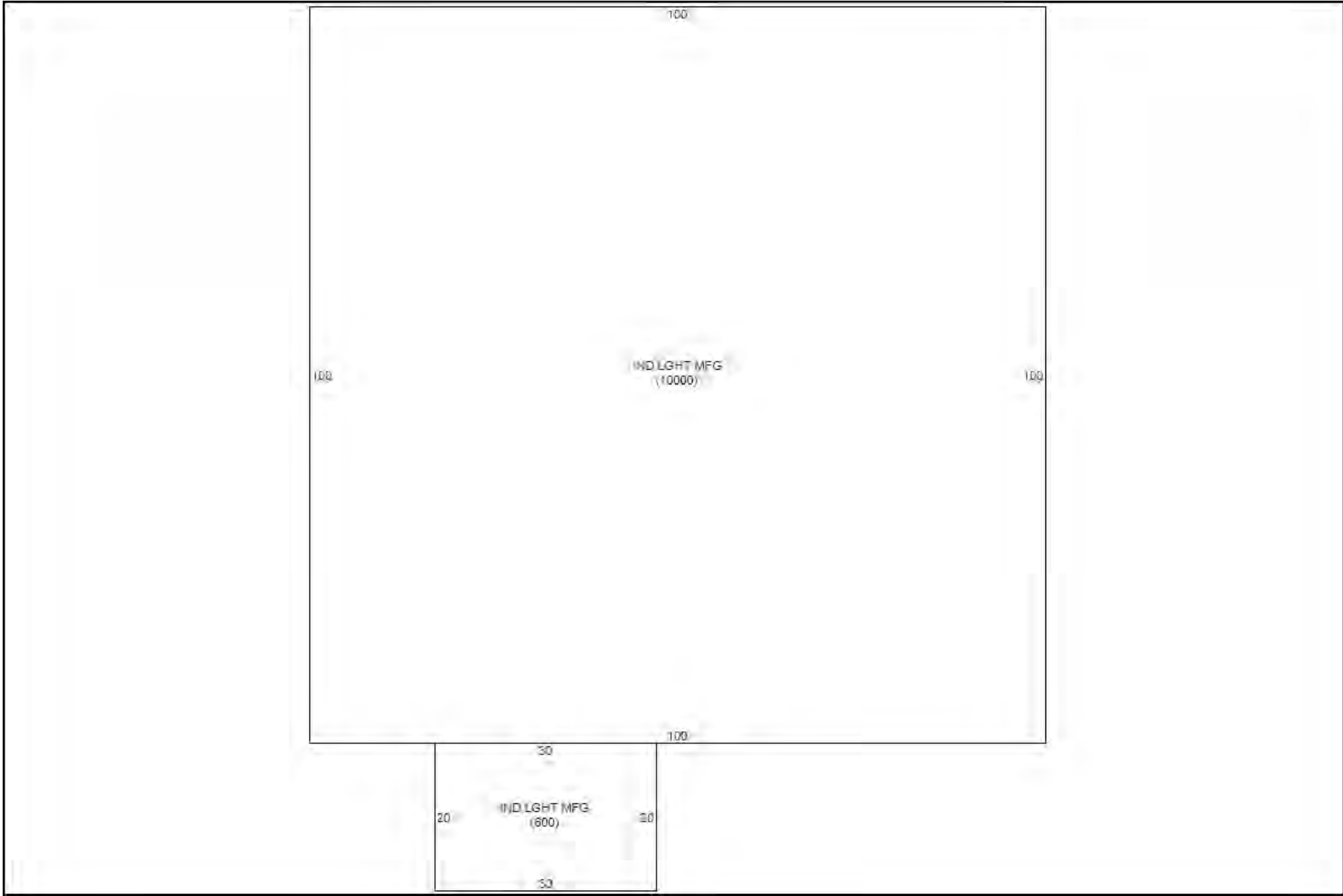
ECON: ECONOMIC: LOCATED JUST OUTSIDE OF THE CITY OF ANTIGO, ALONG HIGHWAY 64, WHICH LEADS INTO THE COMMERCIAL AREA OF CITY.

OTHR: OTHER: THE \$5,000 ADJUSTMENT TO SALE PRICE WAS FOR OFFICE FURNITURE AND LAWN MOWER INCLUDED IN THE SALE PRICE.

OTHR: LAND ANALYSIS: LOCAL LAND ASSESSMENTS WERE ANALYZED TO DETERMINE VALUE.







**SALE REPORT**

State ID # 81-34-006-R000143312  
 County LANGLADE  
 Municipality ANTIGO  
 Local Parcel # 006-0264.007  
 Situs Address 520 Industrial Park Rd  
 Situs Zip Code 54409  
 Appraiser BARRERM

IPAS Sale Key # 182505  
 SIC Code 3499  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 12/16/2019  
 Grantor 520 INDUSTRIAL PARK ROAD LLC  
  
 Grantee ROBERTY JR & KELLY STIMAC  
  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 4225: General Warehousing & Storage-Trans  
 Intended Use 3499: Fabricated Metal Products Nec-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$550,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$550,000  
 Land Value \$75,500  
 Improvement Value \$474,500  
 Time on Market 0 - 4 months  
 Recent Asking Price \$600,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1977  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 37,050  
 Additional Useable Area 0  
 Total Area 37,050  
 Basement Area  
 Office Area (SF) / (%) 1,050 3%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs  
  
 Stories 1  
 Non-office ave wall height 16  
 Non-office ave clear height 16  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$14.84  
 Adj Sale Price Imps \$ / SF \$12.81  
 Acres 3.180  
 Land Value \$ / Acre \$23,742  
 SCR 3.74  
 RCN + OBY / SF \$50.78  
 Physical Res. % 42%  
 Functional Res. % 95%  
 Functional OBS 1 Office/Plant Ratio  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 90%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason  
  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 70%

**COMMENTS**

GRTR: HAD A TENANT IN BUILDING WHOSE LEASE WAS ENDING SOON. DECIDED TO ASK AROUND ANTIGO INDUSTRIAL PARK AREA FOR ANY INTERESTED BUYERS, GRANTEE WAS ONLY ONE INTERESTED. GRANTOR DID NOT WANT TO END UP WITH A VACANT BUILDING AFTER TENANT LEFT, SO ACCEPTED OFFER OF \$550,000. FELT SALE WAS FAIR MARKET VALUE, AS ANTIGO IS A RATHER LIMITED MARKET FOR THIS STYLE OF BUILDING.

GRTE: GRANTEE IS A MANUFACTURER WHO WAS OPERATING IN A NEARBY LOCATION. PURCHASED BUILDING TO EXPAND BUSINESS.

PHYS: BUILT IN 1977, SUBJECT HAS PRE-ENGINEERED STEEL FRAMING AND IS A DISTRIBUTION WAREHOUSE STYLE BUILDING (AS THAT IS WHAT IT HAD FORMERLY BEEN USED AS). FOLLOWING SALE, GRANTEE UPDATED THE HEATING AND ELECTRICAL SYSTEMS AS WELL AS MADE VARIOUS OTHER IMPROVEMENTS TOTALING OVER \$300,000.

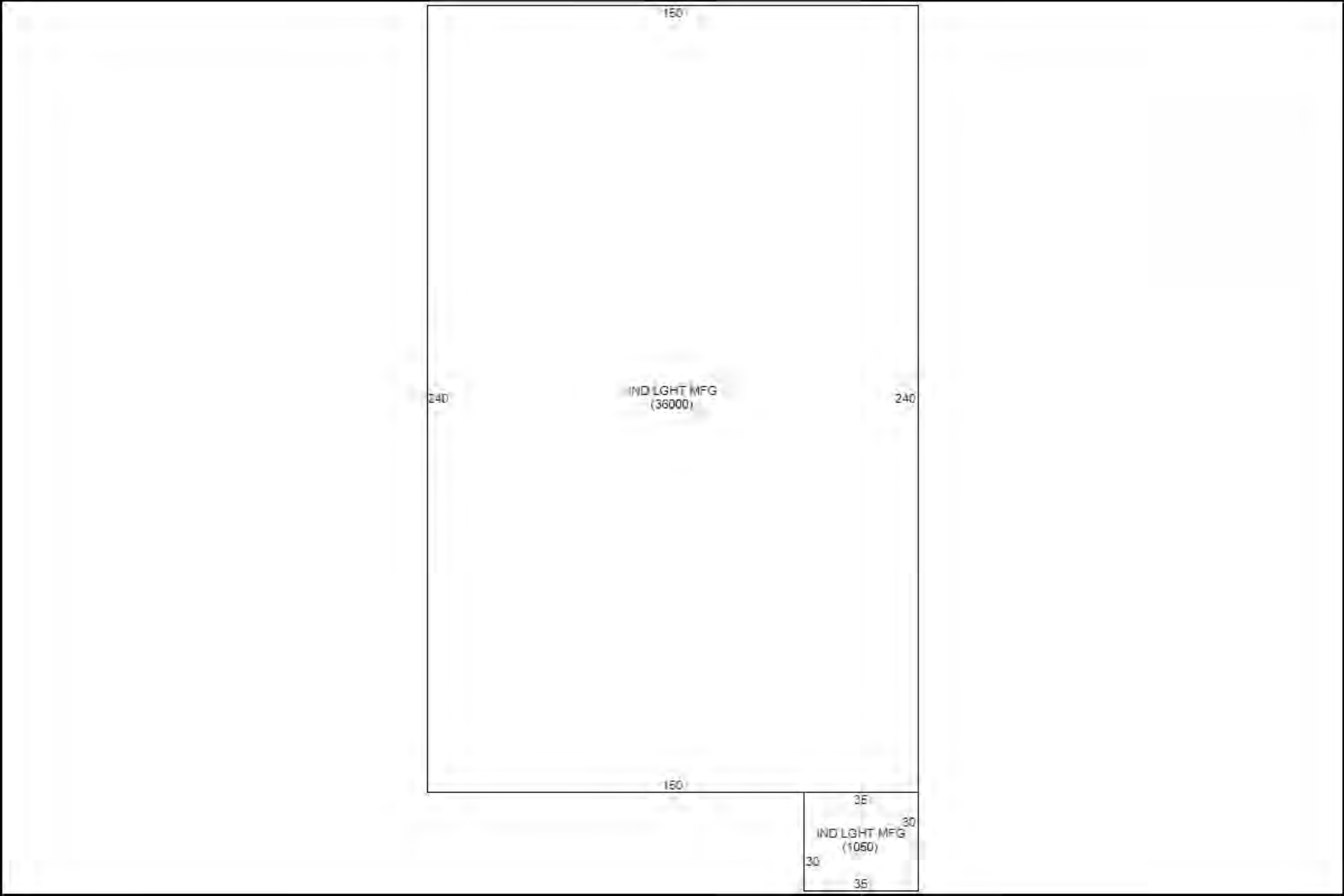
FUNC: THE AMOUNT OF OFFICE SPACE IS ON THE LOW SIDE.

ECON: LOCATED IN THE ANTIGO INDUSTRIAL PARK AREA, RIGHT OFF HIGHWAY 45. THE AREA POPULATION IS AROUND 10,000 BETWEEN THE CITY AND TOWN OF ANTIGO.

OTHR: LAND: SALES AS WELL AS NEARBY COMMERCIAL AND MANUFACTURING ASSESSMENTS WERE ANALYZED.

OTHR: MARKET VARIANCE: POSSIBLY DUE TO LIMITED DEMAND FOR INDUSTRIAL PROPERTIES IN ANTIGO AREA.





**SALE REPORT**

State ID # 81-34-014-R000033236  
 County LANGLADE  
 Municipality NEVA  
 Local Parcel # 014-0461.003  
 Situs Address N5602 County Rd E  
 Situs Zip Code 54424  
 Appraiser BARRERM

IPAS Sale Key # 172987  
 SIC Code 3537  
 Interior Inspection Date 08/03/2018  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 10/21/2019  
 Grantor JAMES HONZIK

Grantee MARK AND CONSTANCE ROSIO

Affinity Adjacent Owner  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3537: Industrial Trucks & Tractors-Mfg  
 Intended Use 4225: General Warehousing & Storage-Trans  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$28,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$28,000  
 Land Value \$6,800  
 Improvement Value \$21,200  
 Time on Market 0 - 4 months  
 Recent Asking Price \$28,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1943  
 Number of Building Sections 4  
 Predominant OCC Code 494  
 Primary Area 2,982  
 Additional Useable Area 0  
 Total Area 2,982  
 Basement Area  
 Office Area (SF) / (%) 744 25%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 14  
 Non-office ave clear height 14  
 Frame Type 05: Wood Joist Typical Wood  
 Exterior Wall Type 02: Wood Frame

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$9.39  
 Adj Sale Price Imps \$ / SF \$7.11  
 Acres 0.500  
 Land Value \$ / Acre \$13,600  
 SCR 7.3  
 RCN + OBY / SF \$63.12  
 Physical Res. % 35%  
 Functional Res. % 90%  
 Functional OBS 1 Layout  
 Functional OBS 2 Construction Materials  
 Functional OBS 3  
 Community rating % 80%  
 NBHD Rating / Other % 90%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 1 to 3 miles  
 Market Variance 50%

## COMMENTS

GRTR: CLOSED MANUFACTURING BUSINESS AND HAD NO USE FOR BUILDING. PER WORD OF MOUTH, SOLD TO NEIGHBOR.

GRTE: NO RESPONSE. PER GRANTOR, GRANTEE WAS NEIGHBOR WHO WILL USE FOR STORAGE.

PHYS: SUBJECT WAS BUILT IN THREE SECTIONS, EACH WITH DIFFERENT CONSTRUCTION MATERIALS. THERE IS ALSO A VERY OLD UNUSED BUILDING IN POOR CONDITION ON THE PARCEL, THAT IS NOT CONSIDERED IN THE SQUARE FOOTAGE.

FUNC: FUNCTIONAL ISSUES WERE OBSERVED FOR LAYOUT ISSUES AND CONSTRUCTION MATERIALS. BUILDING HEIGHT IS ALSO ON THE LOW SIDE.

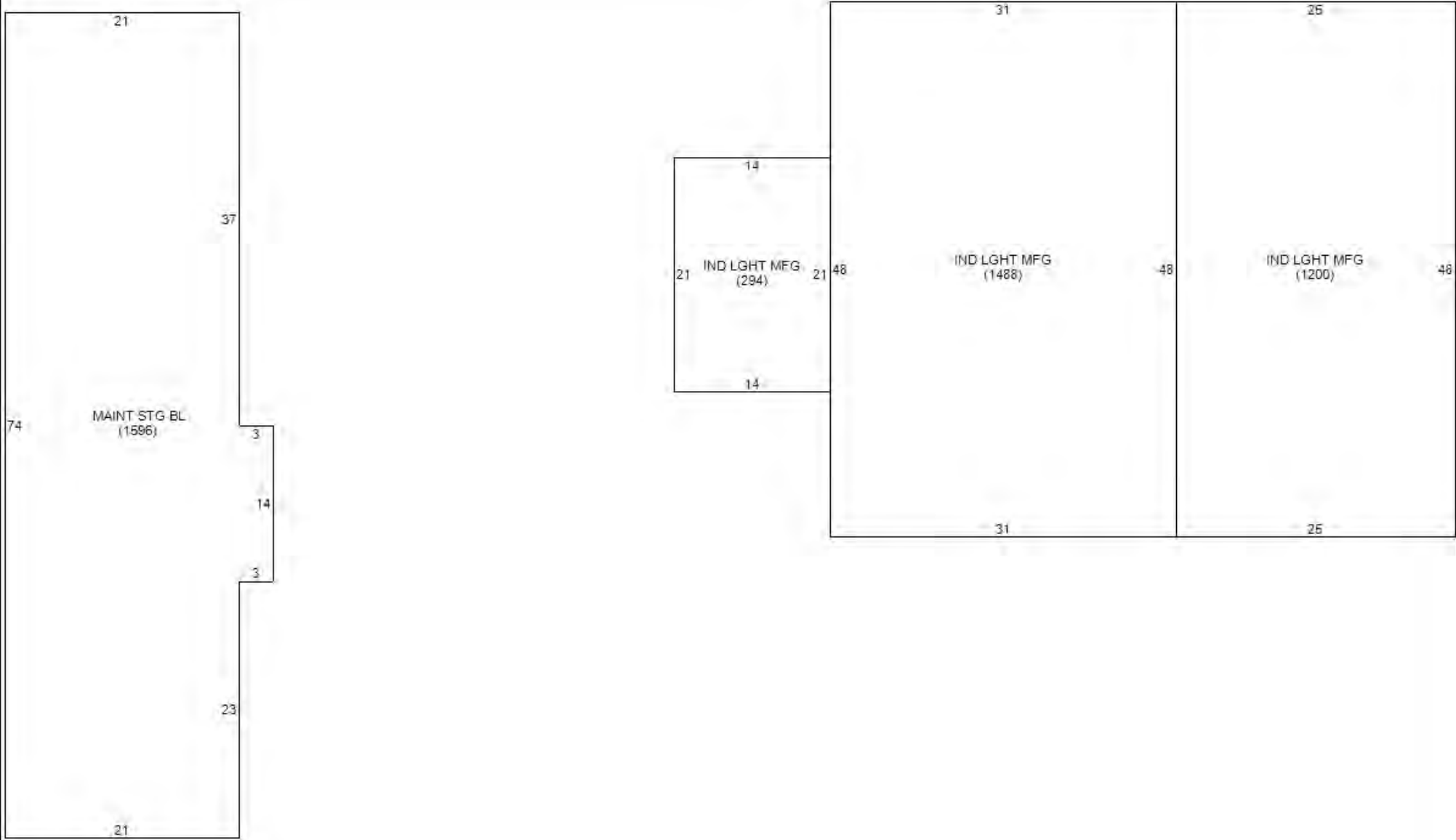
ECON: LOCATED IN A RURAL/AGRICULTURAL AREA OFF OF HIGHWAY 45, ABOUT 8 MILES NORTH OF THE CITY OF ANTIGO.

OTHR: LAND ANALYSIS: LAND VALUE USED FROM LOCAL ASSESSOR AS IT WAS UPDATED FOLLOWING SALE.

OTHR: MARKET VARIANCE: POSSIBLY DUE TO NEIGHBOR PURCHASE.







**SALE REPORT**

State ID # 81-34-201-R000050592  
 County LANGLADE  
 Municipality ANTIGO  
 Local Parcel # 201-2915.001  
 Situs Address 1600 Deeglise St  
 Situs Zip Code 54409  
 Appraiser BARRERM

IPAS Sale Key # 166228  
 SIC Code 2448  
 Interior Inspection Date 08/09/2018  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 05/01/2019  
 Grantor WETTERAU WOOD PRODUCTS INC

Grantee LEMASTER INVESTMENTS LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2448: Wood Pallets & Skids-Mfg  
 Intended Use 2448: Wood Pallets & Skids-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$1,200,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$1,200,000  
 Land Value \$98,700  
 Improvement Value \$1,101,300  
 Time on Market 0 - 4 months  
 Recent Asking Price \$1,200,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1999  
 Number of Building Sections 13  
 Predominant OCC Code 471  
 Primary Area 92,499  
 Additional Useable Area 0  
 Total Area 92,499  
 Basement Area  
 Office Area (SF) / (%) 2,152 2%  
 Sprinkler (SF) / (%) 19,505 21%  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 15  
 Non-office ave clear height 15  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$12.97  
 Adj Sale Price Imps \$ / SF \$11.91  
 Acres 18.620  
 Land Value \$ / Acre \$5,301  
 SCR 8.77  
 RCN + OBY / SF \$31.35  
 Physical Res. % 51%  
 Functional Res. % 80%  
 Functional OBS 1 Layout  
 Functional OBS 2 Ceiling Height  
 Functional OBS 3 Office/Plant Ratio  
 Community rating % 90%  
 NBHD Rating / Other % 90%  
 NBHD Rating / Other Econ Reason Neighborhood Rating

Major Thoroughfare 1 to 3 miles  
 Market Variance 115%

**COMMENTS**

GRTR: ORIGINALLY SOLD EQUIPMENT AND BUSINESS TO GRANTEE IN 2014. AT THAT TIME, THE GRANTEE HAD NO DESIRE TO PURCHASE REAL ESTATE, SO A LEASE AGREEMENT WAS WORKED OUT. AN OPTION TO PURCHASE WAS WORKED INTO NEW LEASE IN 2019. THERE WERE ROOF LEAKS AND OTHER MAINTENANCE ISSUES GOING FORWARD, WHICH WAS PART OF THE REASON THAT GRANTOR WAS WILLING TO SELL.

GRTE: OCCUPIED BUILDING AS A TENANT FOR FIVE YEARS. AS PART OF NEW LEASE AGREEMENT THAT WAS NEGOTIATED IN JANUARY OF 2019, THEY HAD AN OPTION TO PURCHASE, WHICH THEY DECIDED TO EXERCISE INSTEAD OF CONTINUING TO RENT. THERE WERE TWO APPRAISALS DONE, WITH THE AVERAGE EQUALING THE SALE PRICE OF \$1,200,000.

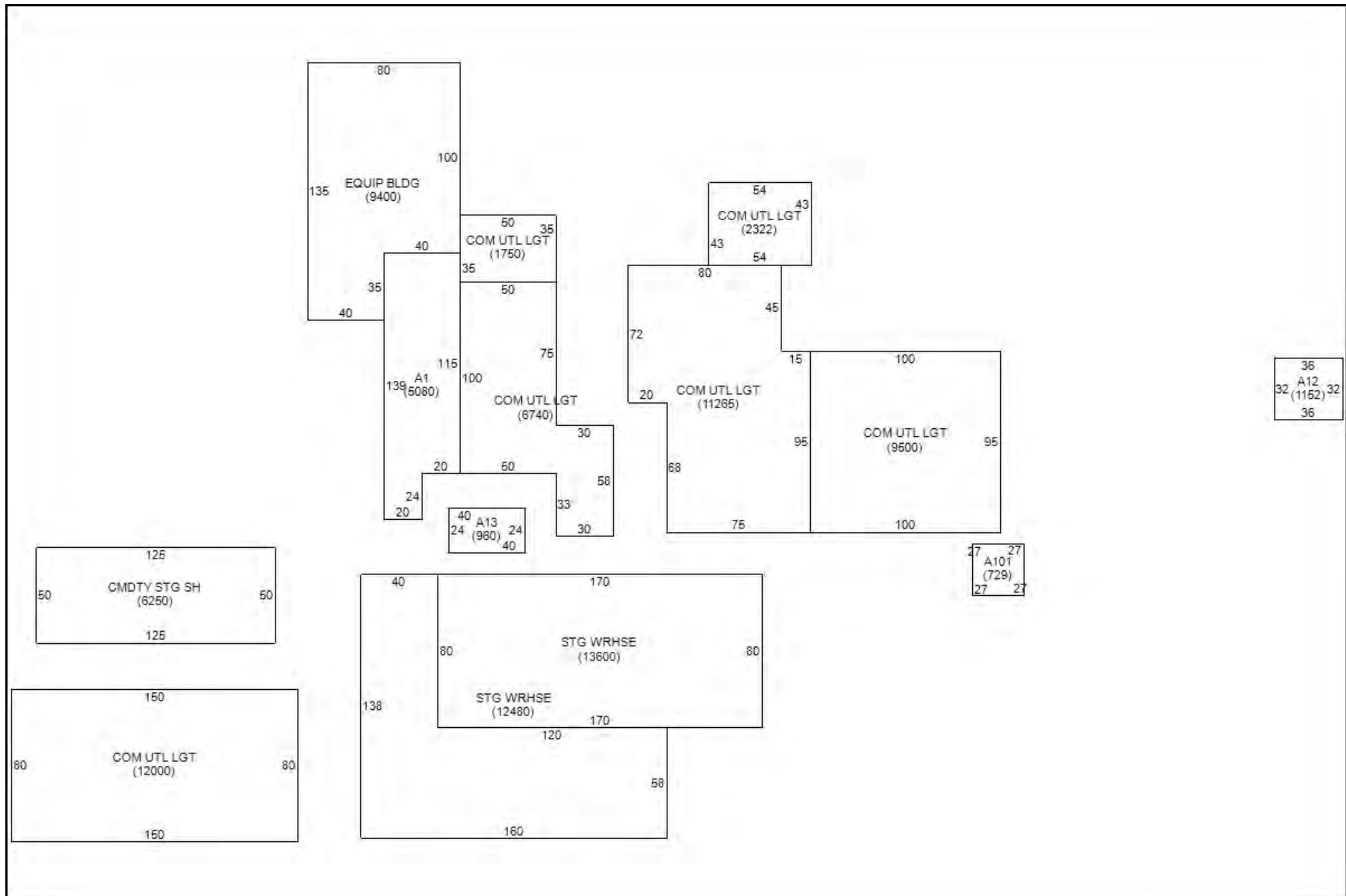
PHYS: SIGNIFICANT ROOF LEAKS WERE REPORTED AT THE TIME OF SALE WITH AN ESTIMATED \$150,000 COST TO REPAIR. BUILDINGS DID SHOW SOME WEAR FROM BEING A SAWMILL, WITH LOGS AND FORKLIFTS HITTING THE SIDE OF WALLS.

FUNC: THIS SITE IS A SAWMILL. SOME BUILDINGS ARE SEPARATE BUILDINGS AND NOT CONNECTED. FOR THIS TYPE OF AN INDUSTRY THIS WORKS GREAT FOR THEM, AS THEY HAVE DIFFERENT STAGES IN EACH BUILDING ALLOWING THEM TO KEEP THINGS SEPARATE.

ECON: THIS PROPERTY IS LOCATED IN AN INDUSTRIAL PARK, RIGHT OFF HIGHWAY 64. ACCESS TO THE HIGHWAY MAKES IT EASY FOR LOGGING TRUCKS TO ENTER THE PROPERTY.

OTHR: RECENT SALES AND LOCALLY ASSESSED NEIGHBORING PARCELS WERE USED TO ESTABLISH LAND VALUE.





**SALE REPORT**

State ID # 81-34-201-R000137338  
 County LANGLADE  
 Municipality ANTIGO  
 Local Parcel # 201-1884.001  
 Situs Address 617 Wausau Rd  
 Situs Zip Code 54409  
 Appraiser BARRERM

IPAS Sale Key # 177426  
 SIC Code 4225  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 05/29/2020  
 Grantor STIBBE EXCAVATING AND GRADING INC  
 Grantee SCHUMITSCH REVOCABLE TRUST  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 4225: General Warehousing & Storage-Trans  
 Intended Use 4225: General Warehousing & Storage-Trans  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$130,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$130,000  
 Land Value \$32,700  
 Improvement Value \$97,300  
 Time on Market over 24 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1975  
 Number of Building Sections 2  
 Predominant OCC Code 406  
 Primary Area 3,888  
 Additional Useable Area 0  
 Total Area 3,888  
 Basement Area  
 Office Area (SF) / (%) 336 9%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs  
 Stories 1  
 Non-office ave wall height 15  
 Non-office ave clear height 15  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$33.44  
 Adj Sale Price Imps \$ / SF \$25.03  
 Acres 3.585  
 Land Value \$ / Acre \$9,121  
 SCR 40.2  
 RCN + OBY / SF \$41.51  
 Physical Res. % 55%  
 Functional Res. % 100%  
 Functional OBS 1  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 90%  
 NBHD Rating / Other % 95%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 128%

## COMMENTS

GRTR: GRANTOR: SUBJECT USED AS A MAINTENANCE SHOP AND WAREHOUSE FOR EXCAVATING COMPANY.

GRTE: GRANTEE: OWNS A BUSINESS DOWN THE STREET FROM SUBJECT AND NEEDED MORE ROOM. PURCHASED TO USE IN SAME CAPACITY AS IT WAS BEING USED BEFORE: SHOP AND STORAGE.

PHYS: PHYSICAL: PRE-ENGINEERED STEEL FRAME AND METAL LINED WAREHOUSE STYLE BUILDING. THERE IS ALSO AN OUTBUILDING (NOT INCLUDED IN SQUARE FOOTAGE) WHICH IS MOSTLY A ONE SIDE OPEN STORAGE STRUCTURE, WITH A SMALL ENCLOSED GARAGE AREA.

FUNC: FUNCTIONAL: THERE ARE NO FUNCTIONAL ISSUES NOTED WITH SUBJECT.

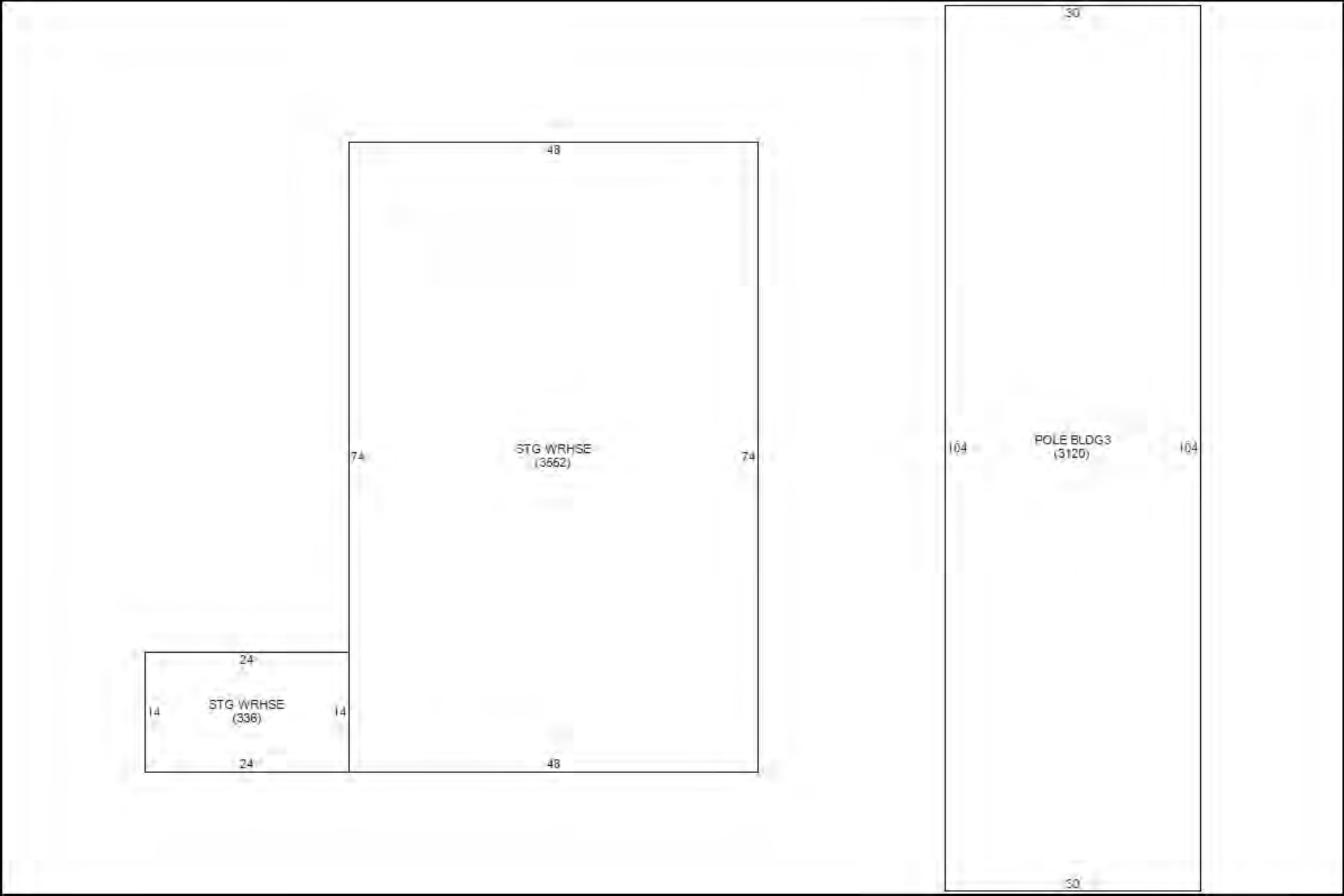
ECON: ECONOMIC: LOCATED ON THE OUTSKIRTS OF THE CITY OF ANTIGO, ABOUT A MILE FROM HIGHWAY 45. IT IS LOCATED BY AGRICULTURAL LAND, AS WELL AS SOME COMMERCIAL AND RESIDENTIAL PROPERTIES.

OTHR: OTHER: LAND ANALYSIS: LOCAL LAND ASSESSMENTS ANALYZED TO DETERMINE LAND VALUE.

OTHR: MARKET VARIANCE: POSSIBLY DUE TO GRANTEE OWNING ANOTHER PROPERTY DOWN STREET.







**SALE REPORT**

State ID # 81-34-201-R000150343  
 County LANGLADE  
 Municipality ANTIGO  
 Local Parcel # 201-2890.057  
 Situs Address 2025 Clermont St  
 Situs Zip Code 54409  
 Appraiser BARRERM

IPAS Sale Key # 189689  
 SIC Code 4225  
 Interior Inspection Date 08/12/2021  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 10/27/2020  
 Grantor WESLEY TRADEWELL

Grantee ANTIGO CONSTRUCTION INC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 4225: General Warehousing & Storage-Trans  
 Intended Use 4225: General Warehousing & Storage-Trans  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$141,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$141,000  
 Land Value \$80,800  
 Improvement Value \$60,200  
 Time on Market 5 - 11 months  
 Recent Asking Price \$141,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1988  
 Number of Building Sections 1  
 Predominant OCC Code 470  
 Primary Area 8,640  
 Additional Useable Area 0  
 Total Area 8,640  
 Basement Area  
 Office Area (SF) / (%) 0 0%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 16  
 Non-office ave clear height 16  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$16.32  
 Adj Sale Price Imps \$ / SF \$6.97  
 Acres 3.160  
 Land Value \$ / Acre \$25,570  
 SCR 15.9  
 RCN + OBY / SF \$33.81  
 Physical Res. % 40%  
 Functional Res. % 90%  
 Functional OBS 1 Office/Plant Ratio  
 Functional OBS 2 Building Mechanics  
 Functional OBS 3  
 Community rating % 90%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason

Major Thoroughfare 0 to 1 mile  
 Market Variance 64%

**COMMENTS**

GRTR: PREVIOUSLY RAN A CONSTRUCTION BUSINESS ON A PARCEL THAT INCLUDED BOTH AN OFFICE BUILDING AND SUBJECT (STORAGE BUILDING). SPLIT THE PARCEL VIA CSM AND SOLD BOTH BUILDINGS SEPARATELY.

GRTE: OPERATES A MANUFACTURING FACILITY CLOSE BY, SAW SALE SIGN ON SUBJECT AND NEGOTIATED TO PURCHASE PRICE. PURCHASED SUBJECT TO USE FOR STORAGE OF CONSTRUCTION EQUIPMENT AND VEHICLES.

PHYS: AN UNHEATED STEEL FRAME STORAGE BUILDING IN FAIR CONDITION. THERE IS ALSO AN EXTERIOR COVERED CANOPY AREA THAT RUNS THE LENGTH OF BUILDING. FOLLOWING THE SALE, DIRECT ELECTRICAL SERVICE AND A GRAVEL DRIVEWAY WERE ADDED.

FUNC: FUNCTIONAL ISSUES NOTED FOR LACK OF OFFICE AREA AND BUILDING MECHANICALS.

ECON: LOCATED IN A COMMERCIAL AND INDUSTRIAL AREA IN THE CITY OF ANTIGO, NEAR THE INTERSECTION OF US HIGHWAY 45 AND STATE HIGHWAY 64.

OTHR: LAND: LOCAL COMMERCIAL ASSESSED VALUES AND SALES WERE ANALYZED.

OTHR: MARKET VARIANCE: NO KNOWN REASON.



[illegible]

**SALE REPORT**

State ID # 81-34-201-R000150741  
 County LANGLADE  
 Municipality ANTIGO  
 Local Parcel # 201-3425.003  
 Situs Address 914 3rd Ave  
 Situs Zip Code 54409  
 Appraiser BARRERM

IPAS Sale Key # 190091  
 SIC Code 4225  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 03/01/2021  
 Grantor JT SEED COMPANY INC

Grantee JPW11 LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 4225: General Warehousing & Storage-Trans  
 Intended Use 4225: General Warehousing & Storage-Trans  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$349,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$349,000  
 Land Value \$34,600  
 Improvement Value \$314,400  
 Time on Market 5 - 11 months  
 Recent Asking Price \$390,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1989  
 Number of Building Sections 2  
 Predominant OCC Code 406  
 Primary Area 12,000  
 Additional Useable Area 2000  
 Total Area 14,000  
 Basement Area  
 Office Area (SF) / (%) 4,000 29%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 4,000 29%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 16  
 Non-office ave clear height 16  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 14: Concrete Tilt-up

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$24.93  
 Adj Sale Price Imps \$ / SF \$22.46  
 Acres 1.535  
 Land Value \$ / Acre \$22,541  
 SCR 5.6  
 RCN + OBY / SF \$43.77  
 Physical Res. % 54%  
 Functional Res. % 100%  
 Functional OBS 1  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 90%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason

Major Thoroughfare 0 to 1 mile  
 Market Variance 106%

## COMMENTS

GRTR: NO CONTACT.

GRTE: SUBJECT WAS LISTED FOR SALE THROUGH A REALTOR AND A SIGN ON PROPERTY. GRANTEE NEGOTIATED TO SALE PRICE. PURCHASED TO USE FOR WHOLESALE FUEL AND TRUCKING BUSINESS.

PHYS: SUBJECT IS A CONCRETE, WAREHOUSE STYLE BUILDING WITH 2 LEVELS OF OFFICE/CONFERENCE ROOM AREA. THE WAREHOUSE PORTION OF THE BUILDING IS UNHEATED. THE FIRST FLOOR OFFICE AREA COULD USE SOME UPDATING (WHICH WAS DONE BY GRANTEE FOLLOWING SALE). THERE IS A VEHICLE SHELTER AND ANOTHER SMALL POLE BUILDING INCLUDED IN SALE (NOT CONSIDERED IN THE SQUARE FOOTAGE). AN EXTERIOR INSPECTION AND INTERIOR SALE LISTING PHOTOS WERE USED TO ESTABLISH CONDITION.

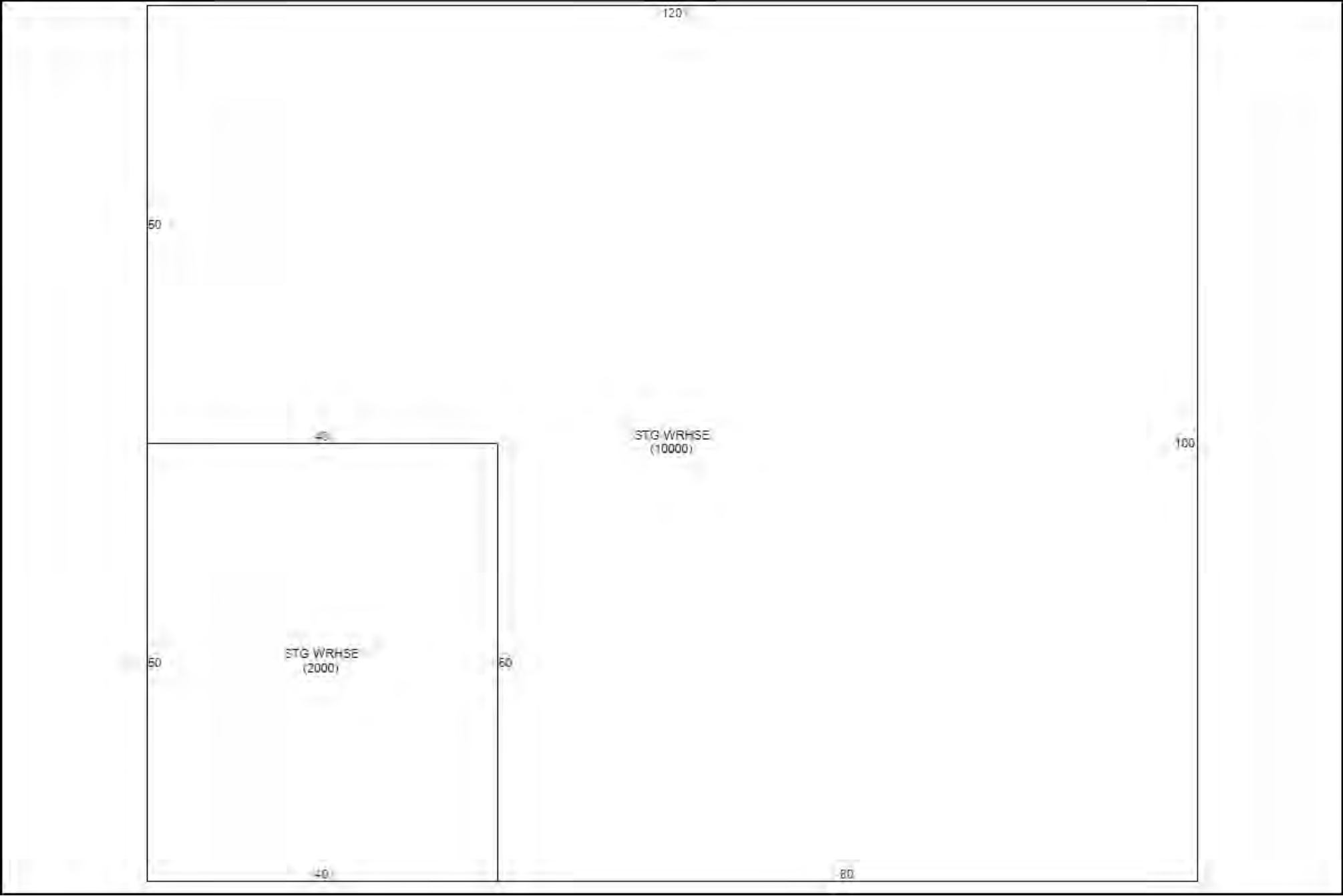
FUNC: NO FUNCTIONAL ISSUES NOTED.

ECON: SUBJECT IS LOCATED IN THE CITY OF ANTIGO AMONGST BOTH COMMERCIAL AND RESIDENTIAL PROPERTIES. IT IS TWO BLOCKS OFF INTERSTATE 45, WHICH IS THE MAIN THOROUGHFARE THROUGH THE CITY.

OTHR: LAND: NEARBY COMMERCIAL ASSESSMENTS AND SALES WERE ANALYZED.







**SALE REPORT**

State ID # 79-35-024-R000127840  
 County LINCOLN  
 Municipality SCOTT  
 Local Parcel # 024-3106-261-9990  
 Situs Address W5331 Park Ave  
 Situs Zip Code 54452  
 Appraiser WINDSJB

IPAS Sale Key # 167177  
 SIC Code 5084  
 Interior Inspection Date 08/07/2019  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 09/25/2018  
 Grantor KJMS PROPERTIES LLC

Grantee TODD & GREG NICKLAUS

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 7389: Business Services Nec-Svcs  
 Intended Use 4225: General Warehousing & Storage-Trans  
 No Months Vacant 1 - 3 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$360,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$360,000  
 Land Value \$83,000  
 Improvement Value \$277,000  
 Time on Market over 24 months  
 Recent Asking Price \$390,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1976  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 13,500  
 Additional Useable Area 0  
 Total Area 13,500  
 Basement Area  
 Office Area (SF) / (%) 2,400 18%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 16  
 Non-office ave clear height 16  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$26.67  
 Adj Sale Price Imps \$ / SF \$20.52  
 Acres 10.000  
 Land Value \$ / Acre \$8,300  
 SCR 32.27  
 RCN + OBY / SF \$55.57  
 Physical Res. % 55%  
 Functional Res. % 90%  
 Functional OBS 1 Layout  
 Functional OBS 2 Office/Plant Ratio  
 Functional OBS 3  
 Community rating % 80%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason  
 Major Thoroughfare 3 to 5 miles  
 Market Variance 93%

**COMMENTS**

GRTR: GRANTOR: DID NOT RETURN CALLS. USED A BROKER TO LIST IT. ADVERTISED WITH SIGNS AND MLS.

GRTE: GRANTEE: TWO BROTHERS WERE LOOKING FOR A BUILDING FOR PERSONAL STORAGE. THEY USED A BROKER IN THEIR SEARCH. THEY HAD SOME KNOWLEDGE OF THIS BUILDING'S HISTORY AND KNEW IT HAD BEEN VACANT FOR ABOUT 2 YEARS. THERE WAS ONE OTHER BUYER COMPETING TO PURCHASE THE BUILDING. PRICE WAS NEGOTIATED FROM THE ASKING PRICE, \$390,000. GRANTEE FELT PRICE WAS FMV.

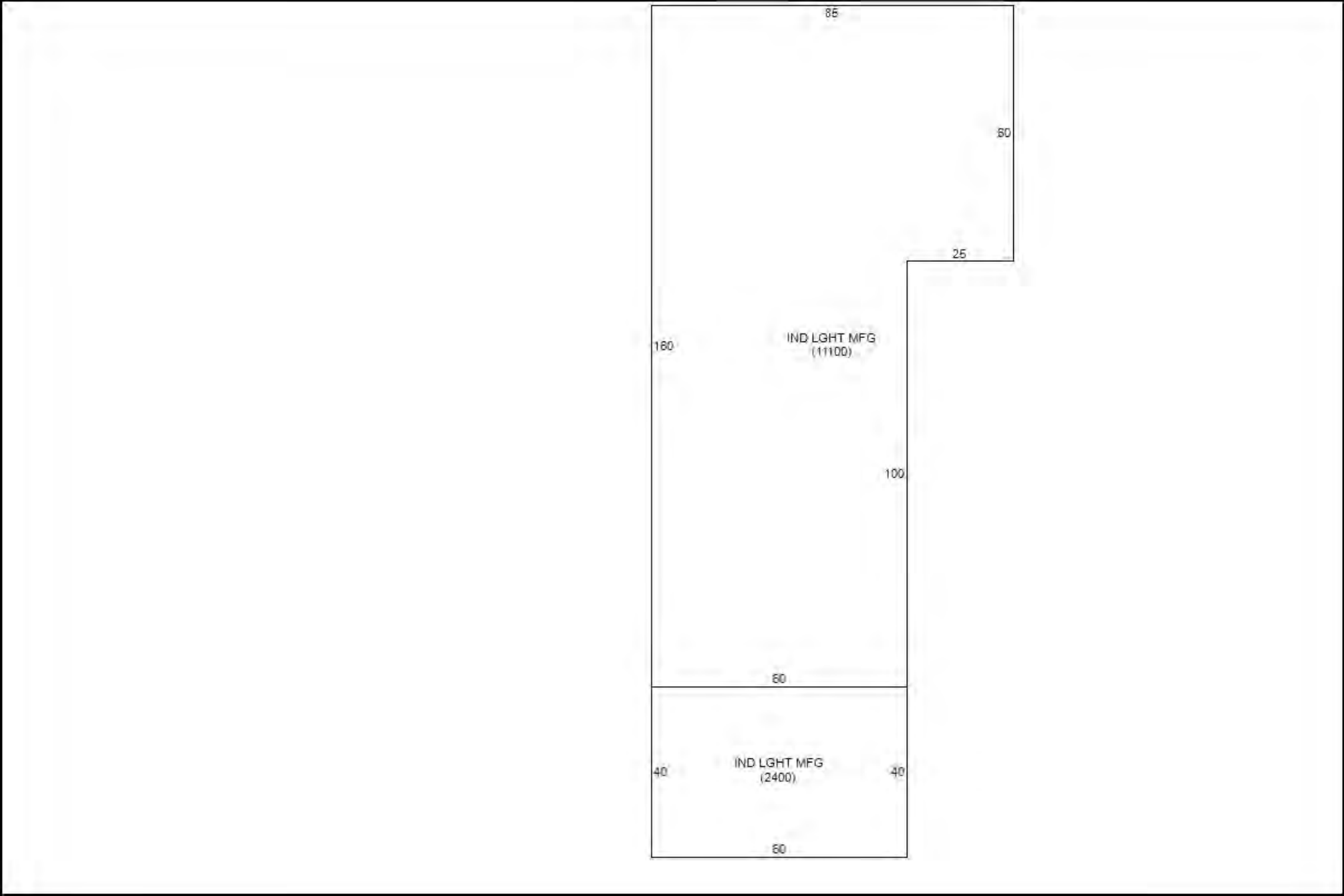
PHYS: PHYSICAL: THE SUBJECT APPEARS TO BE IN FAIR CONDITION WITH FINISHED OFFICE SPACE. THE SUBJECT HAD BEEN VACANT FOR AN EXTENDED PERIOD. IT WAS A HEAVY EQUIPMENT/IMPLEMENT SALES AND SERVICE SHOP AT ONE TIME.

FUNC: FUNCTIONAL: SUBJECT IS A THREE SECTION L WITH ADEQUATE HEIGHT. TWO SECTIONS BUILT AT SAME TIME AND LAST SECTION ADDED LATER. LARGER THAN TYPICAL OFFICE AREA.

ECON: ECONOMIC: SUBJECT IS LOCATED IN A RURAL SETTING ALONG A COUNTY ROAD, LESS THAN THREE MILES SOUTH OF MERRILL.

OTHR: LAND ANALYSIS: REVIEWED LOCAL AND SURROUNDING AREA LAND SALES.





**SALE REPORT**

State ID # 79-35-251-R000041062  
 County LINCOLN  
 Municipality MERRILL  
 Local Parcel # 251-3106-114-0199  
 Situs Address 410 Douglas St  
 Situs Zip Code 54452  
 Appraiser BLUMJR

IPAS Sale Key # 190669  
 SIC Code 3231  
 Interior Inspection Date 08/08/2019  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 04/20/2021  
 Grantor SEMLING REALTY INC

Grantee PRAIRIE RIVER PROPERTIES LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3231: Products Of Purchased Glass-Mfg  
 Intended Use 3231: Products Of Purchased Glass-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$537,500  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$537,500  
 Land Value \$38,800  
 Improvement Value \$498,700  
 Time on Market 5 - 11 months  
 Recent Asking Price \$599,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1968  
 Number of Building Sections 8  
 Predominant OCC Code 494  
 Primary Area 74,400  
 Additional Useable Area 0  
 Total Area 74,400  
 Basement Area  
 Office Area (SF) / (%) 2,777 4%  
 Sprinkler (SF) / (%) 74,400 100%  
 Air Conditioning (SF) / (%) 1,040 1%  
 Notable Features/OBYS

Stories 1  
 Non-office ave wall height 13  
 Non-office ave clear height 13  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$7.22  
 Adj Sale Price Imps \$ / SF \$6.70  
 Acres 2.510  
 Land Value \$ / Acre \$15,458  
 SCR 1.47  
 RCN + OBY / SF \$48.42  
 Physical Res. % 41%  
 Functional Res. % 75%  
 Functional OBS 1 Layout  
 Functional OBS 2 Site Coverage  
 Functional OBS 3 Ceiling Height  
 Community rating % 90%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating

Major Thoroughfare 3 to 5 miles  
 Market Variance 50%

**COMMENTS**

GRTR: PROPERTY WAS LISTED THROUGH A LOCAL REAL ESTATE COMPANY AND SAW IT AS AN OPPORTUNITY TO EXPAND THEIR BUSINESS. BUILDING WAS ORIGINALLY BUILT FOR INTENDED PURPOSE AND IS LOCATED IN THE SAME MUNICIPALITY AS THEIR OTHER MANUFACTURING LOCATION. OFFERED PURCHASE PRICE WAS BASED OFF AVAILABLE MONEY THE GRANTEE HAD. ROOF HAS LEAKS OTHERWISE REPORTED TO BE IN GOOD CONDITION.

GRTE: PROPERTY WAS LISTED THROUGH A LOCAL REAL ESTATE COMPANY AND SAW IT AS AN OPPORTUNITY TO EXPAND THEIR BUSINESS. BUILDING WAS ORIGINALLY BUILT FOR INTENDED PURPOSE AND IS LOCATED IN THE SAME MUNICIPALITY AS THEIR OTHER MANUFACTURING LOCATION. OFFERED PURCHASE PRICE WAS BASED OFF AVAILABLE MONEY THE GRANTEE HAD. ROOF HAS LEAKS OTHERWISE REPORTED TO BE IN GOOD CONDITION.

BRKR: PROPERTY WAS ON THE MARKET FROM 5/28/2020 - 4/21/21 AND LISTED VIA MLS AND VARIOUS INTERNET SITES. BROKER FELT THE SALE REPRESENTED THE FAIR MARKET VALUE OF THE PROPERTY THOUGH APPRAISED VALUE WAS HIGHER. BROKER BELIEVED THE APPRAISAL WAS BETWEEN \$6-700,000, BUT DOES NOT REMEMBER EXACTLY.

PHYS: PROPERTY IS IN FAIR CONDITION AND SHOWED SIGNS OF AGE AS WELL AS WEAR AND TEAR. ROOFING REPAIRS ARE NEEDED

FUNC: LAYOUT IS A FACTOR DUE TO MULTIPLE ADDITIONS. CEILING HEIGHT IS LOW FOR THE SQUARE FOOTAGE AND SITE COVERAGE IS LESS THAN ADEQUATE.

ECON: LOCATED IN THE CITY CENTER OF MERRILL ABOUT 17 MILES NORTH OF WAUSAU. LOCATION OFFERS REASONABLE ACCESS TO MAJOR ROAD/HIGHWAYS IN THE REGION AND IS ABOUT 3 MILES FROM US HWY 51. RAIL DOES RUN ADJACENT TO THIS PROPERTY BUT THERE IS NO ACCESS.

OTHR: LAND ANALYSIS: DETERMINED THROUGH RECENT LAND SALES SEARCH AND MARKET ANALYSIS

APPR: FIELD AUDIT COMPLETED IN 2019, NO INTERIOR VISIT WAS CONDUCTED AT TIME OF THE SALE DUE TO GRANTEE BEING UNABLE TO MEET.





		127			
20	60	IND LGHT MFG (7620)	60		
52					
A5					
1040					
52					
290	127				
15	70	IND LGHT MFG (8890)	70		
A6					
300					
290					
A7					
450	15	127			
30		143			
60		IND LGHT MFG (8580)			
		143			
		144			
150		IND LGHT MFG (21600)			
		144			
180		IND LGHT MFG (25920)			
		144			

**SALE REPORT**

State ID # 79-35-251-R000152912  
 County LINCOLN  
 Municipality MERRILL  
 Local Parcel # 25131061320056  
 Situs Address 705 S Center Ave  
 Situs Zip Code 54452  
 Appraiser BLUMJR

IPAS Sale Key # 191310  
 SIC Code 5599  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 09/24/2021  
 Grantor BORTH INVESTMENTS LLC

Grantee AFR HOLDINGS LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 5599: Automotive Dealers Nec-Retail  
 Intended Use 4225: General Warehousing & Storage-Trans  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$250,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$250,000  
 Land Value \$37,200  
 Improvement Value \$212,800  
 Time on Market 12 - 24 months  
 Recent Asking Price \$250,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1961  
 Number of Building Sections 6  
 Predominant OCC Code 494  
 Primary Area 21,206  
 Additional Useable Area 0  
 Total Area 21,206  
 Basement Area  
 Office Area (SF) / (%) 1,248 6%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 12,710 60%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 14  
 Non-office ave clear height 14  
 Frame Type 02: Masonry Load Bearing  
 Exterior Wall Type 06: Masonry & Frame

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$11.79  
 Adj Sale Price Imps \$ / SF \$10.03  
 Acres 1.860  
 Land Value \$ / Acre \$20,000  
 SCR 3.82  
 RCN + OBY / SF \$56.67  
 Physical Res. % 37%  
 Functional Res. % 85%  
 Functional OBS 1 Layout  
 Functional OBS 2 Ceiling Height  
 Functional OBS 3  
 Community rating % 90%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 63%

**COMMENTS**

APPR: SOLD TO RETIRE. PROPERTY WAS NOT LISTED THROUGH A BROKER BUT RATHER THROUGH WORD OF MOUTH AND SIGN AT THE PROPERTY. ASKING PRICE BASED UPON GRANTOR'S OPINION AND WHAT HE FELT SIMILAR PROPERTIES HAD SOLD FOR. SELLER FELT THE SALE REPRESENTED THE FAIR MARKET VALUE OF THE PROPERTY AND THE BANK'S APPRAISAL SUPPORTED THE SALE PRICE WHICH WAS \$255,000.

GRTE: PROPERTY WAS FOR SALE THROUGH WORD OF MOUTH AND A SIGN. GRANTEE FELT THE SALE WAS BELOW FAIR MARKET VALUE AND INTENDS TO CONTINUE WITH A STORAGE BUSINESS AT THIS LOCATION. GRANTEE WAS LOOKING FOR A PROPERTY TO INVEST IN. REPORTED THE CONDITION WAS FAIR.

PHYS: PROPERTY APPEARED TO BE STRUCTURALLY SOUND, HOWEVER IS SHOWING A GENERAL LACK OF MAINTENANCE. THIS PROPERTY HAS FOUR OVERHEAD DOORS AND NO DOCK LEVELERS.

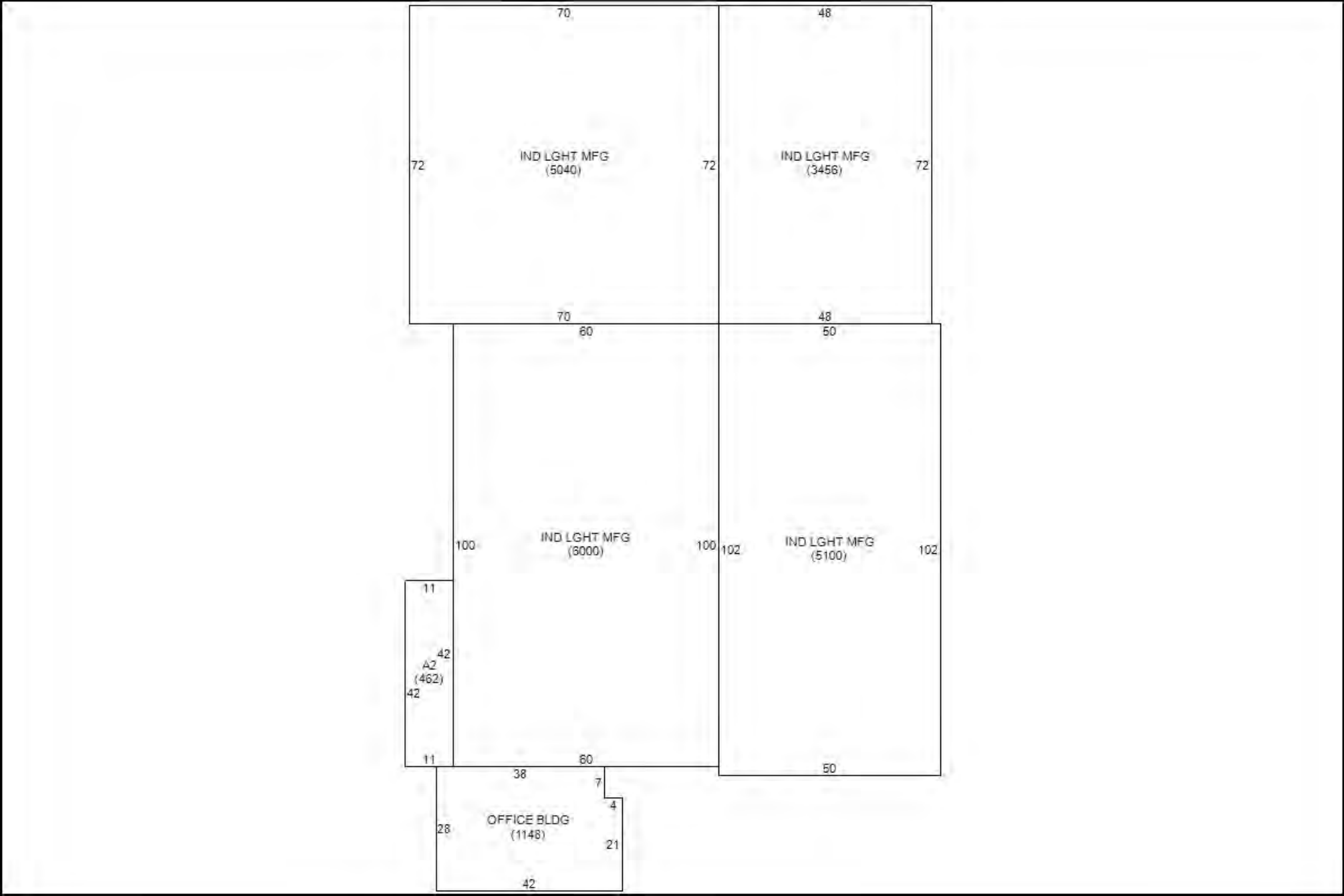
FUNC: MULTIPLE PARTITIONED SECTIONS AS WELL AS VARYING HEIGHTS AMONG THE SECTIONS.

ECON: LOCATED IN THE CITY OF MERRILL, ABOUT 17 MILES NORTH OF WAUSAU. THIS PROPERTY HAS FRONTAGE TO HWY K AND 2.5 MILES FROM US HWY 51. THERE IS COMMERCIAL PROPERTY (WITH SOME RETAIL) IN THIS LOCATION AND RECEIVES MODERATE TRAFFIC.

OTHR: LAND ANALYSIS: DETERMINED THROUGH RECENT LAND SALES SEARCH AND MARKET ANALYSIS.

APPR: EXTERIOR VISIT ONLY, GRANTOR WAS UNAVAILABLE TO ALLOW ACCESS.





**SALE REPORT**

State ID # 79-35-286-R000152358  
 County LINCOLN  
 Municipality TOMAHAWK  
 Local Parcel # 286-3406-032-0060  
 Situs Address 520 S Tomahawk Ave  
 Situs Zip Code 54487  
 Appraiser BLUMJR

IPAS Sale Key # 191036  
 SIC Code 7539  
 Interior Inspection Date 10/28/2021  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 04/03/2020  
 Grantor HANK A WELCH

Grantee TIMOTHY J AMELSE

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 7539: Automotive Repair Shops Nec-Svcs  
 Intended Use 1799: Special Trade Contractors Nec-Const  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$230,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$230,000  
 Land Value \$21,900  
 Improvement Value \$208,100  
 Time on Market 5 - 11 months  
 Recent Asking Price \$299,900

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1987  
 Number of Building Sections 2  
 Predominant OCC Code 470  
 Primary Area 8,000  
 Additional Useable Area 0  
 Total Area 8,000  
 Basement Area  
 Office Area (SF) / (%) 130 2%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 19  
 Non-office ave clear height 18  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$28.75  
 Adj Sale Price Imps \$ / SF \$26.01  
 Acres 0.490  
 Land Value \$ / Acre \$44,694  
 SCR 2.67  
 RCN + OBY / SF \$26.67  
 Physical Res. % 49%  
 Functional Res. % 90%  
 Functional OBS 1 Layout  
 Functional OBS 2 Office/Plant Ratio  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 221%

## COMMENTS

GRTR: ATTEMPTED TO CONTACT. GRANTOR DID NOT RETURN PHONE CALLS OR MESSAGES.

GRTE: WAS LOOKING TO BUILD FOR HIS CONCRETE CONSTRUCTION BUSINESS UNTIL HE FOUND THIS PROPERTY FOR SALE. PRICE SEEMED RIGHT AND NEGOTIATED TO THE SALE PRICE. REPORTED THE BUILDING TO BE IN FAIR CONDITION WITH A ROOF REPLACEMENT NEEDED IN THE NEAR FUTURE. POSTIVIE ATTRIBUTE OF THE PROPERTY WAS REPORTED AS LOCATION.

BRKR: DID NOT RETURN PHONE CALL OR EMAIL. WAS LISTED AND SOLD THROUGH LOCAL REALITY COMPANY.

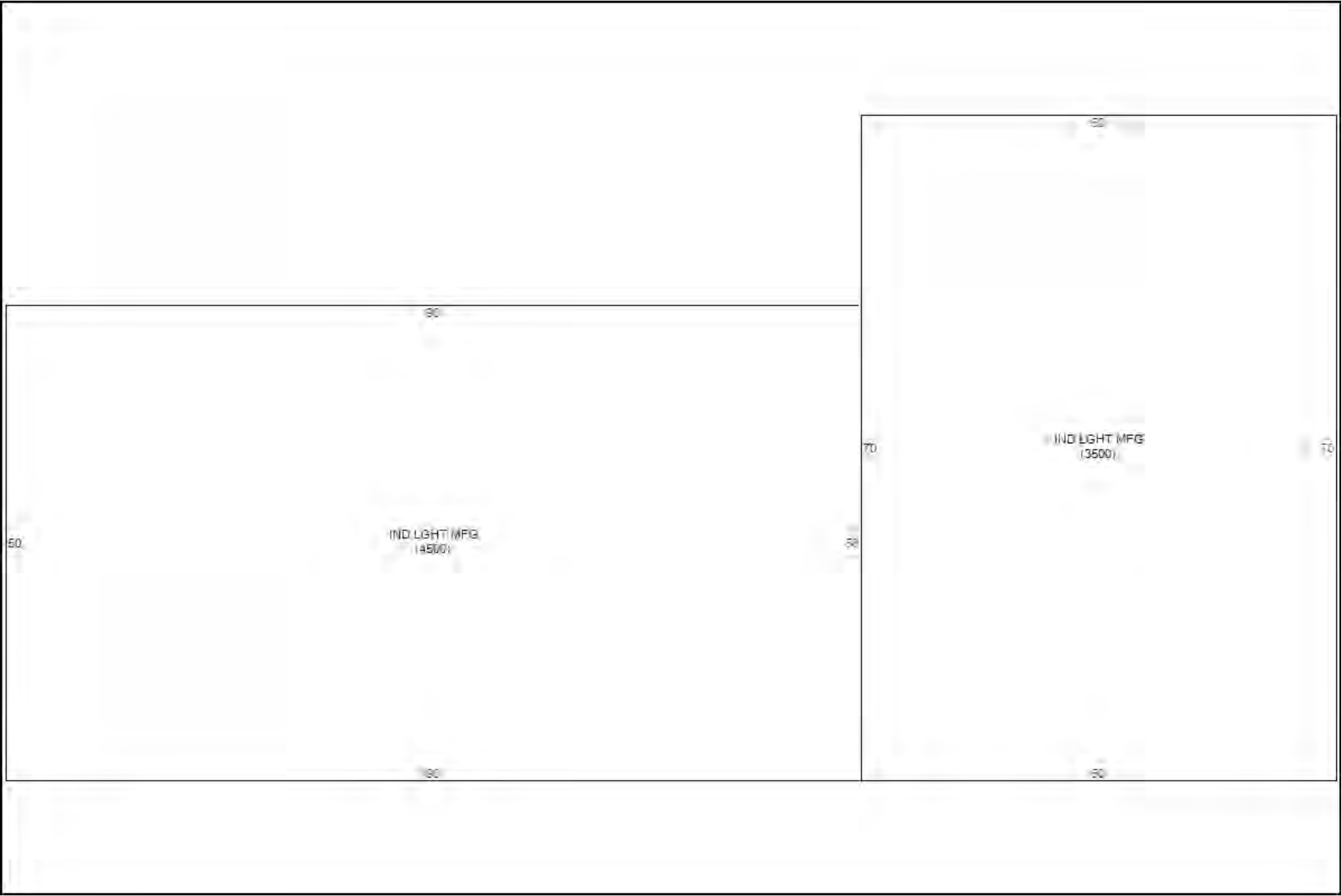
PHYS: OLDER SECTION IS SHOWING IT'S AGE AND HAS SIGNS OF WEAR. ROOF HAS LEAKS AND WILL NEED TO BE REPLACED. MECHANICALS WERE REPORTED TO BE FUNCTIONAL AND IN GOOD SHAPE.

FUNC: 2 SECTIONS INCLUDING NEWER 2010 ADDITION. LARGE OPEN SPACES WITH ONE DIVIDING WALL IN THE NEWER SECTION. SMALL 10' X 13' OFFICE.

ECON: LOCATED WITHIN THE CITY OF TOMAHAWK, A SMALL RURAL CITY ABOUT 35 MILES NORTH OF WAUSAU. PROPERTY IS LOCATED AT THE JUNCTION OF HWY 86 AND CO. HWY S AND ABOUT 5 MILES FROM US HWY 51. PROPERTY IS LOCATED IN COMMERCIAL AREA WHICH HAS MODERATE TRAFFIC. PARCEL IS TRIANGULAR IS SHAPE AND ADJACENT TO RAIL (NO RAIL SERVICE).







**SALE REPORT**

State ID # 81-36-251-R000000866  
 County MANITOWOC  
 Municipality MANITOWOC  
 Local Parcel # 052-835-101-014.00  
 Situs Address 4315 Expo Dr  
 Situs Zip Code 54220  
 Appraiser ARMSTPA

IPAS Sale Key # 169335  
 SIC Code 3490  
 Interior Inspection Date 08/28/2019  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 09/20/2019  
 Grantor MANITOWOC PATTERN

Grantee RAY C AND JOHANNA HUBBARTT

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3490: Misc. Fabricated Metal Products-Mfg  
 Intended Use 1711: Plumbing Heating Air-Conditioning-Cons  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$414,800  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$414,800  
 Land Value \$40,000  
 Improvement Value \$374,800  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1992  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 12,000  
 Additional Useable Area 0  
 Total Area 12,000  
 Basement Area  
 Office Area (SF) / (%) 1,805 15%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYS

Stories 1  
 Non-office ave wall height 14  
 Non-office ave clear height 14  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$34.57  
 Adj Sale Price Imps \$ / SF \$31.23  
 Acres 2.000  
 Land Value \$ / Acre \$20,000  
 SCR 7.26  
 RCN + OBY / SF \$58.15  
 Physical Res. % 58%  
 Functional Res. % 90%  
 Functional OBS 1 Fire Protection  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 97%  
 NBHD Rating / Other % 90%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 118%

**COMMENTS**

GRTR: PROPERTY WAS NOT "FORMALLY" LISTED. LOCALS WERE AWARE BUILDING WAS VACANT AS OCCUPANT HAD RELOCATED. BUYER WAS FOUND BY WORD OF MOUTH. AN APPRAISAL WAS DONE TO ARRIVE AT A SALE PRICE.

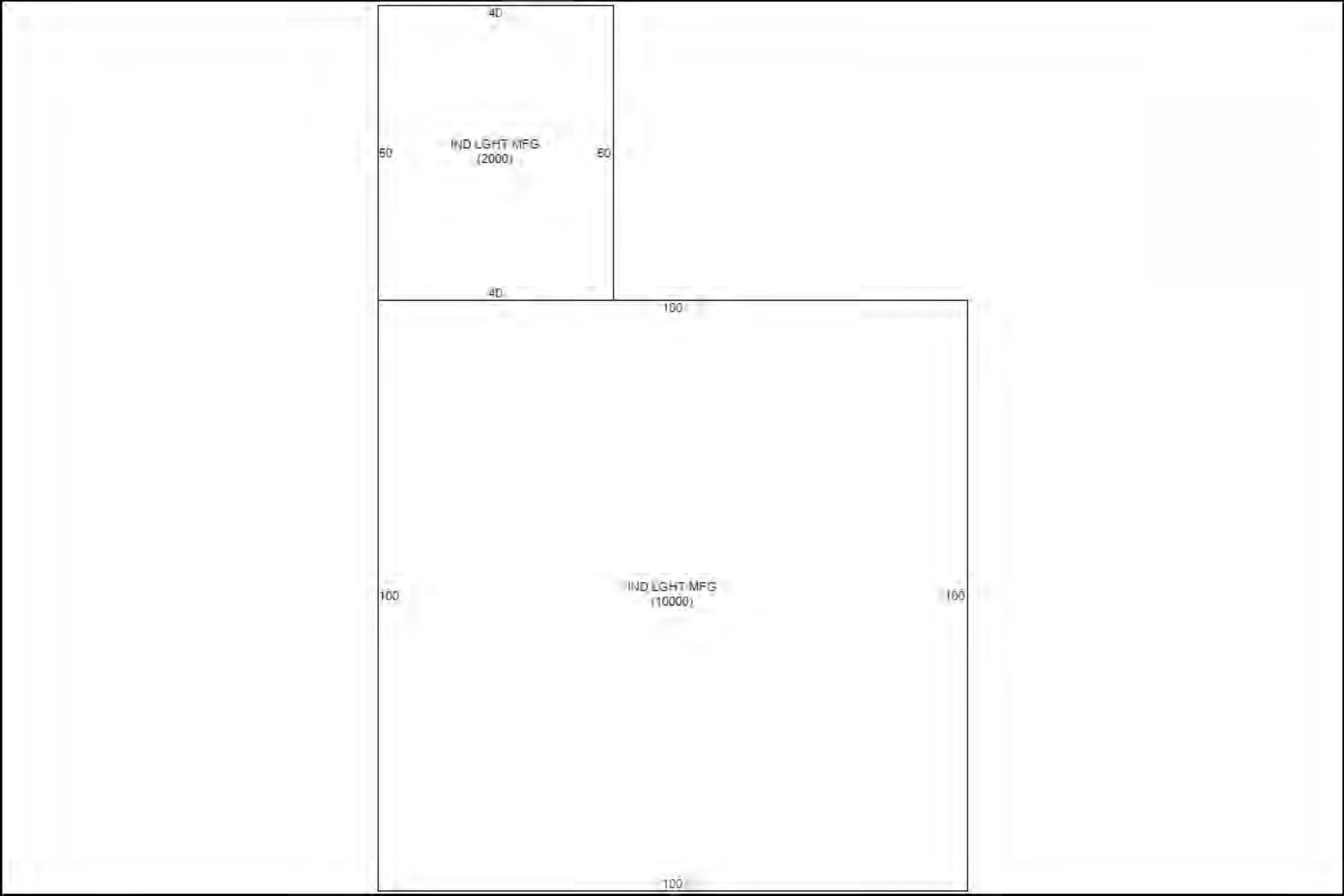
GRTE: NO REPLY TO INQUIRY

PHYS: SUBJECT IS 12,000 SF PE STEEL BUILDING MAINTAINED AS NEEDED

ECON: SUBJECT IS LOCATED ON MANITOWOC'S WEST SIDE IN A MIXED COMMERCIAL AREA NEAR MEDICAL FACILITY AND RETAIL APPROXIMATELY 1/2 MILE FROM I-43.

OTHR: SUBJECT RETURNED TO LOCAL FOR 2020.





**SALE REPORT**

State ID # 81-36-251-R000000873  
 County MANITOWOC  
 Municipality MANITOWOC  
 Local Parcel # 052-836-401-010.00  
 Situs Address 2401 S 30th St  
 Situs Zip Code 54220  
 Appraiser ARMSTPA

IPAS Sale Key # 169914  
 SIC Code 3630  
 Interior Inspection Date 11/27/2019  
 Revision Date  
 Sale Validity Valid - Additional Parcels included  
 Sale Index # 1  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 08/01/2019  
 Grantor GROVE US LLC SUCCESSOR BY MERGER WITH MANITOWOC CRANES LLC  
 Grantee ALLIANCE LAUNDRY SYSTEMS LLC  
 Affinity None  
 Conveyance Type Other  
 Prior Use 3531: Construction Machinery-Mfg  
 Intended Use 3582: Commercial Laundry Equipment-Mfg  
 No Months Vacant 1 - 3 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$12,600,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$12,600,000  
 Land Value \$988,600  
 Improvement Value \$11,611,400  
 Time on Market  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1984  
 Number of Building Sections 10  
 Predominant OCC Code 494  
 Primary Area 408,668  
 Additional Useable Area 0  
 Total Area 408,668  
 Basement Area  
 Office Area (SF) / (%) 41,352 10%  
 Sprinkler (SF) / (%) 408,668 100%  
 Air Conditioning (SF) / (%) 11,550 3%  
 Notable Features/OBYs  
 Stories 1  
 Non-office ave wall height 39  
 Non-office ave clear height 30  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 08: Metal Sandwich

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$30.83  
 Adj Sale Price Imps \$ / SF \$28.41  
 Acres 55.900  
 Land Value \$ / Acre \$17,685  
 SCR 5.29  
 RCN + OBY / SF \$75.74  
 Physical Res. % 66%  
 Functional Res. % 80%  
 Functional OBS 1 Size  
 Functional OBS 2 Ceiling Height  
 Functional OBS 3  
 Community rating % 97%  
 NBHD Rating / Other % 90%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 81%

## COMMENTS

GRTR: UNABLE TO CONTACT

GRTE: ALLIANCE LAUNDRY SYSTEMS PURCHASED THE PROPERTY DUE TO ITS PROXIMITY TO RIPON PLANT AND A DESIRE TO STAY IN WISCONSIN.

FUNC: THE SUBJECT EXHIBITS THE FOLLOWING DEFICIENCIES: LARGE SIZE, CEILING HEIGHTS (70' ON ONE END)

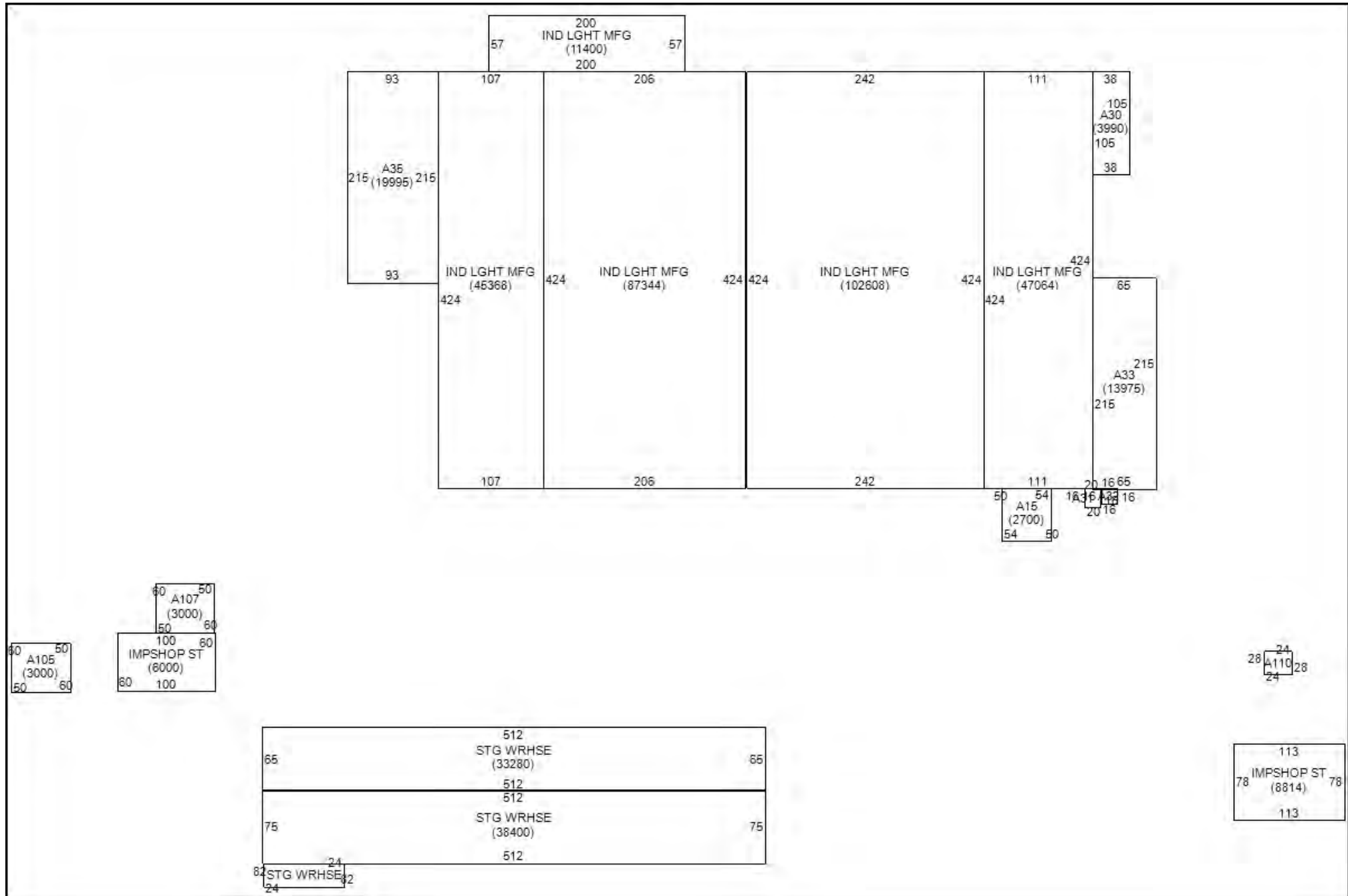
ECON: SUBJECT IS LOCATED IN A MIXED COMMERCIAL CORRIDOR WITHIN A MILE OF I-43

PHYS: SUBJECT HAS A MAIN PLANT WITH MULTIPLE BUILDING SECTIONS OF STEEL-FRAMED CONSTRUCTION. ONE SECTION CONTAINS A TWO STORY OFFICE AREA

OTHR: THE SUPER-ADEQUATE SIZE AND HEIGHT OF THE MAIN PLANT WERE NOT SELLING POINTS NOR WERE THE NUMEROUS CRANEWAYS THAT WERE PRESENT. THE SUPER-ADEQUATE SIZE AND HEIGHT WERE ALSO NOT A DETERRENT IN PURCHASING THE PROPERTY. MANY CRANEWAYS WERE REMOVED BY SELLER PRIOR TO SALE. BUYER ALSO DID NOT NEED ADDITIONAL BUILDINGS PRESENT AT THIS LOCATION. FUTURE SALE OF SAID STRUCTURES IS LIKELY.







**SALE REPORT**

State ID # 81-36-251-R000131207  
 County MANITOWOC  
 Municipality MANITOWOC  
 Local Parcel # 052-836-401-011.00  
 Situs Address 2121 S 30th St  
 Situs Zip Code 54220  
 Appraiser ARMSTPA

IPAS Sale Key # 170241  
 SIC Code 3499  
 Interior Inspection Date 08/12/2019  
 Revision Date  
 Sale Validity Valid - Additional Parcels included  
 Sale Index # 2  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 03/15/2019  
 Grantor GROVE US LLC SUCCESSOR BY MERGER WITH MANITOWOC CRANES LLC  
 Grantee MANITOWOC-ROBINSON LLC  
 Affinity None  
 Conveyance Type Other  
 Prior Use 3531: Construction Machinery-Mfg  
 Intended Use 3499: Fabricated Metal Products Nec-Mfg  
 No Months Vacant  
 Environmental Site NO

**SALE DATA**

Sale Price \$4,450,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$4,450,000  
 Land Value \$206,900  
 Improvement Value \$4,243,100  
 Time on Market  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1980  
 Number of Building Sections 1  
 Predominant OCC Code 494  
 Primary Area 120,499  
 Additional Useable Area 0  
 Total Area 120,499  
 Basement Area  
 Office Area (SF) / (%) 6,335 5%  
 Sprinkler (SF) / (%) 120,499 100%  
 Air Conditioning (SF) / (%) 6,335 5%  
 Notable Features/OBYs  
 Stories 1  
 Non-office ave wall height 43  
 Non-office ave clear height 36  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 08: Metal Sandwich

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$36.93  
 Adj Sale Price Imps \$ / SF \$35.21  
 Acres 11.700  
 Land Value \$ / Acre \$17,684  
 SCR 3.71  
 RCN + OBY / SF \$83.26  
 Physical Res. % 61%  
 Functional Res. % 100%  
 Functional OBS 1  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 97%  
 NBHD Rating / Other % 90%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 79%

**COMMENTS**

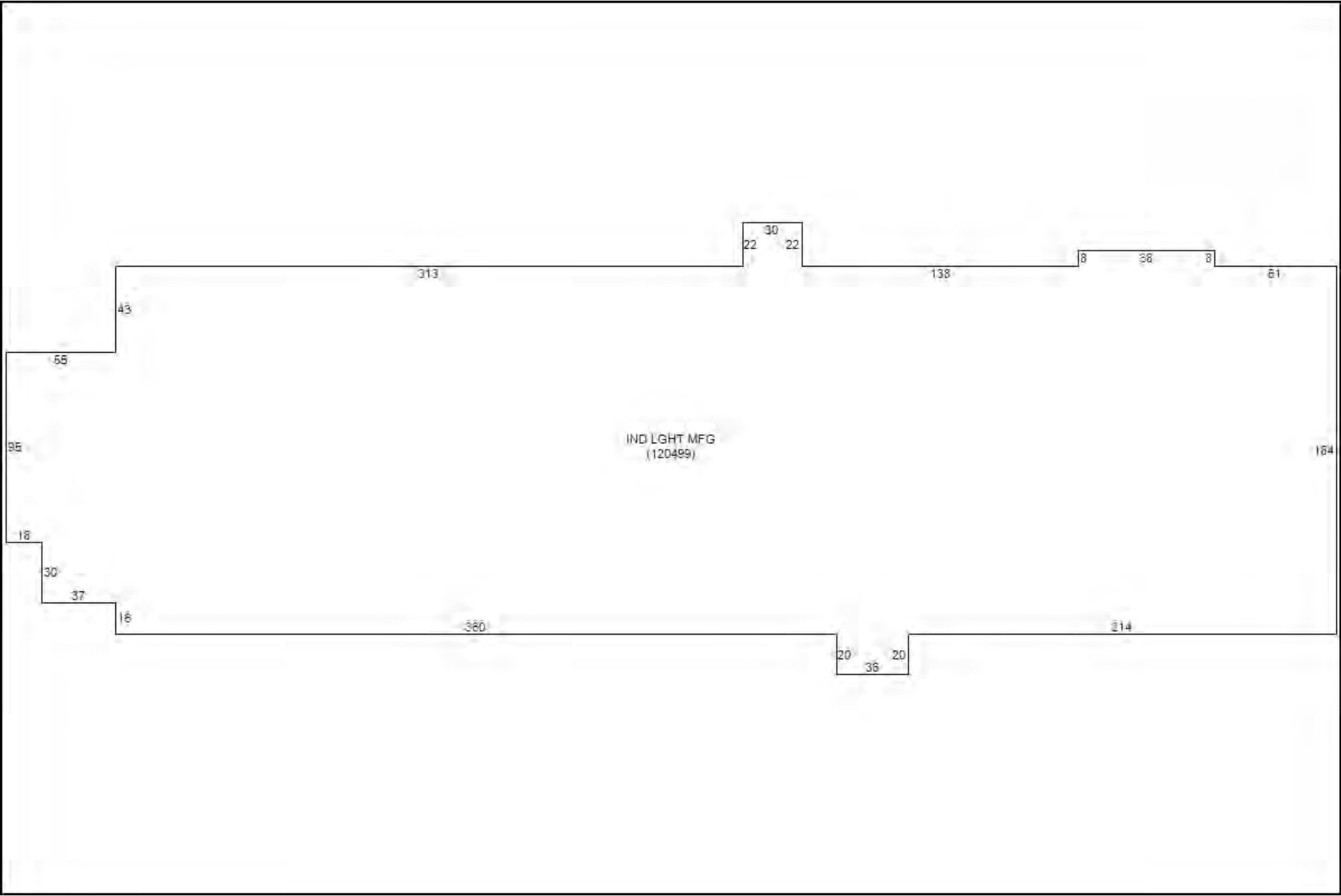
GRTR: UNABLE TO CONTACT

GRTE: ROBINSON HAD BEEN LEASING SPACE PRIOR TO SALE

PHYS: SUBJECT IS A LARGE SINGLE STORY STEEL-FRAMED BUILDING THAT WAS MAINTAINED AS NEEDED

ECON: SUBJECT IS LOCATED IN A MIXED COMMERCIAL CORRIDOR WITHIN A MILE OF I-43.





**SALE REPORT**

State ID # 81-36-251-R000025124  
 County MANITOWOC  
 Municipality MANITOWOC  
 Local Parcel # 052-000-201-220.00  
 Situs Address 2308 Franklin St  
 Situs Zip Code 54220  
 Appraiser ARMSTPA

IPAS Sale Key # 183025  
 SIC Code 3599  
 Interior Inspection Date 07/30/2019  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 09/21/2020  
 Grantor SCOTT AND VICKI L WICHLACZ

Grantee LYN E AND LAUARA A NUDD

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3599: Industrial Machinery Nec-Mfg  
 Intended Use 3599: Industrial Machinery Nec-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$280,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$280,000  
 Land Value \$44,200  
 Improvement Value \$235,800  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1972  
 Number of Building Sections 3  
 Predominant OCC Code 494  
 Primary Area 14,996  
 Additional Useable Area 0  
 Total Area 14,996  
 Basement Area  
 Office Area (SF) / (%) 725 5%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 725 5%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 12  
 Non-office ave clear height 12  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$18.67  
 Adj Sale Price Imps \$ / SF \$15.72  
 Acres 0.511  
 Land Value \$ / Acre \$86,497  
 SCR 1.48  
 RCN + OBY / SF \$52.51  
 Physical Res. % 44%  
 Functional Res. % 70%  
 Functional OBS 1 Layout  
 Functional OBS 2 Site Coverage  
 Functional OBS 3 Ceiling Height  
 Community rating % 97%  
 NBHD Rating / Other % 80%  
 NBHD Rating / Other Econ Reason Neighborhood Rating

Major Thoroughfare 3 to 5 miles  
 Market Variance 125%

## COMMENTS

GRTR: NO REPLY

GRTE: BOUGHT BUSINESS AND REAL ESTATE TO CONTINUE A SIMILAR OPERATION.

PHYS: BUILDING IS A COMBINATION PRODUCTION/RETAIL FACILITY. IT HAS A SMALL STOREFRONT WITH SERVICE COUNTER. PRIOR TO ITS CURRENT USE IT WAS A LIGHTING FIXTURE RETAIL STORE. THERE IS A FUNCTIONAL MEZZANINE LEVEL NOW BEING USED FOR STORAGE. THE BUILDING WAS APPROXIMATELY 50 YEARS OLD WITH STEEL FRAMING AND A COMBINATION STEEL AND DECORATIVE STONE EXTERIOR. THE INTERIOR OF THE BUILDING APPEARED DATED AND WORN THE EXTERIOR LESS-SO.

ECON: THE PROPERTY IS LOCATED NEAR THE CENTRAL DOWNTOWN AREA ON A WELL-TRAVELED, BUSY STREET PROVIDING HIGH VISIBILITY. THERE IS SOME STREET PARKING AND A SMALL LOT ON SITE BUT NO ROOM FOR EXPANSION.

OTHR: PERSONAL PROPERTY: THIS WAS A TOTAL BUSINESS SALE BUT THE PERSONAL PROPERTY WAS SOLD UNDER A SEPARATE TRANSACTION. THERE WAS AN APPRAISAL PREPARED TO ESTABLISH SALE PRICE. NO COPY PROVIDED.

FUNC: THE SUBJECT EXHIBITS THE FOLLOWING DEFICIENCIES:IMPAIRED LONG LAYOUT WITH NUMEROUS INTERIOR WALLS LIMITED CEILING HEIGHTS WITH VARYING FLOOR LEVELS BETWEEN ROOMSMINIMAL LOW-GRADE OFFICEMARGINAL SITE COVERAGE RATIOAN OPEN STAIRWAY WITH RAILING ACCESSES THE MEZZANINE





**DISCLAIMER** - The content of this sales data worksheet is for general information purposes only. The information and opinions contained therein are provided by the Wisconsin Department of Revenue and we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, suitability of the information for any purpose. The Wisconsin Department of Revenue, its employees, officials, officers, agents, as the persons interviewed during the sales verification process, shall not be held responsible or liable for any use of, error, omission or defect in the information contained on the DOR Sales Data Worksheets.

**SALE REPORT**

State ID # 79-37-054-R000152398  
 County MARATHON  
 Municipality MARATHON  
 Local Parcel # 054-2806-014-0997  
 Situs Address 145780 County Road Nn  
 Situs Zip Code 54401  
 Appraiser BELLDP

IPAS Sale Key # 191041  
 SIC Code 7532  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 09/11/2019  
 Grantor MARGARET MARTIN

Grantee KATHERINE GACEK TRUST

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 7532: Top & Body Repair & Paint Shops-Svcs  
 Intended Use 4225: General Warehousing & Storage-Trans  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$117,500  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$117,500  
 Land Value \$30,000  
 Improvement Value \$87,500  
 Time on Market 0 - 4 months  
 Recent Asking Price \$125,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1977  
 Number of Building Sections 1  
 Predominant OCC Code 494  
 Primary Area 3,800  
 Additional Useable Area 0  
 Total Area 3,800  
 Basement Area  
 Office Area (SF) / (%) 200 5%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 14  
 Non-office ave clear height 13  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$30.92  
 Adj Sale Price Imps \$ / SF \$23.03  
 Acres 2.600  
 Land Value \$ / Acre \$11,538  
 SCR 29.8  
 RCN + OBY / SF \$57.73  
 Physical Res. % 39%  
 Functional Res. % 95%  
 Functional OBS 1 Layout  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 85%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 1 to 3 miles  
 Market Variance 127%

**COMMENTS**

GRTR: LISTED ON MLS, NOTHING OUT OF THE ORDINARY ABOUT SALE TERMS, STATED SHE DIDN'T FEEL COMFORTABLE ANSWERING QUESTIONS OVER THE PHONE TO A STRANGER AND HUNG UP

GRTE: UNABLE TO BE REACHED FOR COMMENT

BRKR: ON MARKET FOR 3 DAYS, ACCEPTED OFFER A LITTLE BELOW ASKING PRICE, BUT WAS CASH OFFER AND CLOSED QUICKLY

PHYS: MOST BUILDING COMPONENTS APPEAR TO BE ORIGINAL, ROOF RUSTED, SIDING DENTED AND DISCOLORED, INTERNAL SECTIONS HAVE PATCHED WALLS

FUNC: INTERIOR WALLS DISRUPT PROCESS FLOW

ECON: LOCATED IN TOWNSHIP SOUTH WEST OF THE CITY OF WAUSAU NEAR COMMERCIAL AND AGRICULTURAL PROPERTIES

OTHR: LAND ANALYSIS: BASED ON ANALYSIS OF NEARBY VACANT LAND SALES

OTHR: APPRAISER COMMENT: NO ONE ON-SITE TO ALLOW ENTRY



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**SALE REPORT**

State ID # 79-37-080-R000145275  
 County MARATHON  
 Municipality WAUSAU  
 Local Parcel # 080-2908-283-0992  
 Situs Address 158773 County Road Z  
 Situs Zip Code 54403  
 Appraiser BENISDC

IPAS Sale Key # 184109  
 SIC Code 3272  
 Interior Inspection Date 10/26/2021  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 02/24/2020  
 Grantor RE-VI HOLDINGS LLC

Grantee HAAS SONS PROPERTIES LLC

Affinity Business  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 8999: Services Nec-Svcs  
 Intended Use 3272: Concrete Products Nec-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$830,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$830,000  
 Land Value \$150,000  
 Improvement Value \$680,000  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 2003  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 13,200  
 Additional Useable Area 0  
 Total Area 13,200  
 Basement Area  
 Office Area (SF) / (%) 3,600 27%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 3,600 27%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 19  
 Non-office ave clear height 18  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$62.88  
 Adj Sale Price Imps \$ / SF \$51.52  
 Acres 15.000  
 Land Value \$ / Acre \$10,000  
 SCR 49.5  
 RCN + OBY / SF \$73.14  
 Physical Res. % 78%  
 Functional Res. % 90%  
 Functional OBS 1 Layout  
 Functional OBS 2 Office/Plant Ratio  
 Functional OBS 3  
 Community rating % 90%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason

Major Thoroughfare 3 to 5 miles  
 Market Variance 111%

**COMMENTS**

GRTR: OWNED A LANDSCAPING BUISNESS ON THIS PARCEL AND HAD A STAND-ALONE REDI-MIX PLANT ON THE ADJACENT PARCEL. SOLD THE LANDSCAPING BUSINESS, WHICH ENDED UP MOVING OFF SITE.

GRTE: IS A REDI-MIX AND AGGEGATE PRODUCTION COMPANY. WAS LOOKING TO EXPAND INTO THE WAUSAU AREA. AT TIMES THROUGHOUT THE PREVIOUS YEAR HAD BEEN BATCHING OUT OF GRANTOR'S ADJACENT REDI-MIX PLANT. APPROACHED GRANTOR WANTING TO BUY.

PHYS: NEWER BUILDING WITH A NICE OFFICE/SHOWROOM AREA. THE BOTTOM OF THE NORTH EXTERIOR WALL IS DENTED. AREAS OF THE FLOORING AND INTERIOR SIDES OF THE WALLS ARE DIRTY AND SOILED. LIGHTING WAS UPGRADED TO LED AFTER THE SALE.

FUNC: THERE IS AN INTERIOR WALL THAT SEPARATES THE NORTH 20 FEET OF THE FACILITY.

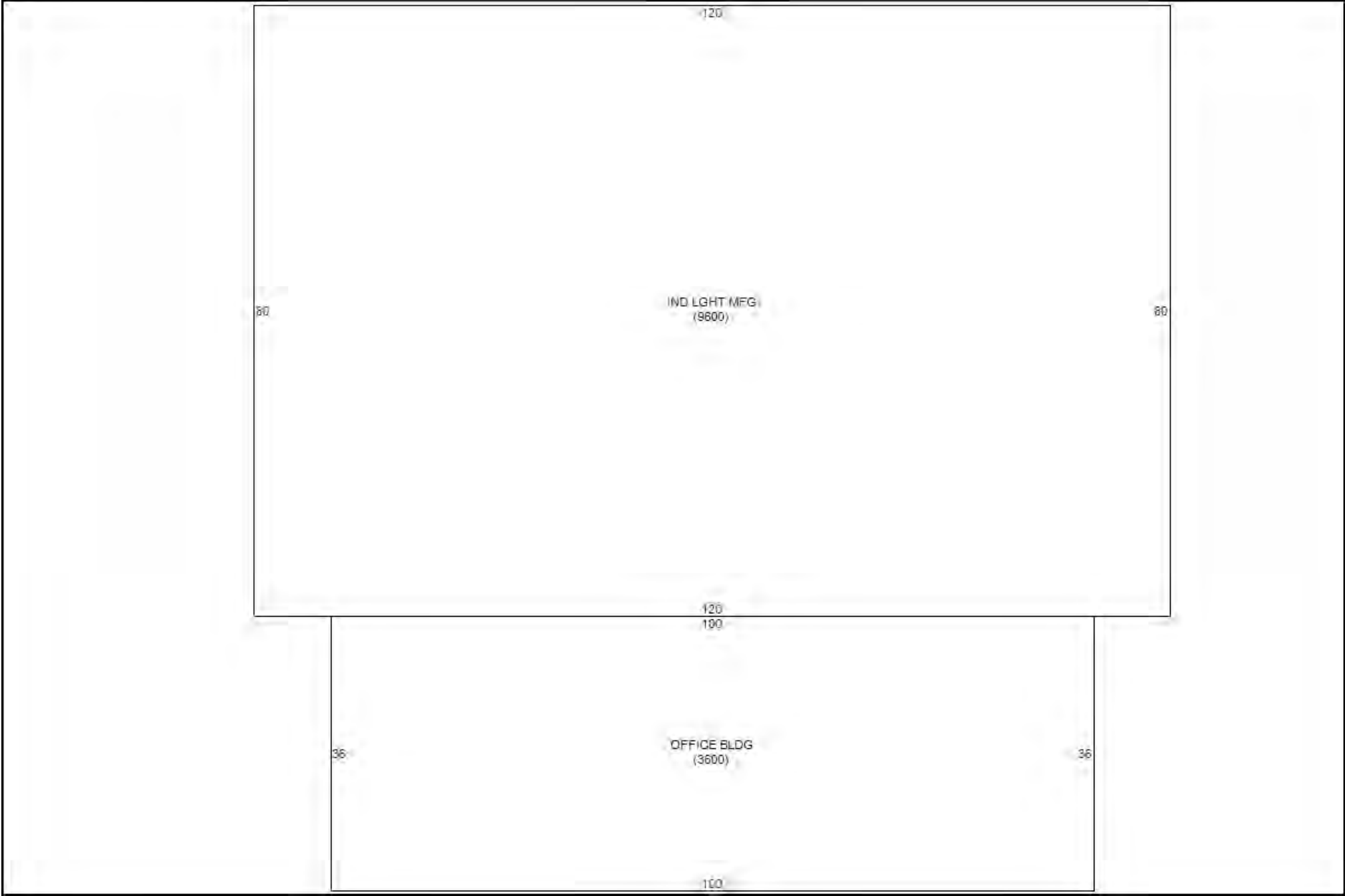
ECON: LOCATED IN A RURAL AREA JUST EAST OF THE CITY OF WAUSAU, ABOUT 5 MILES EAST OF I-51 AND 5 MILES NORTH OF HWY 29.

OTHR: LAND ANALYSIS: BASED ON VACANT LAND SALES AND AN ANALYSIS OF LOCALLY ASSESSED VALUES.

OTHR: REMARKS: THE \$830,000 WAS PART OF A LARGER SALE THAT INCLUDED TWO PARCELS (ONE WITH THE FACILITY AND ONE WITH THE BATCH PLANT) AND SOME PERSONAL PROPERTY (REDI-MIX TRUCKS AND A FORKLIFT). THE \$830,000 VALUE WAS ALLOCATED FOR THIS PARCEL BASED ON A 2019 APPRAISAL THAT SHOWED A COST APPROACH OF \$829,000 AND A SALE COMPARISON APPROACH OF \$823,000. ALTHOUGH NOT WRITTEN UP IN THE DOR SALE DATABASE, THIS PARCEL SOLD FOR \$630,000 IN 2016.







**SALE REPORT**

State ID # 79-37-146-R000129420  
 County MARATHON  
 Municipality MAINE  
 Local Parcel # 146-2907-152-0950  
 Situs Address 2008 W Cassidy Dr  
 Situs Zip Code 54401  
 Appraiser BENISDC

IPAS Sale Key # 168353  
 SIC Code 4141  
 Interior Inspection Date 09/25/2019  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 09/14/2018  
 Grantor BADGER STATE BUS LINES LLC

Grantee NATZKE LEASING LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 4141: Local Bus Charter Service-Trans  
 Intended Use 1752: Floor Laying & Floor Work Nec-Const  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$179,900  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$179,900  
 Land Value \$20,800  
 Improvement Value \$159,100  
 Time on Market 0 - 4 months  
 Recent Asking Price \$190,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1999  
 Number of Building Sections 1  
 Predominant OCC Code 406  
 Primary Area 2,400  
 Additional Useable Area 0  
 Total Area 2,400  
 Basement Area  
 Office Area (SF) / (%) 384 16%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 384 16%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 16  
 Non-office ave clear height 15  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$74.96  
 Adj Sale Price Imps \$ / SF \$66.29  
 Acres 0.520  
 Land Value \$ / Acre \$40,000  
 SCR 9.44  
 RCN + OBY / SF \$58.80  
 Physical Res. % 80%  
 Functional Res. % 95%  
 Functional OBS 1 Size  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 95%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason

Major Thoroughfare 0 to 1 mile  
 Market Variance 156%

## COMMENTS

GRTR: NO LONGER NEEDED BUILDING. FELT PROPERTY SOLD FOR FAIR MARKET VALUE.

GRTE: WAS LOOKING FOR SOME INVESTMENT PROPERTY. ORIGINAL OFFER TO PURCHASE WAS \$165,000.

BRKR: PROPERTY WAS LISTED ON THE OPEN MARKET BY A LOCAL BROKER AND SOLD WITHIN ONE MONTH.

PHYS: OVERALL, BUILDING HAS BEEN WELL MAINTAINED. SOME EXTERIOR WALLS HAVE MINOR DENTING.

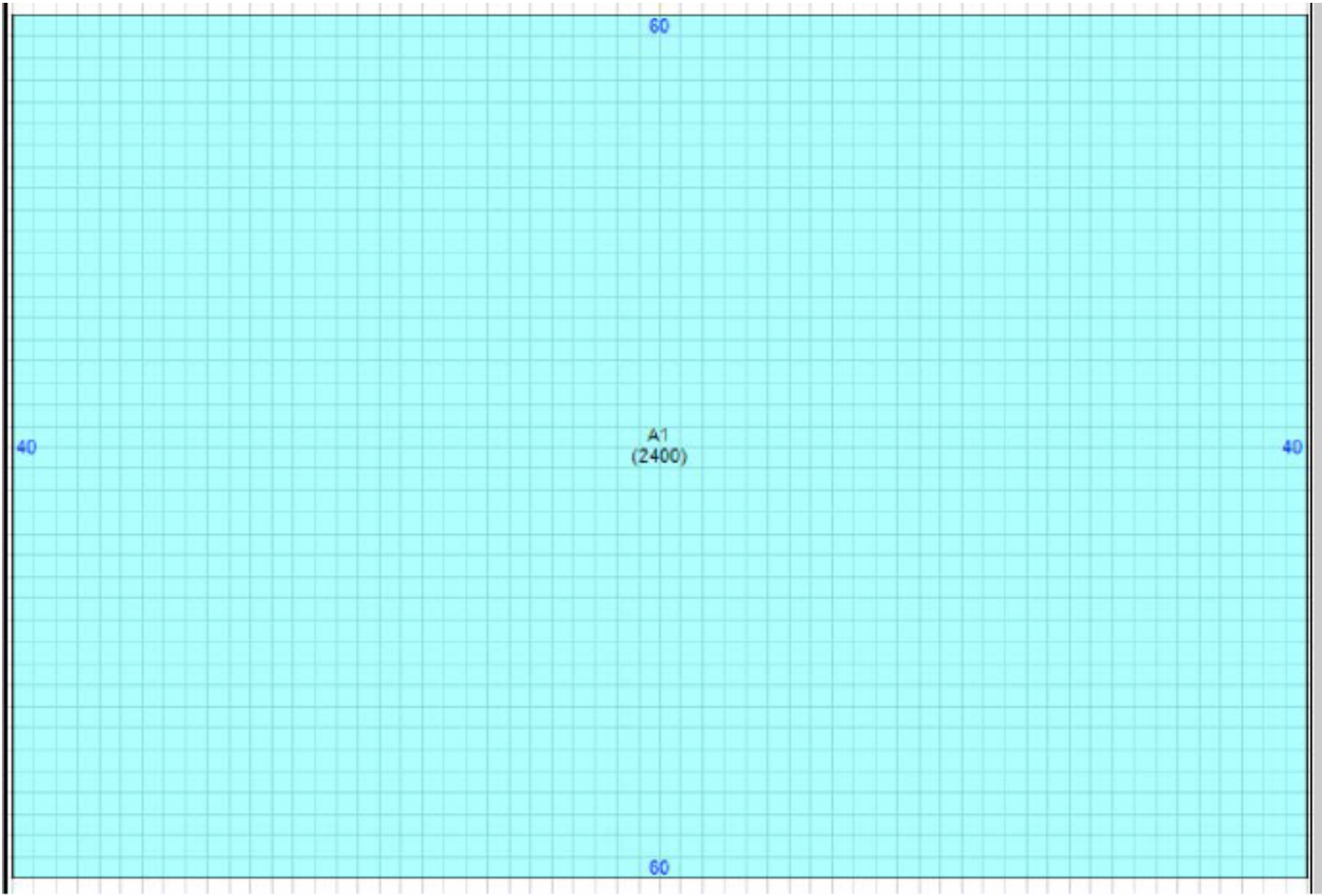
FUNC: THE SMALL SIZE LIMITS THE POTENTIAL USES.

ECON: LOCATED IN A COMMERCIAL AREA ABOUT ONE MILE FROM I-51. BUILDING DOES HAVE SOME VISIBILITY FROM 4-LANE COUNTY ROAD K, BUT NO DIRECT ACCESS.

OTHR: LAND ANALYSIS: DETERMINED FROM AN ANALYSIS OF VACANT LAND SALES AND LOCAL ASSESSED VALUES.

OTHR: MARKET VARIANCE: MAY BE DUE TO THE STRONG REAL ESTATE MARKET IN THE AREA.





**SALE REPORT**

State ID # 79-37-151-R000121770  
 County MARATHON  
 Municipality MARATHON  
 Local Parcel # 151-2806-072-9995  
 Situs Address 901 Main St  
 Situs Zip Code 54448  
 Appraiser BENISDC

IPAS Sale Key # 159057  
 SIC Code 5599  
 Interior Inspection Date 11/08/2018  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 04/23/2018  
 Grantor FORKLIFT MANAGEMENT SPECIALISTS LLC

Grantee W GINSENG INC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 5599: Automotive Dealers Nec-Retail  
 Intended Use 5499: Miscellaneous Food Stores-Retail  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$249,950  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$249,950  
 Land Value \$42,100  
 Improvement Value \$207,850  
 Time on Market 0 - 4 months  
 Recent Asking Price \$264,950

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1992  
 Number of Building Sections 1  
 Predominant OCC Code 494  
 Primary Area 4,000  
 Additional Useable Area 0  
 Total Area 4,000  
 Basement Area  
 Office Area (SF) / (%) 1,800 45%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 1,800 45%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 14  
 Non-office ave clear height 13  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 17: Masonry & Metal

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$62.49  
 Adj Sale Price Imps \$ / SF \$51.96  
 Acres 1.403  
 Land Value \$ / Acre \$30,007  
 SCR 15.28  
 RCN + OBY / SF \$84.58  
 Physical Res. % 70%  
 Functional Res. % 95%  
 Functional OBS 1 Office/Plant Ratio  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 90%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason

Major Thoroughfare 0 to 1 mile  
 Market Variance 103%

**COMMENTS**

GRTR: WAS CONSOLIDATING INTO AN EXISTING LOCATION IN NEARBY WAUSAU AND NO LONGER NEEDED BUILDING. OCCUPIED PROPERTY AT TIME OF SALE.

GRTE: UNABLE TO CONTACT.

BRKR: UNABLE TO CONTACT. PER MLS LISTING, PROPERTY WAS LISTED AT \$264,950 FOR ABOUT 2 MONTHS.

PHYS: BUILDING HAS ABOVE AVERAGE QUALITY OFFICE/FINISHED SPACE THAT REPRESENTS ALMOST HALF OF THE SQUARE FOOTAGE. SOME VISIBLE SIGNS OF STAINING AND MINOR DENTING ON EXTERIOR WALLS.

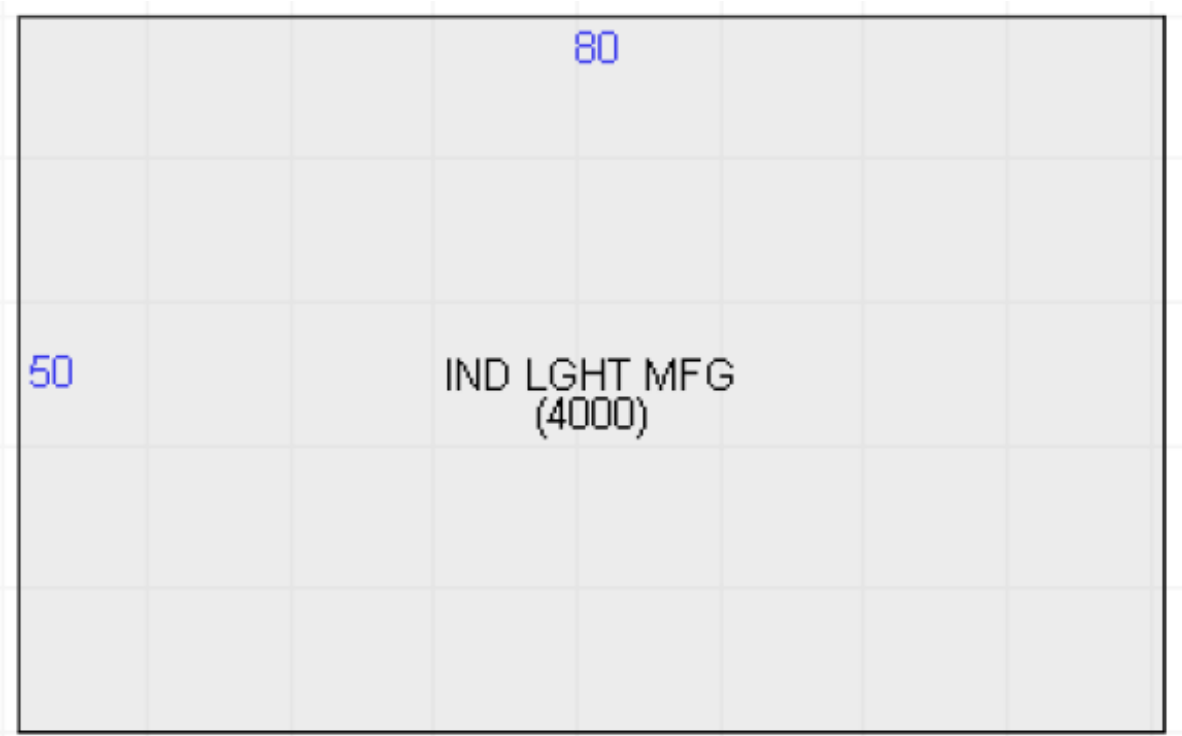
FUNC: OBSOLESCENCE OBSERVED FOR HIGH OFFICE/PLANT RATIO.

ECON: LOCATED IN A MEDIUM TRAFFIC AREA ON THE SOUTH SIDE OF THE VILLAGE IN A MOSTLY RESIDENTIAL AREA, ABOUT 1 MILE FROM HWY 29.

OTHR: LAND ANALYSIS: DETERMINED BY AN ANALYSIS OF VACANT LAND SALES AND LOCAL ASSESSED VALUES.







**SALE REPORT**

State ID # 79-37-192-R000121768  
 County MARATHON  
 Municipality WESTON  
 Local Parcel # 192-2808-172-0972  
 Situs Address 4808 Birch St  
 Situs Zip Code 54476  
 Appraiser BENISDC

IPAS Sale Key # 159077  
 SIC Code 3479  
 Interior Inspection Date 09/19/2019  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 04/13/2018  
 Grantor HELJAN  
  
 Grantee MATTHIAE PROPERTIES LLC  
  
 Affinity Adjacent Owner  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3272: Concrete Products Nec-Mfg  
 Intended Use 3471: Plating & Polishing-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$875,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$875,000  
 Land Value \$246,000  
 Improvement Value \$629,000  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1997  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 13,850  
 Additional Useable Area 0  
 Total Area 13,850  
 Basement Area  
 Office Area (SF) / (%) 1,792 13%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 1,792 13%  
 Notable Features/OBYs  
  
 Stories 1  
 Non-office ave wall height 18  
 Non-office ave clear height 17  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$63.18  
 Adj Sale Price Imps \$ / SF \$45.42  
 Acres 4.920  
 Land Value \$ / Acre \$50,000  
 SCR 15.47  
 RCN + OBY / SF \$64.28  
 Physical Res. % 66%  
 Functional Res. % 95%  
 Functional OBS 1 Layout  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 95%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
  
 Major Thoroughfare 1 to 3 miles  
 Market Variance 119%

## COMMENTS

GRTR: CLOSED BUSINESS OPERATIONS AND NO LONGER NEEDED FACILITY.

GRTE: ADJACENT OWNER. OPERATOR OF A LARGE, GROWING COMPANY IN THE AREA. NEEDS MORE SPACE. HAS MADE IT AWARE TO ADJACENT PROPERTY OWNERS THAT IF THEY WANT TO SELL, HE WOULD BE INTERESTED IN PURCHASING THEIR PROPERTY. PURCHASE PRICE DETERMINED FROM A THIRD PARTY APPRAISAL--NO FURTHER NEGOTIATION.

PHYS: AT TIME OF SALE PROPERTY WAS DUSTY/DIRTY DUE TO GRANTOR'S USE OF PROPERTY.

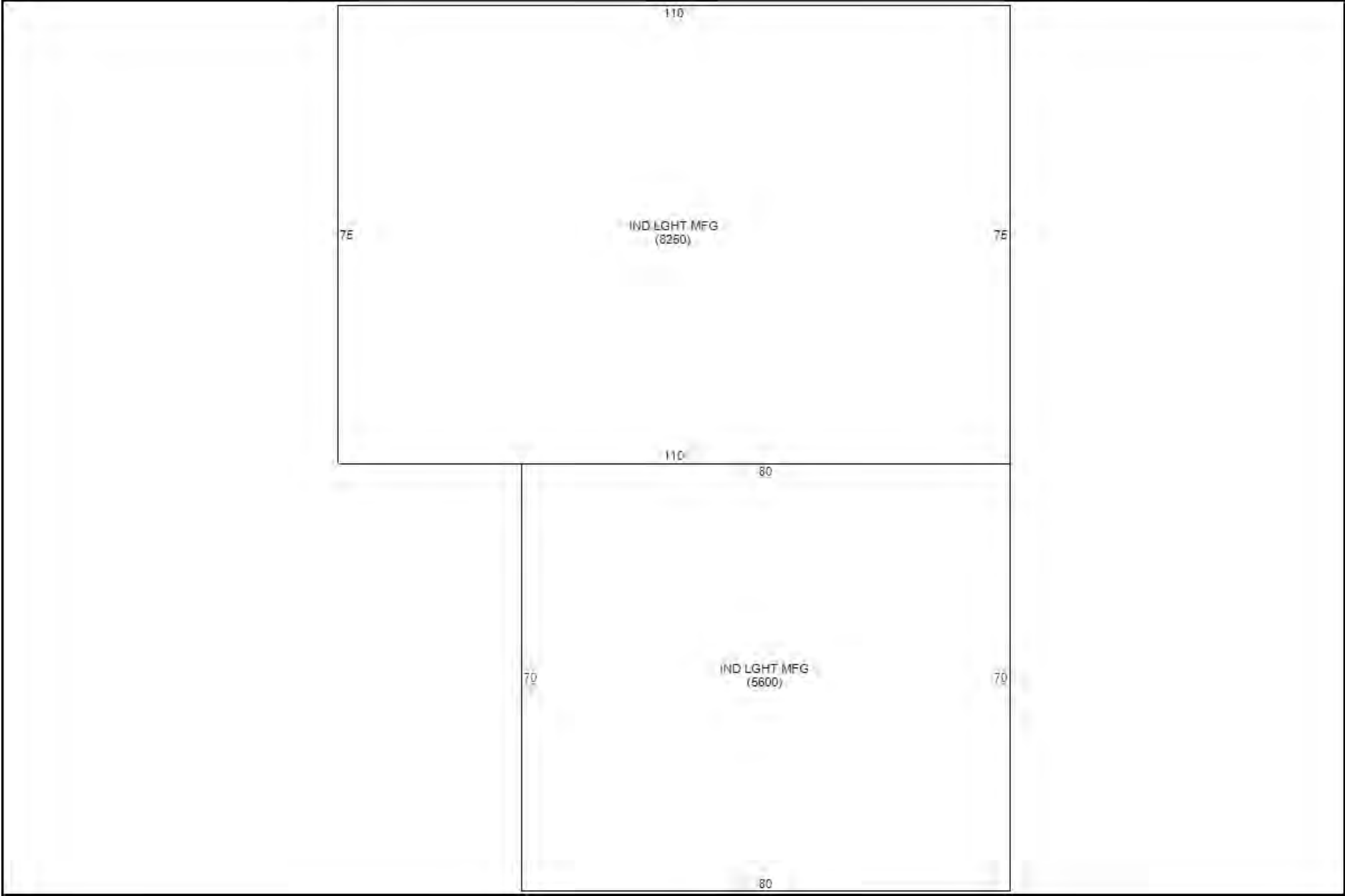
FUNC: ADD ON CONSTRUCTION.

ECON: LOCATED IN AN INDUSTRIAL AREA ABOUT TWO MILES FROM HWY 29.

OTHR: LAND ANALYSIS: DETERMINED FROM AN ANALYSIS OF VACANT LAND SALES IN THE MUNICIPALITY.

OTHR: MARKET VARIANCE: MAY BE DUE TO THE GRANTEE'S DESIRE FOR NEARBY SPACE & BEING AN ADJACENT PROPERTY OWNER.





**SALE REPORT**

State ID # 79-37-151-R000121771  
 County MARATHON  
 Municipality MARATHON  
 Local Parcel # 151-2806-072-1015  
 Situs Address 609 4th St  
 Situs Zip Code 54448  
 Appraiser BENISDC

IPAS Sale Key # 159078  
 SIC Code 5083  
 Interior Inspection Date 09/18/2018  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 03/13/2018  
 Grantor VANDERLOOP ENTERRPISES LLC

Grantee RAYMOND STREVELER

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 5083: Farm & Garden Machinery-WholeSL  
 Intended Use 3441: Fabricated Structural Metal-Mfg  
 No Months Vacant 3 or more years  
 Environmental Site NO

**SALE DATA**

Sale Price \$370,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$370,000  
 Land Value \$39,600  
 Improvement Value \$330,400  
 Time on Market 5 - 11 months  
 Recent Asking Price \$399,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1965  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 9,020  
 Additional Useable Area 0  
 Total Area 9,020  
 Basement Area  
 Office Area (SF) / (%) 2,496 28%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 2,496 28%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 18  
 Non-office ave clear height 17  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$41.02  
 Adj Sale Price Imps \$ / SF \$36.63  
 Acres 0.264  
 Land Value \$ / Acre \$150,000  
 SCR 1.27  
 RCN + OBY / SF \$61.37  
 Physical Res. % 54%  
 Functional Res. % 85%  
 Functional OBS 1 Layout  
 Functional OBS 2 Office/Plant Ratio  
 Functional OBS 3 Site Coverage  
 Community rating % 90%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason

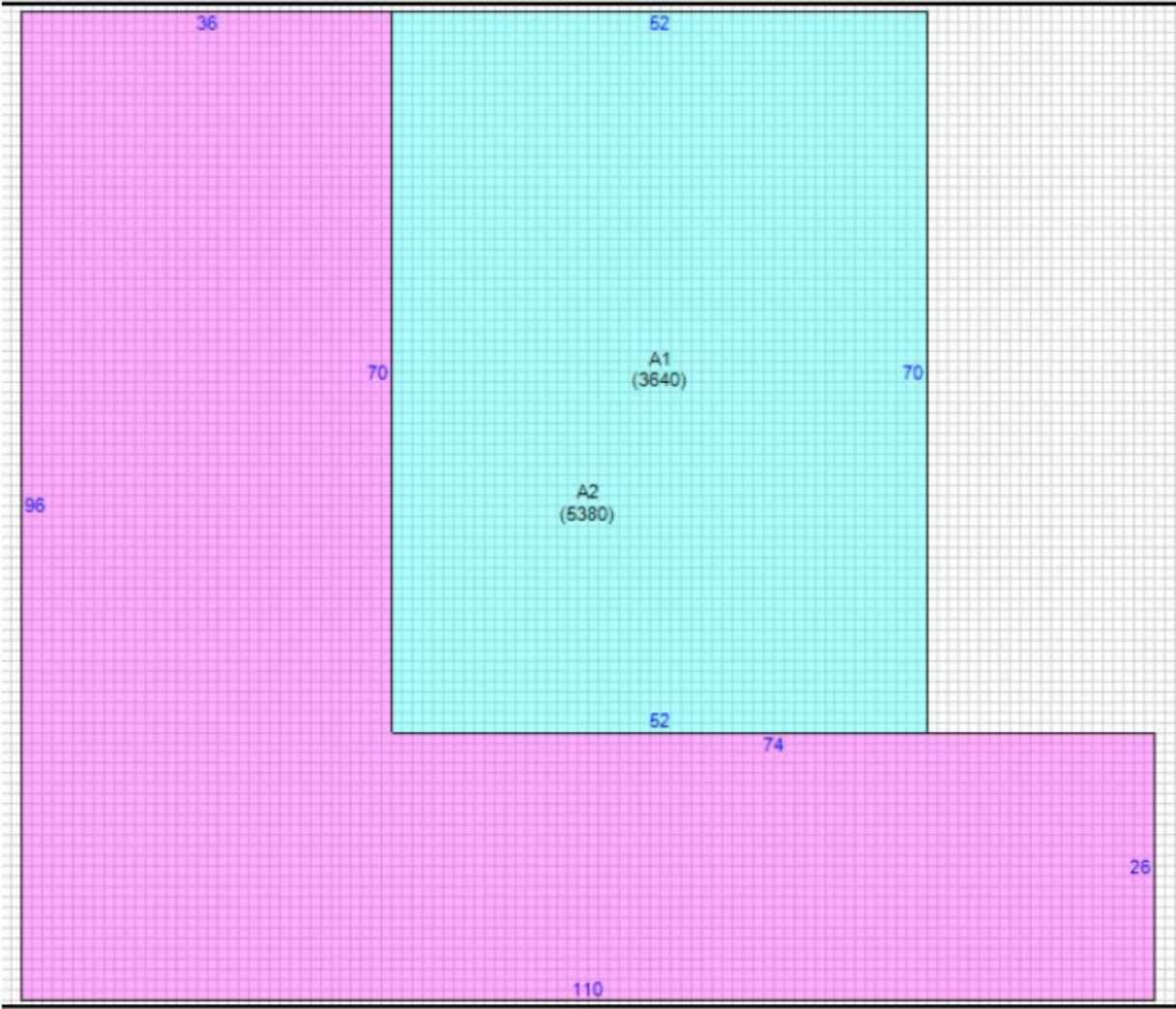
Major Thoroughfare 0 to 1 mile  
 Market Variance 144%

COMMENTS

APPR: GRANTOR: CLOSED THIS FACILITY IN ORDER TO FOCUS ON THE COMPANY'S OTHER 3 LOCATIONS ON THE EASTERN SIDE OF THE STATE.GRANTEE: WAS LOOKING FOR SPACE DUE TO EXPANDING BUSINESS. INITIAL OFFER WAS \$350,000.BROKER: LISTED ON THE OPEN MARKET BY A LOCAL BROKER.PHYSICAL: IN 2011, UPDATED OFFICE AREA AND ADDED SOME GLASS BLOCK PARTITION WALLS. THE EXTERIOR WAS PAINTED AND SOME BRICK FAÇADE ADDED. SOME STAINING ON CONCRETE FLOORS IN THE 1978 ADDITION. THE ROOF HAD SUBSTANDARD INSULATION AND HAD SOME MINOR LEAKAGE,ECONOMIC: LOCATED ONE BLOCK OFF FROM MAIN ST IN A COMMERCIAL/RESIDENTIAL AREA NEAR DOWNTOWN, ABOUT 1 MILE FROM HWY 29. MEDIUM TRAFFIC.LAND ANALYSIS: BASED ON AN ANALYSIS OF VACANT LAND SALES AND LOCALLY ASSESSED VALUES. REMARKS: THERE IS A PARTIAL BASEMENT BUT IS BASICALLY UNUSABLE AND NOT INCLUDED IN THE SQUARE FOOTAGE.







**SALE REPORT**

State ID # 79-37-151-R000010590  
 County MARATHON  
 Municipality MARATHON  
 Local Parcel # 151-2805-014-9982  
 Situs Address 901 2nd St  
 Situs Zip Code 54448  
 Appraiser BENISDC

IPAS Sale Key # 190689  
 SIC Code 2421  
 Interior Inspection Date 09/29/2021  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 02/26/2021  
 Grantor WELTER FOREST PRODUCTS INC  
 Grantee VISTA INVESTMENTS LLC  
 Affinity Business  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2421: Sawmills & Planing Mills General-Mfg  
 Intended Use 2431: Millwork-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$2,500,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$2,500,000  
 Land Value \$302,400  
 Improvement Value \$2,197,600  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 2002  
 Number of Building Sections 12  
 Predominant OCC Code 494  
 Primary Area 82,216  
 Additional Useable Area 0  
 Total Area 82,216  
 Basement Area  
 Office Area (SF) / (%) 5,273 6%  
 Sprinkler (SF) / (%) 38,760 47%  
 Air Conditioning (SF) / (%) 6,630 8%  
 Notable Features/OBYs  
 Stories 1  
 Non-office ave wall height 21  
 Non-office ave clear height 21  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$30.41  
 Adj Sale Price Imps \$ / SF \$26.73  
 Acres 17.790  
 Land Value \$ / Acre \$16,998  
 SCR 9.5  
 RCN + OBY / SF \$55.24  
 Physical Res. % 65%  
 Functional Res. % 80%  
 Functional OBS 1 Layout  
 Functional OBS 2 Building Mechanics  
 Functional OBS 3  
 Community rating % 90%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 103%

**COMMENTS**

GRTR: DID NOT RETURN PHONE CALL. CONSOLIDATED OPERATIONS TO OTHER FACILITIES IN THE STATE.

GRTE: COMPANY'S MAIN PLANT, IN THE SAME MUNICIPALITY, IS GETTING BOXED IN WITH LIMITED ROOM FOR EXPANSION. THIS WAS AN OPPORTUNITY TO GET MORE SPACE. KNEW PROPERTY WAS GOING TO BECOME AVAILABLE AND APPROACHED GRANTOR. AT TIMES, GRANTOR DRIED LUMBER FOR GRANTEE. GRANTEE ALSO HAD LEASED SOME SPACE IN LUMBER STORAGE SHEDS.

PHYS: THE PRODUCTION FACILITY IS MODERN WITH A SPRINKLER SYSTEM. THERE WAS A FIRE A COUPLE OF YEARS AGO THAT DESTROYED PART OF THE MAIN FACILITY AND ABOUT 20,000 SQFT ENDED UP BEING REBUILT NEW. AFTER SALE, GRANTEE UPGRADED INSULATION, SEWER AND PUT A NEW ROOF ON 25 X 36 BUILDING, WHICH WAS LEAKING.

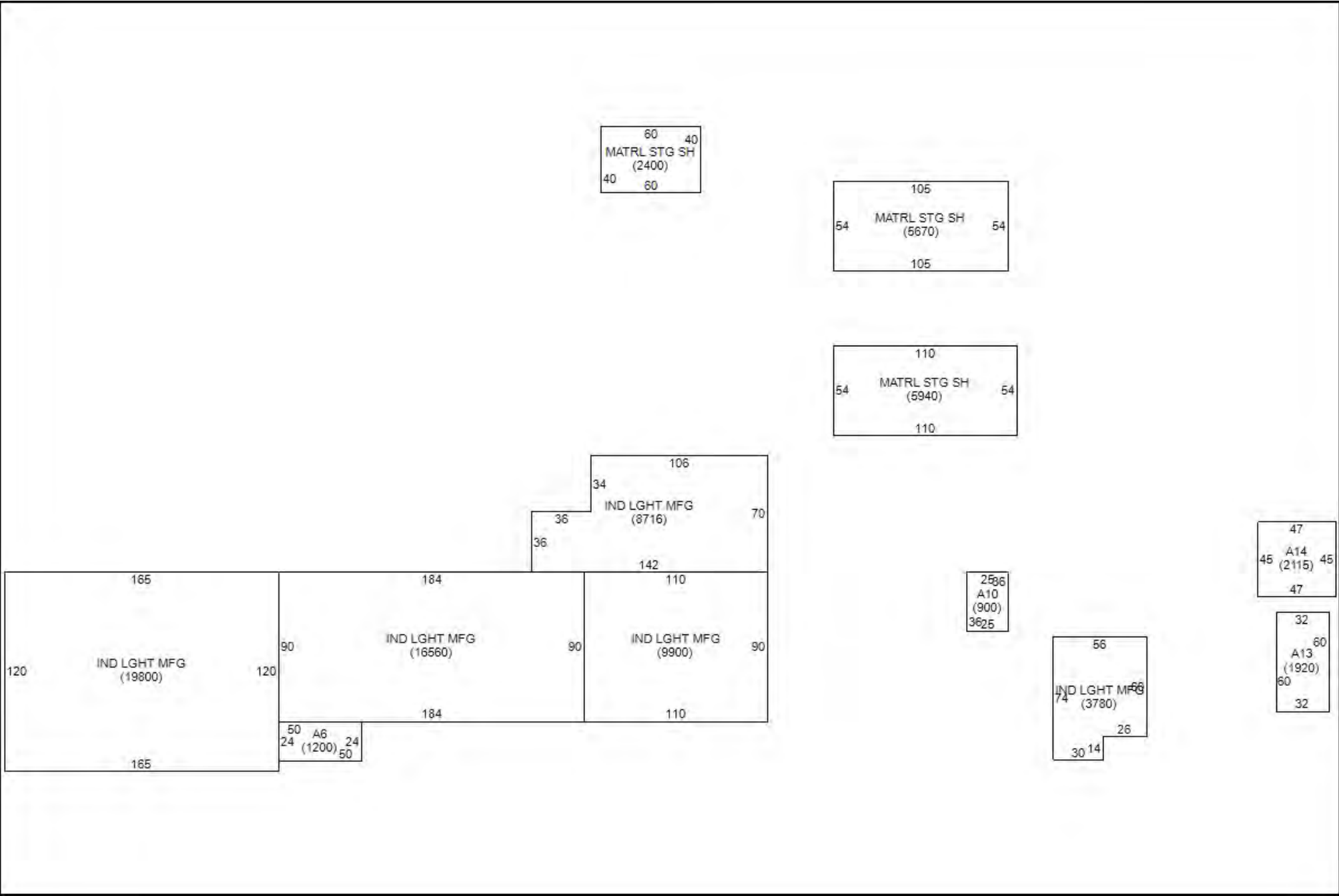
FUNC: SEPARATED BUILDINGS. THE WOOD STORAGE SHEDS ARE UNHEATED.

ECON: LOCATED IN AN INDUSTRIAL/RESIDENTIAL AREA ABOUT 1 MILE FROM HWY 29.

OTHR: LAND ANALYSIS: BASED OFF OF AN ANALYSIS OF VACANT LAND SALES AND LOCALLY ASSESSED VALUES.

OTHR: REMARKS: TWO APPRAISALS, ONE FROM EACH PARTY, SET VALUE FOR NEGOTIATION - NO OFFICIAL ASKING PRICE. A SMALL LOCALLY ASSESSED VACANT PARCEL IS INCLUDED IN THE SALE. A BETTER, MORE DETAILED SKETCH CAN BE FOUND AS A DOCUMENT ON PARID 000010590.





**SALE REPORT**

State ID # 79-37-186-R000010632  
 County MARATHON  
 Municipality UNITY  
 Local Parcel # 186-2702-063-1120  
 Situs Address 520 S Front St  
 Situs Zip Code 54488  
 Appraiser BENISDC

IPAS Sale Key # 168451  
 SIC Code 3599  
 Interior Inspection Date 09/24/2019  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 08/15/2018  
 Grantor APR LLC  
  
 Grantee T&E PROPERTIES II LLC  
  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2510: Household Furniture-Mfg  
 Intended Use 3440: Fabricated Structural Metal Products-Mfg  
 No Months Vacant 1 - 3 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$225,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$225,000  
 Land Value \$29,300  
 Improvement Value \$195,700  
 Time on Market 12 - 24 months  
 Recent Asking Price \$299,900

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1987  
 Number of Building Sections 7  
 Predominant OCC Code 494  
 Primary Area 35,252  
 Additional Useable Area 0  
 Total Area 35,252  
 Basement Area  
 Office Area (SF) / (%) 794 2%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 14,404 41%  
 Notable Features/OBYs  
  
 Stories 1  
 Non-office ave wall height 12  
 Non-office ave clear height 11  
 Frame Type 07: Wood Pole  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$6.38  
 Adj Sale Price Imps \$ / SF \$5.55  
 Acres 1.675  
 Land Value \$ / Acre \$17,493  
 SCR 2.07  
 RCN + OBY / SF \$37.67  
 Physical Res. % 41%  
 Functional Res. % 60%  
 Functional OBS 1 Layout  
 Functional OBS 2 Site Coverage  
 Functional OBS 3 Ceiling Height  
 Community rating % 85%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 70%

**COMMENTS**

GRTR: MOVED TO A DIFFERENT LOCATION AND NO LONGER NEEDED FACILITY. CONTAMINATION STUDY CAME BACK CLEAN. A COUPLE OF OTHER PARTIES SHOWED INTEREST BUT NOTHING MATERIALIZED.

GRTE: PURCHASED FOR EXPANSION. CONSIDERED ADDING ON TO THEIR EXISTING FACILITY BUT TOO EXPENSIVE. NO RELATIONSHIP WITH SELLER. FIRST OFFER OF \$225,000 WAS ACCEPTED. A FINANCING APPRAISAL CAME IN AT \$243,000. PROPERTY WAS VACANT FOR 18 MONTHS.

BRKR: LISTED FOR \$299,900 FOR ABOUT 18 MONTHS THROUGH A LOCAL BROKER. GRANTEE'S INITIAL OFFER OF \$225,000 WAS ACCEPTED.

PHYS: GRANTEE NEEDED TO UPDATE THE ELECTRICAL SYSTEM (\$150,000 COST) AND REPLACE MOST OF THE DOORS. GAPS EXISTS ON THE CONCRETE FLOOR BETWEEN BUILDING SECTIONS 1, 2 & 4.

FUNC: THIS PROPERTY SUFFERS FROM THE FOLLOWING LAYOUT ISSUES: DETACHED BUILDING, ADD-ON CONSTRUCTION, POOR SHAPE. VERY LOW CEILING HEIGHTS FOR A FACILITY THIS LARGE. LOW SITE COVERAGE AND LOW OFFICE/PLANT RATIO.

ECON: PROPERTY LOCATED ON A STATE HIGHWAY IN A SMALL RURAL VILLAGE ABOUT 5.5 MILES FROM HWY 29.

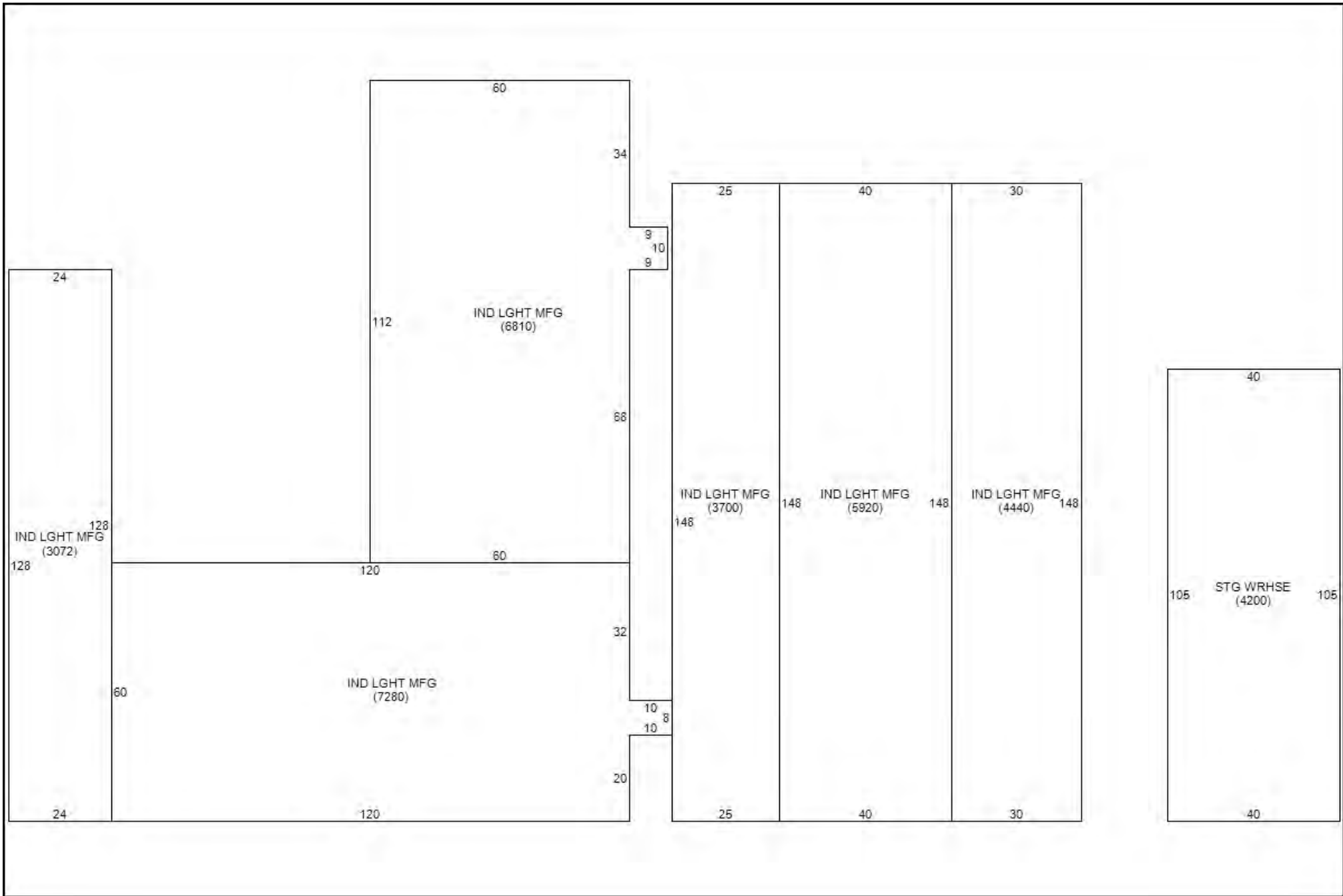
OTHR: LAND ANALYSIS: DETERMINED BY AN ANALYSIS OF VACANT LAND SALES AND LOCALLY ASSESSED LAND VALUES.

OTHR: MARKET VARIANCE: MAY BE DUE TO THE AMOUNT AND SEVERITY OF FUNCTIONAL ISSUES THAT THE FACILITY POSSESSES, LIMITING THE AMOUNT OF POTENTIAL BUYERS.

OTHR: REMARKS: SALE INCLUDED 3 SMALL & OLD PAINT BOOTHS. NO VALUE WAS ATTRIBUTED TO THESE.







**SALE REPORT**

State ID # 79-37-192-R000010559  
 County MARATHON  
 Municipality WESTON  
 Local Parcel # 192-2808-164-0108  
 Situs Address 5905 Mesker St  
 Situs Zip Code 54476  
 Appraiser BENISDC

IPAS Sale Key # 161571  
 SIC Code 3231  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 02/12/2018  
 Grantor CUSTOM GLASS PRODUCTS INC  
  
 Grantee 5905 MESKER STREET LLC  
  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3231: Products Of Purchased Glass-Mfg  
 Intended Use 0000: Commercial Parcel  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$600,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$600,000  
 Land Value \$109,700  
 Improvement Value \$490,300  
 Time on Market over 24 months  
 Recent Asking Price \$699,900

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1986  
 Number of Building Sections 9  
 Predominant OCC Code 494  
 Primary Area 33,800  
 Additional Useable Area 0  
 Total Area 33,800  
 Basement Area  
 Office Area (SF) / (%) 2,740 8%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 3,990 12%  
 Notable Features/OBYs  
  
 Stories 1  
 Non-office ave wall height 16  
 Non-office ave clear height 15  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$17.75  
 Adj Sale Price Imps \$ / SF \$14.51  
 Acres 2.743  
 Land Value \$ / Acre \$39,993  
 SCR 3.54  
 RCN + OBY / SF \$53.77  
 Physical Res. % 53%  
 Functional Res. % 75%  
 Functional OBS 1 Layout  
 Functional OBS 2 Ceiling Height  
 Functional OBS 3  
 Community rating % 95%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
  
 Major Thoroughfare 1 to 3 miles  
 Market Variance 71%

**COMMENTS**

GRTR: MOVED TO A NEARBY FACILITY ABOUT 10 YEARS AGO AND WAS TRYING TO SELL THIS PROPERTY SINCE. WAS LISTED BY A REAL ESTATE BROKER FOR 3-4 YEARS AT \$1,100,000. AFTER LISTING EXPIRED, GRANTOR MARKETED IT AS A 'FOR SALE BY OWNER' AT \$699,000, BASED ON OWN MARKET ANALYSIS. HAD BEEN LEASING SOME OF PROPERTY OUT TO 2-3 TENANTS AT A TIME WHILE PROPERTY WAS FOR SALE.

GRTE: UNABLE TO CONTACT.

PHYS: THE FACILITY IS IN MODERATE CONDITION. IT APPEARS DATED BUT SOUND. SOME AREAS OF THE ROOF ARE IN NEED OF REPAIR.

FUNC: OBSOLESCENCE OBSERVED FOR SUBSTANDARD HEIGHT & ADD-ON CONSTRUCTION. FACILITY HAS INTERIOR WALLS.

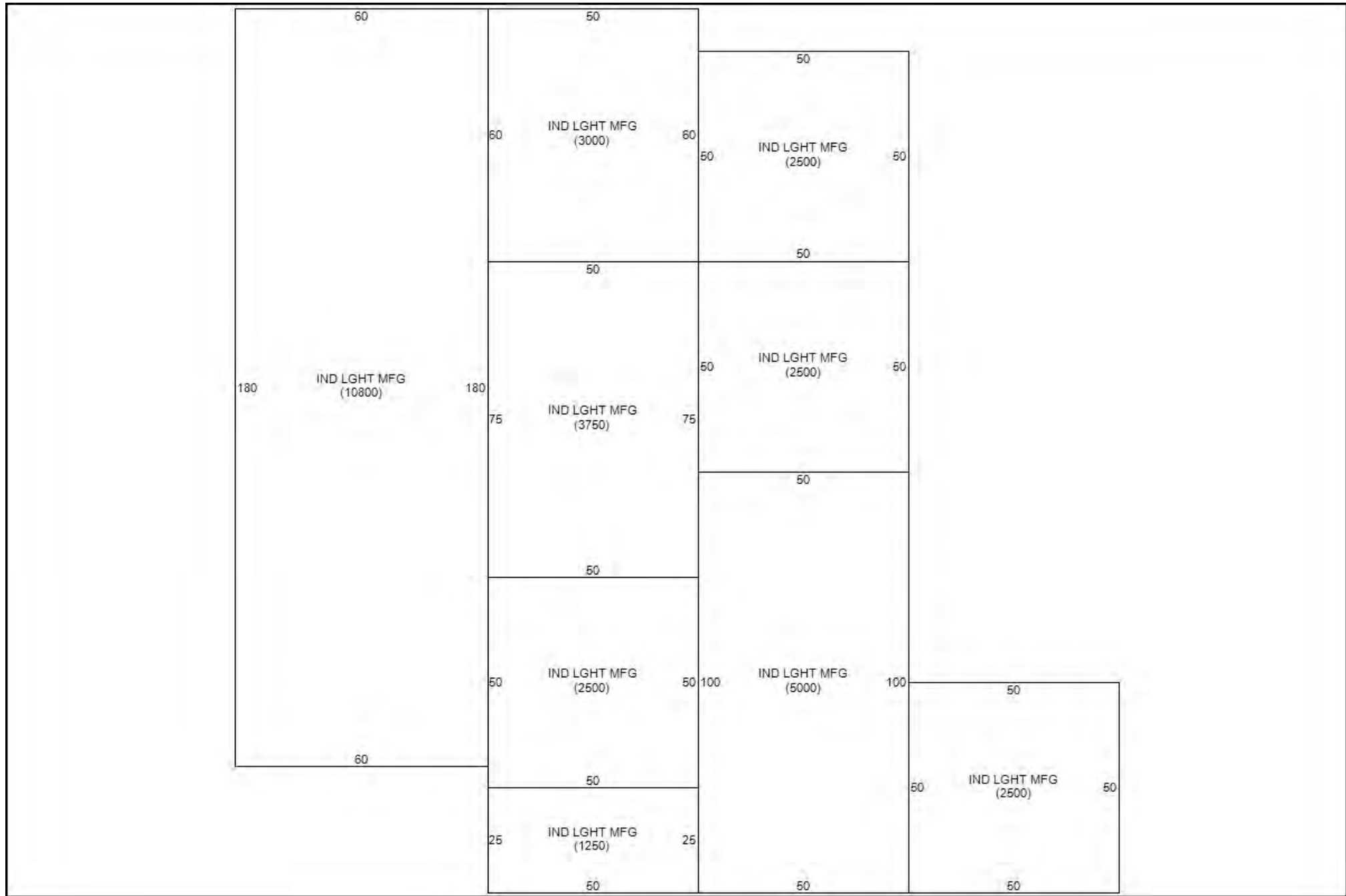
ECON: LOCATED IN AN INDUSTRIAL PARK ABOUT 1.5 MILES FROM HWY 29

OTHR: LAND ANALYSIS: DETERMINED BY VACANT LAND SALES.

OTHR: MARKET VARIANCE: DUE TO THE FOLLOWING: DESIRE OF THE GRANTOR TO UNLOAD THIS PROPERTY, THE LACK OF HEIGHT FOR A FACILITY ITS SIZE, PARTS OF THE FACILITY BEING SECTIONED OFF, STIGMA FOR BEING ON THE MARKET ON AND OFF FOR 10 YEARS.

OTHR: REMARKS: SOME AREAS OF THE FACILITY ARE SECTIONED OFF DUE TO THE GRANTOR LEASING SOME AREAS TO TENANTS WHILE THE PROPERTY WAS FOR SALE. UNABLE TO DO A RECENT INTERIOR INSPECTION BUT VIEWED INTERIOR PHOTOS FROM A REALTOR WEBSITE. A VACANT LOCALLY ASSESSED PARCEL WAS INCLUDED IN THIS SALE.





**SALE REPORT**

State ID # 79-37-192-R000035028  
 County MARATHON  
 Municipality WESTON  
 Local Parcel # 192-2808-231-0019  
 Situs Address 8311 Technology Dr  
 Situs Zip Code 54476  
 Appraiser BENISDC

IPAS Sale Key # 168925  
 SIC Code 2434  
 Interior Inspection Date 09/19/2018  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 04/17/2018  
 Grantor CLEMMENT PROPERTIES LLC  
 Grantee GREENHECK ENTERPRISES LLC  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2434: Wood Kitchen Cabinets-Mfg  
 Intended Use 2542: Partitions & Fixtures Except Wood-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$950,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$950,000  
 Land Value \$259,400  
 Improvement Value \$690,600  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 2003  
 Number of Building Sections 1  
 Predominant OCC Code 494  
 Primary Area 15,625  
 Additional Useable Area 0  
 Total Area 15,625  
 Basement Area  
 Office Area (SF) / (%) 2,500 16%  
 Sprinkler (SF) / (%) 15,625 100%  
 Air Conditioning (SF) / (%) 2,500 16%  
 Notable Features/OBYS  
 Stories 1  
 Non-office ave wall height 20  
 Non-office ave clear height 19  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$60.80  
 Adj Sale Price Imps \$ / SF \$44.20  
 Acres 5.188  
 Land Value \$ / Acre \$50,000  
 SCR 14.46  
 RCN + OBY / SF \$65.22  
 Physical Res. % 69%  
 Functional Res. % 100%  
 Functional OBS 1  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 95%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 1 to 3 miles  
 Market Variance 103%

## COMMENTS

GRTR: HAD CLOSED BUSINESS OPERATIONS A FEW YEARS EARLIER AND THEN DID SOME SHORT TERM LEASES WITH A COUPLE OF COMPANIES. GRANTEE APPROACHED WITH AN OFFER TO PURCHASE, WHICH WAS ACCEPTED. THOUGHT SALE PRICE WAS FAIR MARKET VALUE.

GRTE: MAIN FACILITY IS LOCATED NEARBY. HAD BEEN LOOKING FOR AVAILABLE PROPERTIES IN THE AREA IN ORDER TO EXPAND OPERATIONS. SALE WAS BETWEEN INFORMED BUYER/SELLER AND REPRESENTED FAIR MARKET VALUE. LIKED THE SIZE OF THE LOT, WHICH WOULD ALLOW FOR FUTURE EXPANSION.

PHYS: A NEWER FACILITY IN MODERATE CONDITION WITH NO MAJOR ISSUES. ORIGINAL BUILDING COMPONENTS.

FUNC: NO FUNCTIONAL OBSOLESCENCE OBSERVED.

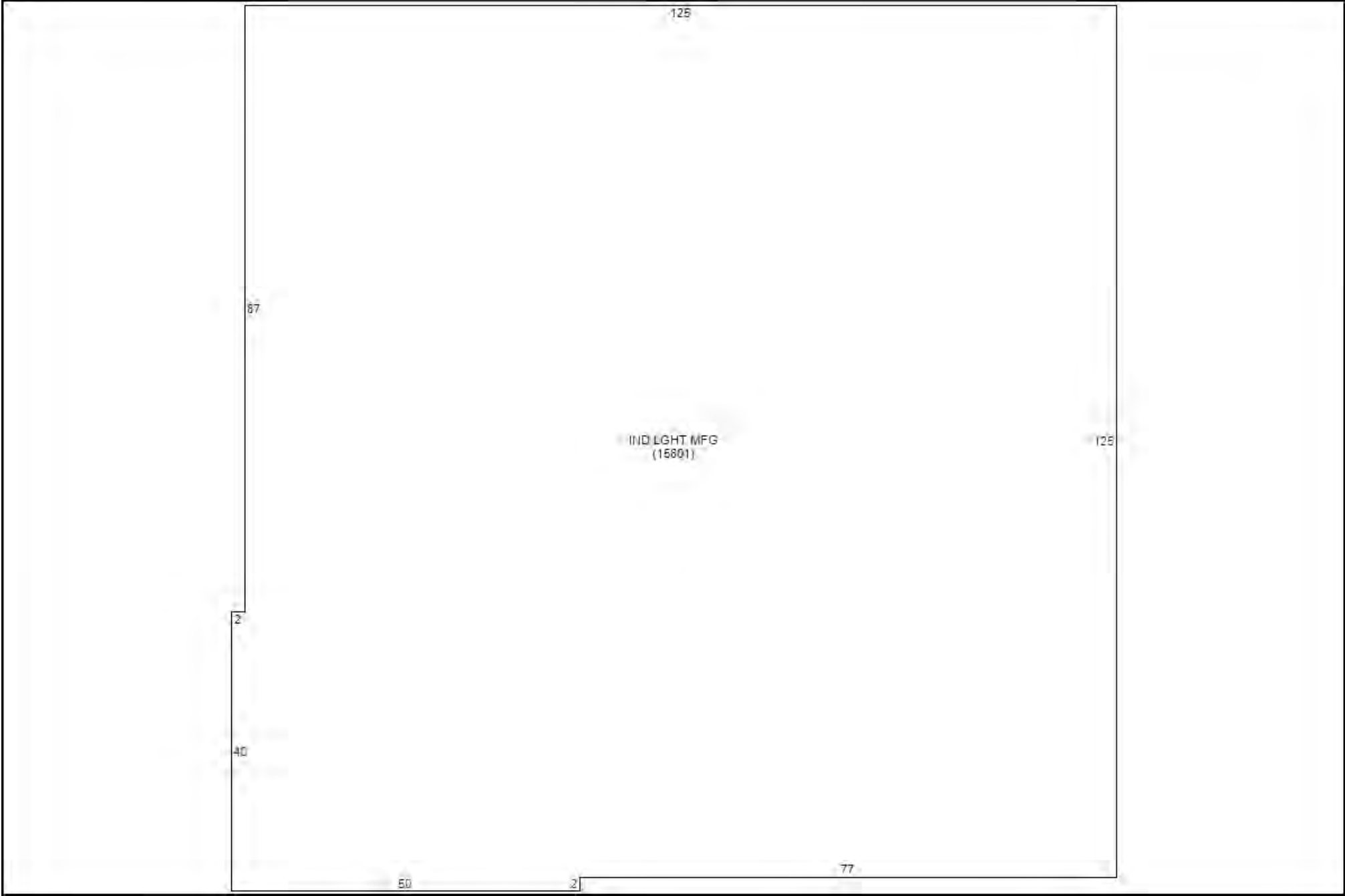
ECON: LOCATED IN A NEWER INDUSTRIAL PARK ABOUT ONE MILE FROM HWY 29.

OTHR: LAND ANALYSIS: DETERMINED BY AN ANALYSIS OF VACANT LAND SALES.

OTHR: REMARKS: BUILDING HAS AN ENCLOSED UNFINISHED OFFICE MEZZANINE ABOVE THE 1ST FLOOR OFFICE. THE MEZZANINE'S SQUARE FOOTAGE IS NOT INCLUDED IN THE TOTAL AREA FOR THIS ANALYSIS.







**SALE REPORT**

State ID # 79-37-192-R000010552  
 County MARATHON  
 Municipality WESTON  
 Local Parcel # 192-2808-172-0947  
 Situs Address 4705 Bayberry St  
 Situs Zip Code 54476  
 Appraiser BENISDC

IPAS Sale Key # 170748  
 SIC Code 2591  
 Interior Inspection Date 10/26/2021  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 4  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 11/04/2019  
 Grantor TASHCO INVESTMENTS LIMITED PARTNERSHIP  
 Grantee ALLONJEAN LLC  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2591: Drapery Hardware & Blinds & Shades-Mfg  
 Intended Use 2591: Drapery Hardware & Blinds & Shades-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$945,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$945,000  
 Land Value \$127,700  
 Improvement Value \$817,300  
 Time on Market 0 - 4 months  
 Recent Asking Price \$945,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1994  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 19,250  
 Additional Useable Area 0  
 Total Area 19,250  
 Basement Area  
 Office Area (SF) / (%) 3,360 17%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 3,360 17%  
 Notable Features/OBYS  
 Stories 1  
 Non-office ave wall height 19  
 Non-office ave clear height 19  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$49.09  
 Adj Sale Price Imps \$ / SF \$42.46  
 Acres 2.838  
 Land Value \$ / Acre \$44,996  
 SCR 6.42  
 RCN + OBY / SF \$58.29  
 Physical Res. % 68%  
 Functional Res. % 95%  
 Functional OBS 1 Layout  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 95%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 1 to 3 miles  
 Market Variance 119%

**COMMENTS**

GRTR: DIDN'T WANT TO ANSWER QUESTIONS. WAS RETIRING SO DECIDED TO SELL BUSINESS.

GRTE: PURCHASED BUSINESS FROM GRANTOR AND IT MADE SENSE TO KEEP THE BUSINESS AT ITS CURRENT LOCATION. DIDN'T LOOK ELSEWHERE. WAS GIVEN AN OPTION OF LEASING OR PURCHASING THE REAL PROPERTY. PURCHASING THE REAL ESTATE LED TO BETTER FINANCING. THE AGREEMENT WAS TO PAY WHATEVER THE 3RD PARTY APPRAISED VALUE WAS.

BRKR: THE BUSINESS WAS MARKETING THROUGH A BROKER. NO RELATIONSHIP BETWEEN THE BUYER/SELLER.

PHYS: SOME MINOR ROOFING REPAIRS NEEDED TO BE DONE. A CONCRETE SLAB NEEDED TO BE RE-PITCHED TO STOP WATER FROM COMING TOWARDS THE BUILDING. GRANTOR'S HOBBY WAS WOODWORKING, SO THE OFFICE HAS NICE BUILT IN CABINETRY AND TRIM AROUND DOORS/WINDOWS/FLOORING. THE PRODUCTION OF WINDOW BLINDS IS A VERY LIGHT MANUFACTURING PROCESS.

FUNC: THE ADD-ON CONSTRUCTION FROM THE 1997 ADDITION CREATED AN INTERIOR WALL.

ECON: LOCATED IN AN INDUSTRIAL AREA ABOUT 2 MILES FROM HWY 29.

OTHR: LAND ANALYSIS: BASED ON VACANT LAND SALES AND AN ANALYSIS OF LOCALLY ASSESSED VALUES.

OTHR: REMARKS: THE SALE OF THE BUSINESS DICTATED THE SALE OF THE REAL ESTATE. AN APPRAISAL THAT DETERMINED THE REAL ESTATE VALUE WAS OBTAINED AND A SCAR SUPPORTING THE SALE PRICE WAS COMPLETED.



	70	
75	IND LGHT MFG (5250)	75
	70	
200	IND LGHT MFG (14000)	200
	70	

**SALE REPORT**

State ID # 79-37-192-R000010550  
 County MARATHON  
 Municipality WESTON  
 Local Parcel # 192-2808-153-0989  
 Situs Address 5311 Fuller St  
 Situs Zip Code 54476  
 Appraiser BENISDC

IPAS Sale Key # 181363  
 SIC Code 3490  
 Interior Inspection Date 10/28/2020  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 12/31/2019  
 Grantor ADC PROPERTIES LLC

Grantee NB LLC

Affinity Tenant  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3440: Fabricated Structural Metal Products-Mfg  
 Intended Use 3440: Fabricated Structural Metal Products-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$680,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$680,000  
 Land Value \$170,400  
 Improvement Value \$509,600  
 Time on Market 0 - 4 months  
 Recent Asking Price \$680,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1992  
 Number of Building Sections 5  
 Predominant OCC Code 494  
 Primary Area 24,840  
 Additional Useable Area 0  
 Total Area 24,840  
 Basement Area  
 Office Area (SF) / (%) 2,490 10%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 2,490 10%  
 Notable Features/OBYS

Stories 1  
 Non-office ave wall height 16  
 Non-office ave clear height 15  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

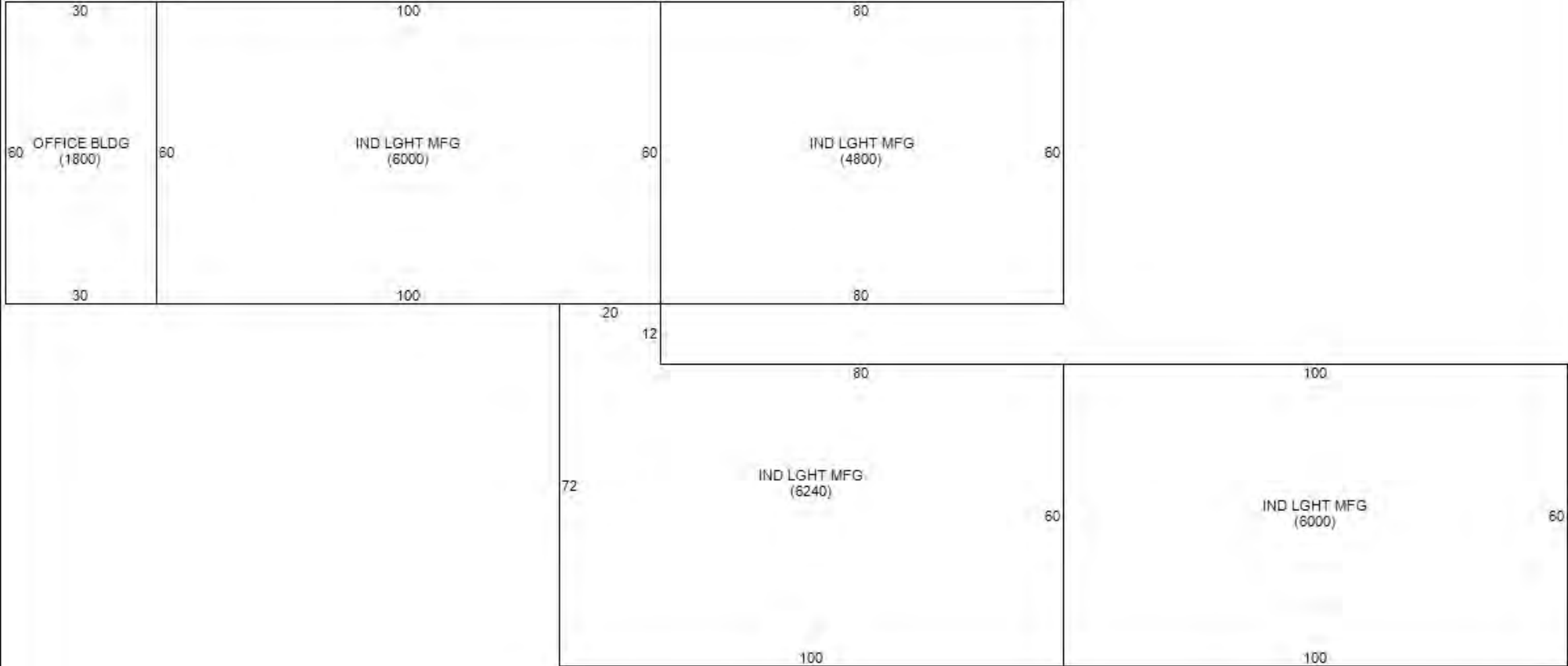
Adj Sale Price \$ / SF \$27.38  
 Adj Sale Price Imps \$ / SF \$20.52  
 Acres 4.260  
 Land Value \$ / Acre \$40,000  
 SCR 7.47  
 RCN + OBY / SF \$58.47  
 Physical Res. % 54%  
 Functional Res. % 80%  
 Functional OBS 1 Layout  
 Functional OBS 2 Ceiling Height  
 Functional OBS 3  
 Community rating % 95%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 1 to 3 miles  
 Market Variance 86%

**COMMENTS**

APPR: GRANTOR: DOWNSIZING DUE TO NEARING RETIREMENT. A RECENT APPRAISAL THAT CAME IN AT A BIT ABOVE THE EVENTUAL SALE PRICE HELPED SET THE VALUE. IN THE RECENT PAST, HAD THE PROPERTY LISTED ON THE MARKET FOR ABOUT 3 YEARS WITH A COUPLE DIFFERENT BROKERS FOR AROUND \$750,000 - VERY LITTLE INTEREST SHOWN. GRANTEE: LEASED JUST UNDER HALF OF THE FACILITY FOR THE PAST COUPLE OF YEARS. GRANTOR APPROACHED GRANTEE WITH A PRICE AND IT WAS ACCEPTED. PHYSICAL: OFFICE RE-CARPETED AND PAINTED IN 2015. THE FACILITY NEEDED A NEW ROOF AND SOME GENERAL MINOR REPAIRS. FUNCTIONAL: SUBSTANDARD AND VARYING HEIGHT. ADD-ON CONSTRUCTION. ECONOMIC: PROPERTY IS SURROUNDED BY COMMERCIAL PROPERTIES. THE PARCEL SITS ABOUT 3 MILES IN BETWEEN TWO HWY 29 EXITS. LAND ANALYSIS: BASED ON VACANT LAND SALES AND AN ANALYSIS OF LOCAL ASSESSED VALUES. REMARKS: USED TENANT SIC CODE ON SALE REPORT. DUE TO COVID-19 AN EXTERIOR INSPECTION WAS DONE.







**SALE REPORT**

State ID # 79-37-192-R000035027  
 County MARATHON  
 Municipality WESTON  
 Local Parcel # 192-2808-222-0073  
 Situs Address 5801 Stella Ave  
 Situs Zip Code 54476  
 Appraiser BENISDC

IPAS Sale Key # 183883  
 SIC Code 3231  
 Interior Inspection Date 09/30/2021  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 10/19/2020  
 Grantor WILLIAM JON HINTZ

Grantee GKRB PROPERTIES LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3231: Products Of Purchased Glass-Mfg  
 Intended Use 7641: Reupholstery & Furniture Repair-Svcs  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$290,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$290,000  
 Land Value \$44,000  
 Improvement Value \$246,000  
 Time on Market 0 - 4 months  
 Recent Asking Price \$290,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 2001  
 Number of Building Sections 1  
 Predominant OCC Code 494  
 Primary Area 5,700  
 Additional Useable Area 0  
 Total Area 5,700  
 Basement Area  
 Office Area (SF) / (%) 690 12%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 690 12%  
 Notable Features/OBYS

Stories 1  
 Non-office ave wall height 16  
 Non-office ave clear height 15  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$50.88  
 Adj Sale Price Imps \$ / SF \$43.16  
 Acres 0.880  
 Land Value \$ / Acre \$50,000  
 SCR 6.73  
 RCN + OBY / SF \$57.47  
 Physical Res. % 74%  
 Functional Res. % 100%  
 Functional OBS 1  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 95%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 107%

**COMMENTS**

GRTR: WAS LEASING TO TENANT. TENANT WANTED TO PURCHASE PROPERTY. GRANTOR OFFERED \$280,000 AND TENANT COUNTERTERD WITH \$250,000. NOTHING MATERIALIZED AND TENANT ENDED UP MOVING OUT. GRANTEE SAW TENANT MOVING OUT AND INQUIRED ABOUT THE PROPERTY. GRANTOR OFFERED \$290,000 BASED OFF OF AN OPINION OF VALUE OF \$300,000 FROM A RELATIVE WHO IS A REAL ESTATE AGENT.

GRTE: DID NOT RESPOND.

PHYS: MINIMAL WEAR AND TEAR. SOME EXTERIOR WALL STAINING NEAR THE GROUND.

FUNC: NO FUNCTIONAL OBSOLESCENCE OBSERVED.

ECON: LOCATED IN A RESIDENTIAL AND COMMERCIAL AREA ABOUT 1.5 MILES FROM HWY 29.

OTHR: LAND ANALYSIS: BASED ON VACANT LAND SALES AND AN ANALYSIS OF LOCALLY ASSESSED VALUES.

OTHR: REMARKS: THERE IS A LOW QUALITY STORAGE MEZZANINE IN THE REAR OF THE BUILDING--IT IS NOT INCLUDED IN THE SQUARE FOOTAGE AMOUNT.



DISCLAIMER - The content of this sales data worksheet is for general information purposes only. The information and opinions contained therein are provided by the Wisconsin Department of Revenue and we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, suitability of the information for any purpose. The Wisconsin Department of Revenue, its employees, officials, officers, agents, as the persons interviewed during the sales verification process, shall not be held responsible or liable for any use of, error, omission or defect in the information contained on the DOR Sales Data Worksheets.

**SALE REPORT**

State ID # 79-37-192-R000010559  
 County MARATHON  
 Municipality WESTON  
 Local Parcel # 192-2808-164-0108  
 Situs Address 5905 Mesker St  
 Situs Zip Code 54476  
 Appraiser BENISDC

IPAS Sale Key # 190750  
 SIC Code 3499  
 Interior Inspection Date 09/30/2021  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 06/18/2021  
 Grantor 5905 MESKER STREET LLC

Grantee SELKEY LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3499: Fabricated Metal Products Nec-Mfg  
 Intended Use 4225: General Warehousing & Storage-Trans  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$800,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$800,000  
 Land Value \$150,900  
 Improvement Value \$649,100  
 Time on Market 12 - 24 months  
 Recent Asking Price \$1,100,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1986  
 Number of Building Sections 9  
 Predominant OCC Code 494  
 Primary Area 33,800  
 Additional Useable Area 0  
 Total Area 33,800  
 Basement Area  
 Office Area (SF) / (%) 2,500 7%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 2,500 7%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 16  
 Non-office ave clear height 15  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$23.67  
 Adj Sale Price Imps \$ / SF \$19.20  
 Acres 2.743  
 Land Value \$ / Acre \$55,013  
 SCR 2.59  
 RCN + OBY / SF \$54.07  
 Physical Res. % 52%  
 Functional Res. % 75%  
 Functional OBS 1 Layout  
 Functional OBS 2 Ceiling Height  
 Functional OBS 3  
 Community rating % 95%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 1 to 3 miles  
 Market Variance 96%

**COMMENTS**

GRTR: WAS CONSOLIDATING OPERATIONS INTO A SMALLER NEWLY PURCHASED FACILITY. HAD PROPERTY LISTED WITH A LOCAL BROKER FOR \$1.1 MILLION FOR A YEAR. A COUPLE OF PARTIES WERE INTERESTED BUT NOTHING MATERIALIZED. LISTING EXPIRED AND PROPERTY WAS LISTED AS A FSBO.

GRTE: NEEDED MORE SPACE FOR STORING DRY INGREDIENT PRODUCTS. AN EMPLOYEE SAW THAT THE FACILITY WAS FOR SALE. FIRST OFFER OF \$800,000 WAS ACCEPTED.

PHYS: A NEW ROOF WAS NEEDED ON TWO-THIRDS OF THE FACILITY. SOME STAINING AND MARKINGS ON THE FLOOR ALONG WITH SOME MINOR DENTING ON THE WALLS.

FUNC: MULTIPLE ADDITIONS TO FACILITY AND A COUPLE OF INTERIOR WALLS. SUBSTANDARD AND VARYING CEILING HEIGHTS. LOW SITE COVERAGE.

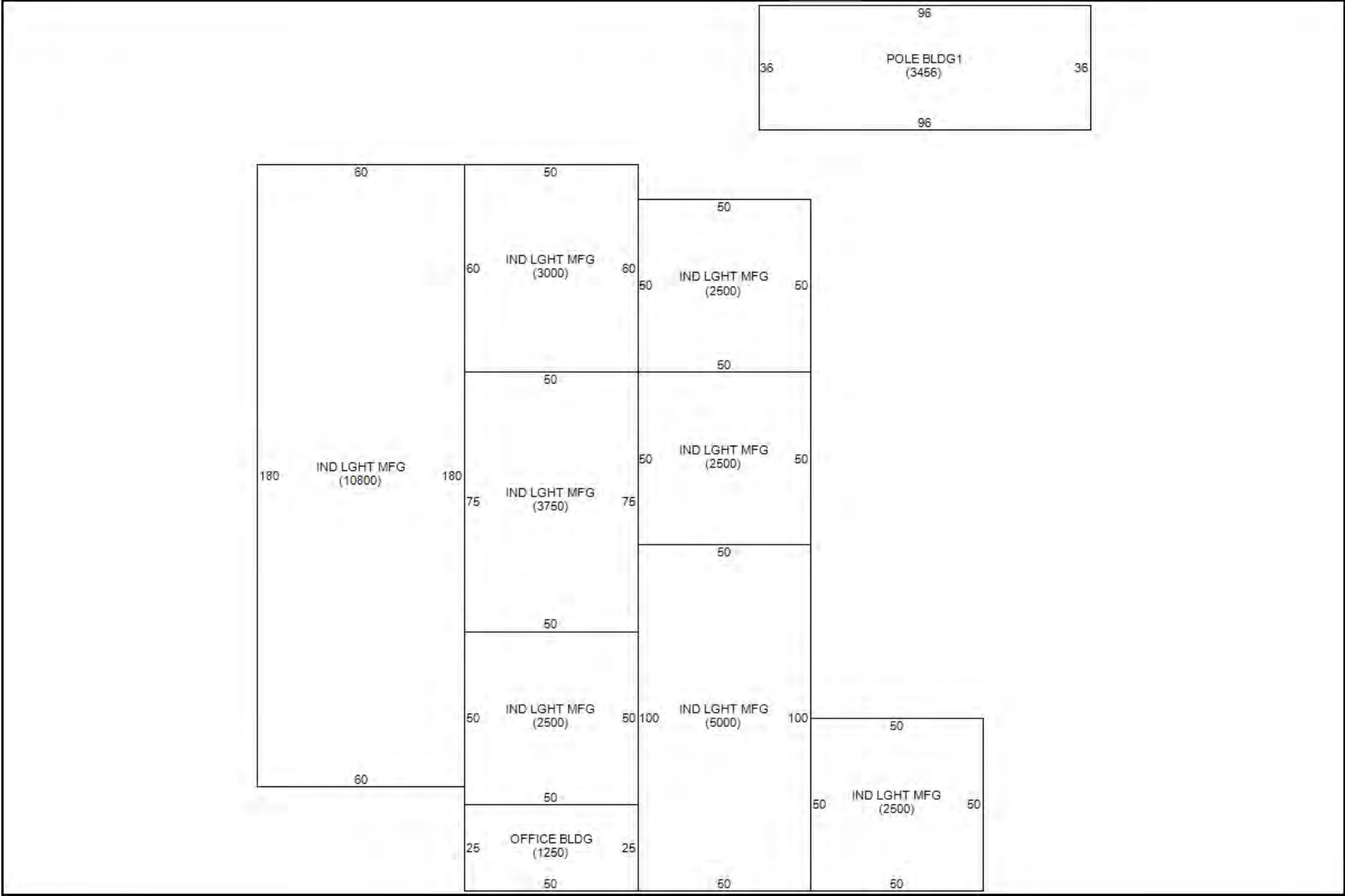
ECON: LOCATED IN AN INDUSTRIAL AREA ABOUT 1.5 MILES FROM HWY 29.

OTHR: LAND ANALYSIS: BASED ON AN ANALYSIS OF VACANT LAND SALES.

OTHR: THE 36 X 96 UNHEATED WOOD POLE STORAGE BUILDING IS NOT INCLUDED IN THE SQUARE FOOTAGE. SALE INCLUDES AN ADJACENT LOCALLY ASSESSED VACANT LOT. A BETTER, MORE DETAILED SKETCH CAN BE FOUND IN 'DOCUMENTS' ON PARID 10559.







**SALE REPORT**

State ID # 79-37-251-R000140205  
 County MARATHON  
 Municipality MOSINEE  
 Local Parcel # 251-2707-273-9971  
 Situs Address 1075 Indianhead Dr  
 Situs Zip Code 54455  
 Appraiser BENISDC

IPAS Sale Key # 180046  
 SIC Code 2759  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 05/22/2018  
 Grantor VIKING HOLDING LLC  
 Grantee PENGUIN PROPERTIES LLC  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2759: Commercial Printing Nec-Mfg  
 Intended Use 0000: Commercial Parcel  
 No Months Vacant 3 or more years  
 Environmental Site NO

**SALE DATA**

Sale Price \$320,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$320,000  
 Land Value \$49,000  
 Improvement Value \$271,000  
 Time on Market 12 - 24 months  
 Recent Asking Price \$550,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1999  
 Number of Building Sections 1  
 Predominant OCC Code 494  
 Primary Area 14,400  
 Additional Useable Area 0  
 Total Area 14,400  
 Basement Area  
 Office Area (SF) / (%) 400 3%  
 Sprinkler (SF) / (%) 14,400 100%  
 Air Conditioning (SF) / (%) 14,400 100%  
 Notable Features/OBYs  
 Stories 1  
 Non-office ave wall height 14  
 Non-office ave clear height 9  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 07: Metal Light

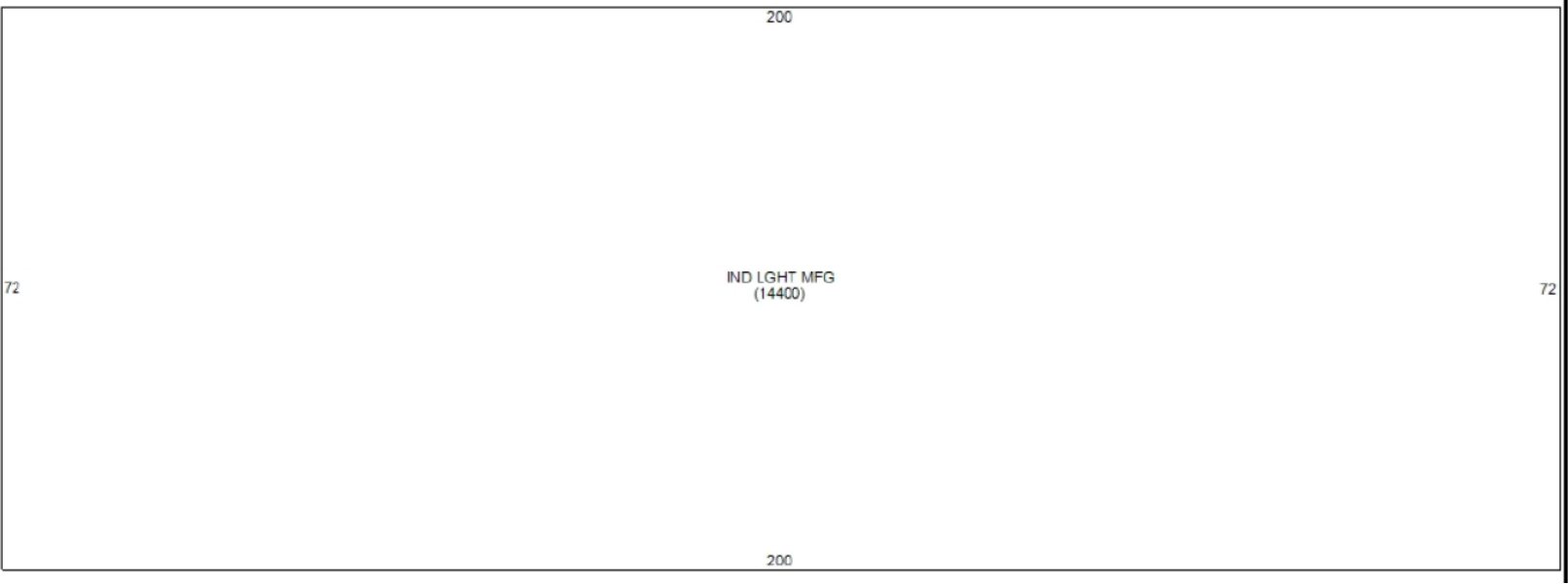
**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$22.22  
 Adj Sale Price Imps \$ / SF \$18.82  
 Acres 2.800  
 Land Value \$ / Acre \$17,500  
 SCR 8.47  
 RCN + OBY / SF \$63.25  
 Physical Res. % 55%  
 Functional Res. % 85%  
 Functional OBS 1 Ceiling Height  
 Functional OBS 2 Office/Plant Ratio  
 Functional OBS 3  
 Community rating % 95%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 67%

**COMMENTS**

APPR: GRANTOR: LONG TERM TENANT MOVED OUT AND DECIDED TO SELL.GRANTEE: WAS LOOKING FOR SPACE FOR HIS TECHNOLOGY COMPANY.BROKER: PROPERTY WAS LISTED BY A LOCAL BROKER. ON MARKET FOR ABOUT 18 MONTHS WITH SELLING BROKER. PROPERTY PREVIOUSLY HAD BEEN LISTED WITH ANOTHER BROKER. THE LOW HEIGHT OF THE PROPERTY SEEMED TO BE A NEGATIVE IN THE MARKETPLACE. HAD OFFERS FROM OTHER PARTIES BUT THEY WERE BELOW EVENTUAL SELLING PRICE.PHYSICAL: WELL BUILT STRUCTURE. SUSPENDED CEILING ONLY GIVES BUILDING A CLEAR HEIGHT OF 9 FEET, ROOF NEEDS TO BE REPLACED SOON. SOME GENERAL CLEANING AND UPDATING NEEDED TO BE DONE. FULLY AIR CONDITIONED AND SPRINKLED.FUNCTIONAL: SUBSTANDARD HEIGHT.ECONOMIC: LOCATED IN AN INDUSTRIAL/BUSINESS PARK ABOUT 1 MILE FROM I-39/51. THE BUSINESS PARK IS ACROSS THE STREET FROM THE CENTRAL WISCONSIN REGIONAL AIRPORT.LAND ANALYSIS: DETERMINED BY AN ANALYSIS OF VACANT LAND SALES AND LOCALLY ASSESSED VALUES.REMARKS: DUE TO COVID-19, AN EXTERIOR INSPECTION WAS COMPLETED. INTERIOR PHOTOS FROM MLS WERE VIEWED.





**SALE REPORT**

State ID # 79-37-251-R000140205  
 County MARATHON  
 Municipality MOSINEE  
 Local Parcel # 251-2707-273-9971  
 Situs Address 1075 Indianhead Dr  
 Situs Zip Code 54455  
 Appraiser BENISDC

IPAS Sale Key # 180046  
 SIC Code 2759  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 05/22/2018  
 Grantor VIKING HOLDING LLC  
 Grantee PENGUIN PROPERTIES LLC  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2759: Commercial Printing Nec-Mfg  
 Intended Use 0000: Commercial Parcel  
 No Months Vacant 3 or more years  
 Environmental Site NO

**SALE DATA**

Sale Price \$320,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$320,000  
 Land Value \$49,000  
 Improvement Value \$271,000  
 Time on Market 12 - 24 months  
 Recent Asking Price \$550,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1999  
 Number of Building Sections 1  
 Predominant OCC Code 494  
 Primary Area 14,400  
 Additional Useable Area 0  
 Total Area 14,400  
 Basement Area  
 Office Area (SF) / (%) 400 3%  
 Sprinkler (SF) / (%) 14,400 100%  
 Air Conditioning (SF) / (%) 14,400 100%  
 Notable Features/OBYs  
 Stories 1  
 Non-office ave wall height 14  
 Non-office ave clear height 9  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$22.22  
 Adj Sale Price Imps \$ / SF \$18.82  
 Acres 2.800  
 Land Value \$ / Acre \$17,500  
 SCR 8.47  
 RCN + OBY / SF \$63.25  
 Physical Res. % 55%  
 Functional Res. % 85%  
 Functional OBS 1 Ceiling Height  
 Functional OBS 2 Office/Plant Ratio  
 Functional OBS 3  
 Community rating % 95%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 67%

**COMMENTS**

APPR: GRANTOR: LONG TERM TENANT MOVED OUT AND DECIDED TO SELL.GRANTEE: WAS LOOKING FOR SPACE FOR HIS TECHNOLOGY COMPANY.BROKER: PROPERTY WAS LISTED BY A LOCAL BROKER. ON MARKET FOR ABOUT 18 MONTHS WITH SELLING BROKER. PROPERTY PREVIOUSLY HAD BEEN LISTED WITH ANOTHER BROKER. THE LOW HEIGHT OF THE PROPERTY SEEMED TO BE A NEGATIVE IN THE MARKETPLACE. HAD OFFERS FROM OTHER PARTIES BUT THEY WERE BELOW EVENTUAL SELLING PRICE.PHYSICAL: WELL BUILT STRUCTURE. SUSPENDED CEILING ONLY GIVES BUILDING A CLEAR HEIGHT OF 9 FEET, ROOF NEEDS TO BE REPLACED SOON. SOME GENERAL CLEANING AND UPDATING NEEDED TO BE DONE. FULLY AIR CONDITIONED AND SPRINKLED.FUNCTIONAL: SUBSTANDARD HEIGHT.ECONOMIC: LOCATED IN AN INDUSTRIAL/BUSINESS PARK ABOUT 1 MILE FROM I-39/51. THE BUSINESS PARK IS ACROSS THE STREET FROM THE CENTRAL WISCONSIN REGIONAL AIRPORT.LAND ANALYSIS: DETERMINED BY AN ANALYSIS OF VACANT LAND SALES AND LOCALLY ASSESSED VALUES.REMARKS: DUE TO COVID-19, AN EXTERIOR INSPECTION WAS COMPLETED. INTERIOR PHOTOS FROM MLS WERE VIEWED.







**SALE REPORT**

State ID # 79-37-281-R000010674  
 County MARATHON  
 Municipality SCHOFIELD  
 Local Parcel # 281-2808-074-9938  
 Situs Address 651 Alderson St  
 Situs Zip Code 54476  
 Appraiser BENISDC

IPAS Sale Key # 168243  
 SIC Code 3714  
 Interior Inspection Date 09/24/2019  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 01/10/2019  
 Grantor ALAN L TOWLE

Grantee ELSEWHERE PROPERTIES LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3479: Metal Coating & Allied Services-Mfg  
 Intended Use 3714: Motor Vehicle Parts & Accessories-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$2,000,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$2,000,000  
 Land Value \$158,300  
 Improvement Value \$1,841,700  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1990  
 Number of Building Sections 5  
 Predominant OCC Code 494  
 Primary Area 45,300  
 Additional Useable Area 0  
 Total Area 45,300  
 Basement Area  
 Office Area (SF) / (%) 1,056 2%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 1,056 2%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 20  
 Non-office ave clear height 19  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$44.15  
 Adj Sale Price Imps \$ / SF \$40.66  
 Acres 5.224  
 Land Value \$ / Acre \$30,302  
 SCR 5.02  
 RCN + OBY / SF \$56.07  
 Physical Res. % 56%  
 Functional Res. % 85%  
 Functional OBS 1 Layout  
 Functional OBS 2 Office/Plant Ratio  
 Functional OBS 3  
 Community rating % 95%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 160%

**COMMENTS**

GRTR: HAD LEASED FACILITY TO A MANUFACTURING COMPANY. WHEN THE LESSEE MOVED OUT, GRANTOR SEEKED TO SELL THE PROPERTY. WAS HAPPY WITH THE SALE PRICE.

GRTE: IS A CALIFORNIA COMPANY THAT HAS SOME LARGE ACCOUNTS IN THE FOX VALLEY AREA AND WAS LOOKING FOR A LOCATION NEARBY. ENCOUNTERED THIS PROPERTY VIA A HISTORICAL MLS LISTING AND APPROACHED GRANTOR. PURCHASE PRICE WAS DETERMINED BY AN APPRAISAL THAT CAME IN AT \$2,000,000.

PHYS: SOME MINOR ROOF LEAKS WERE FOUND BUT REPAIRED BY THE GRANTOR. AFTER SALE, WALLS & BEAMS WERE PAINTED AND ELECTRICAL SYSTEM WAS UPDATED.

FUNC: ADD-ON CONSTRUCTION WITH A CONCRETE BLOCK WALL SPLITING UP THE FACILITY. LOW OFFICE/PLANT RATIO.

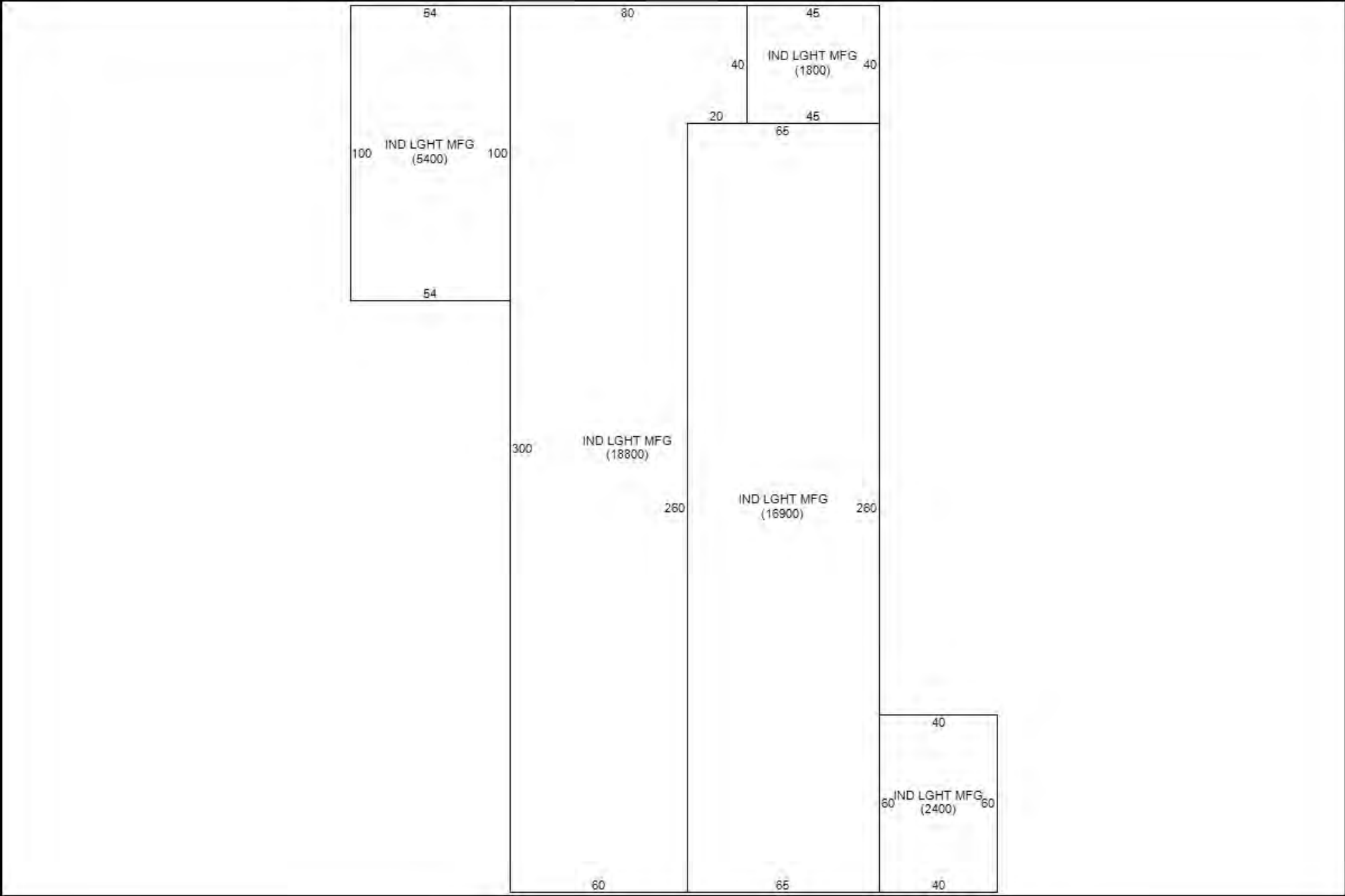
ECON: LOCATED IN THE SCHOFIELD INDUSTRIAL PARK ABOUT 2.5 MILES FROM HWY 29.

OTHR: LAND ANALYSIS: DETERMINED BY VACANT LAND SALES AND ANALYSIS OF LOCAL ASSESSED VALUES.

OTHR: REMARKS: GRANTOR'S TENANT MOVED OUT IN 2016. PROPERTY WAS OFFERED TO TENANT AT ROUGHLY \$1.3 MILLION, BUT WAS DECLINED. AFTERWARDS, ACCORDING TO MLS, PROPERTY WAS LISTED BY A LOCAL BROKER FOR \$1,479,000 UNTIL EXPIRATION (18 MONTHS). IN THE MEANTIME, THE ADJACENT PROPERTY OWNER USED PART OF THE FACILITY TO STORE PRODUCT.

OTHR: MARKET VARIANCE: MAY BE DUE TO THE GRANTEE BEING HEADQUARTERED IN A HIGH-PRICED REAL ESTATE AREA.





**SALE REPORT**

State ID # 79-37-281-R000010677  
 County MARATHON  
 Municipality SCHOFIELD  
 Local Parcel # 281-2808-074-9960  
 Situs Address 351 Alderson St  
 Situs Zip Code 54476  
 Appraiser BENISDC

IPAS Sale Key # 168255  
 SIC Code 3440  
 Interior Inspection Date 09/25/2019  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 10/31/2018  
 Grantor ROWEL LLC  
  
 Grantee CITY OF SCHOFIELD  
  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3440: Fabricated Structural Metal Products-Mfg  
 Intended Use 0000: Commercial Parcel  
 No Months Vacant 3 or more years  
 Environmental Site NO

**SALE DATA**

Sale Price \$1,100,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$1,100,000  
 Land Value \$123,800  
 Improvement Value \$976,200  
 Time on Market over 24 months  
 Recent Asking Price \$1,195,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1987  
 Number of Building Sections 5  
 Predominant OCC Code 494  
 Primary Area 30,048  
 Additional Useable Area 208  
 Total Area 30,256  
 Basement Area  
 Office Area (SF) / (%) 7,124 24%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 7,124 24%  
 Notable Features/OBYs  
  
 Stories 1  
 Non-office ave wall height 23  
 Non-office ave clear height 21  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$36.36  
 Adj Sale Price Imps \$ / SF \$32.26  
 Acres 3.713  
 Land Value \$ / Acre \$33,342  
 SCR 5.38  
 RCN + OBY / SF \$69.50  
 Physical Res. % 54%  
 Functional Res. % 90%  
 Functional OBS 1 Layout  
 Functional OBS 2 Office/Plant Ratio  
 Functional OBS 3  
 Community rating % 95%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
  
 Major Thoroughfare 1 to 3 miles  
 Market Variance 101%

**COMMENTS**

GRTR: UNABLE TO CONTACT. IS A LOCAL REAL ESTATE INVESTOR THAT HAS LEASED OUT A FEW COMMERCIAL/INDUSTRIAL PROPERTIES IN THE AREA. MARKETING FACILITY THROUGH WEBSITES AND ALSO HAD A SIGN ON THE PROPERTY.

GRTE: NEEDED A NEW LOCATION AFTER BEING ENCOURAGED TO MOVE FROM THEIR EXISTING LOCATION BY THE DNR. PURCHASING A FACILITY WAS A LOT LESS EXPENSIVE THAN BUILDING NEW. PROPERTY LISTED FOR SALE AT \$1,195,000 AND INITIAL OFFER WAS \$1,000,000. BOTH PARTIES MET IN THE MIDDLE TO ARRIVE AT SALE PRICE.

PHYS: PROPERTY IN FAIR CONDITION. NEEDED TO REPLACE FURNACE AFTER SALE.

FUNC: OBSOLESCENCE OBSERVED FOR ADD ON CONSTRUCTION, WITH AN INTERIOR WALL BETWEEN SECTIONS 1 & 4. A HIGH PERCENTAGE OF OFFICE SPACE.

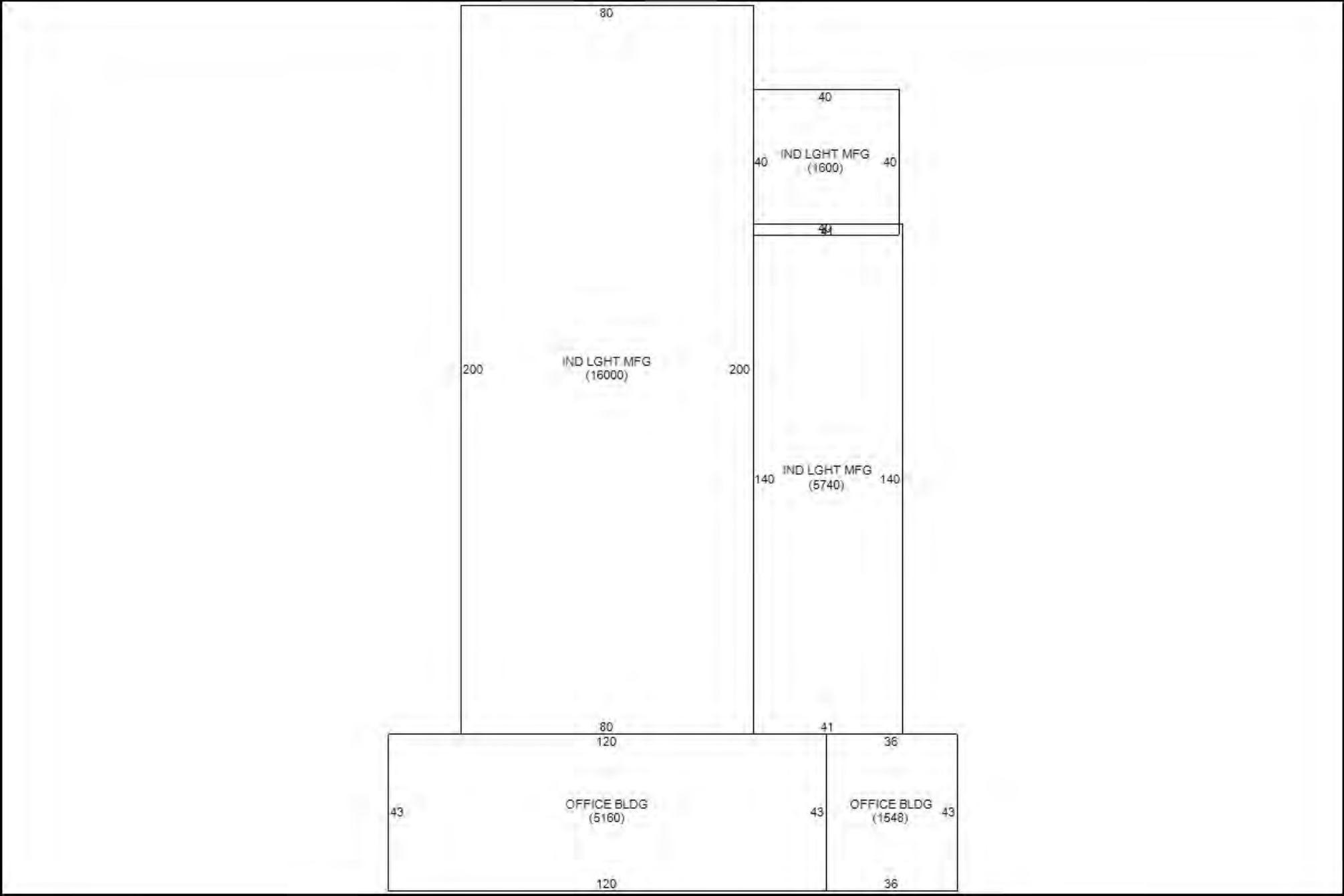
ECON: LOCATED IN THE SCHOFIELD INDUSTRIAL PARK ABOUT 2.5 MILES FROM HWY 29.

OTHR: LAND ANALYSIS: DETERMINED BY VACANT LAND SALES AND ANALYSIS OF LOCAL ASSESSED VALUES.

OTHR: REMARKS: SALE INCLUDED AN OVERHEAD CRANE. GRANTEE HAS NO USE FOR IT AND SAID THAT IT WOULD COST MORE TO REMOVE IT THAN TO JUST LEAVE IT IN PLACE. NO VALUE IS CONTRIBUTED TOWARD THE CRANE.







**SALE REPORT**

State ID # 79-37-281-R000134418  
 County MARATHON  
 Municipality SCHOFIELD  
 Local Parcel # 281-2808-074-9958  
 Situs Address 349 Alderson St  
 Situs Zip Code 54476  
 Appraiser BENISDC

IPAS Sale Key # 172983  
 SIC Code 2499  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 10/31/2019  
 Grantor ROWEL LLC  
 Grantee AWF WISCONSIN PROPERTIES LLC  
 Affinity Adjacent Owner  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 0000: Commercial Parcel  
 Intended Use 2499: Wood Products Nec-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$1,365,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$1,365,000  
 Land Value \$154,200  
 Improvement Value \$1,210,800  
 Time on Market over 24 months  
 Recent Asking Price \$1,495,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1995  
 Number of Building Sections 3  
 Predominant OCC Code 494  
 Primary Area 30,578  
 Additional Useable Area 0  
 Total Area 30,578  
 Basement Area  
 Office Area (SF) / (%) 4,000 13%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 4,000 13%  
 Notable Features/OBYs  
 Stories 1  
 Non-office ave wall height 31  
 Non-office ave clear height 29  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

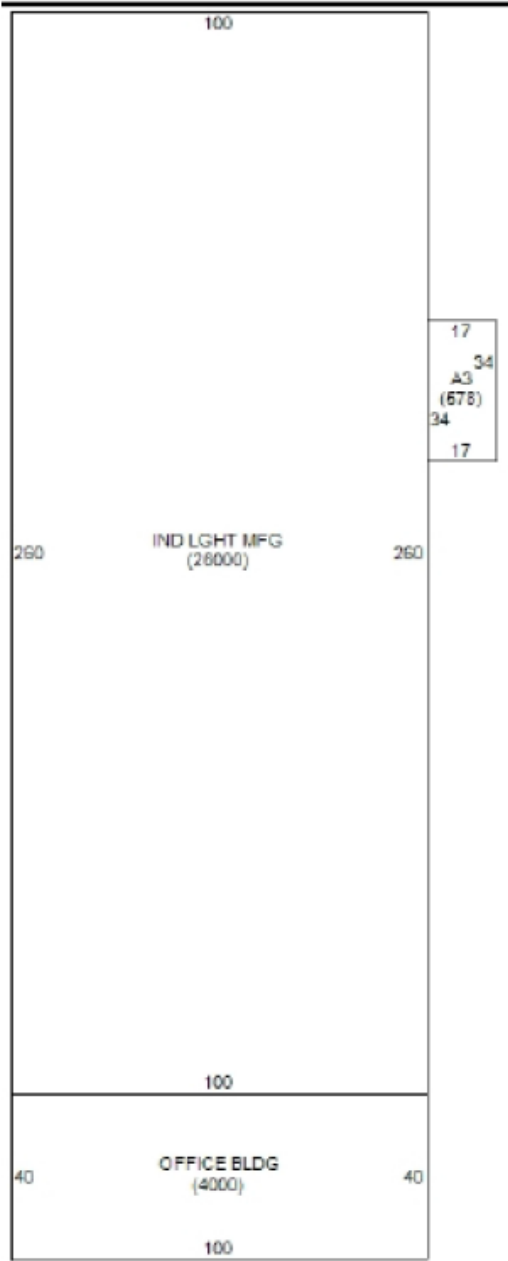
**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$44.64  
 Adj Sale Price Imps \$ / SF \$39.60  
 Acres 4.820  
 Land Value \$ / Acre \$31,992  
 SCR 6.87  
 RCN + OBY / SF \$75.35  
 Physical Res. % 59%  
 Functional Res. % 95%  
 Functional OBS 1 Layout  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 95%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason  
 Major Thoroughfare 1 to 3 miles  
 Market Variance 99%

**COMMENTS**

APPR: GRANTOR: DID NOT RESPOND. IS A LOCAL REAL ESTATE INVESTOR WHO HAS LEASED OUT A FEW COMMERCIAL/INDUSTRIAL PROPERTIES IN THE AREA. HAS EXTENSIVE KNOWLEDGE OF THE LOCAL REAL ESTATE MARKET. MARKETED FACILITY THROUGH WEBSITES AND ALSO HAD A SIGN ON THE PROPERTY. GRANTEE: IS ADJACENT LAND OWNER AND TENANT. HAD BEEN LEASING THE PROPERTY FOR STORAGE FOR A FEW YEARS. MADE AN OFFER TO PURCHASE ONCE COMPANY DECIDED TO EXPAND MANUFACTURING OPERATIONS. THOUGHT SALE PRICE WAS A LITTLE ON THE HIGH END, BUT HAVING AN ADJACENT PROPERTY TO THEIR MAIN PLANT WAS A BIG PLUS. PHYSICAL: SOME STAINING AND CRACKS ON THE PRODUCTION FLOOR. FACILITY NEEDED AN INSULATION AND HEATING UPGRADE. AREAS OF THE EXTERIOR WALLS ARE DISCOLORED. FUNCTIONAL: THE PRODUCTION AREA IS MADE UP OF 2-BAYS WITH AN INTERIOR WALL SEPARATING THEM. ECONOMIC: LOCATED IN THE SCHOFIELD INDUSTRIAL PARK ABOUT 2.5 MILES FROM HWY 29. THE CITY OF SCHOFIELD IS ADJACENT TO THE CITY OF WAUSAU. LAND ANALYSIS: BASED ON VACANT LAND SALES AND AN ANALYSIS OF LOCALLY ASSESSED VALUES. REMARKS: DUE TO COVID-19, AN EXTERIOR INSPECTION WAS DONE. HOWEVER, INTERNET INTERIOR PHOTOS WERE VIEWED. CRANES HAD BEEN REMOVED PRIOR TO SALE BUT CRANE-WAYS STILL EXIST.





**SALE REPORT**

State ID # 79-37-291-R000130591  
 County MARATHON  
 Municipality WAUSAU  
 Local Parcel # 291-2907-312-0998  
 Situs Address 7020 Packer Dr  
 Situs Zip Code 54401  
 Appraiser KMETZSE

IPAS Sale Key # 169436  
 SIC Code 7349  
 Interior Inspection Date 09/24/2019  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 08/15/2019  
 Grantor COSMOS PROPERTIES LLC  
 Grantee WAUSAU WINDOWS PROPERTY LLC  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 7349: Building Maintenance Services Nec-Svcs  
 Intended Use 8999: Services Nec-Svcs  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$325,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$325,000  
 Land Value \$35,500  
 Improvement Value \$289,500  
 Time on Market over 24 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1980  
 Number of Building Sections 3  
 Predominant OCC Code 494  
 Primary Area 7,840  
 Additional Useable Area 0  
 Total Area 7,840  
 Basement Area  
 Office Area (SF) / (%) 2,400 31%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs  
 Stories 1  
 Non-office ave wall height 16  
 Non-office ave clear height 16  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$41.45  
 Adj Sale Price Imps \$ / SF \$36.93  
 Acres 0.709  
 Land Value \$ / Acre \$50,071  
 SCR 3.94  
 RCN + OBY / SF \$73.61  
 Physical Res. % 46%  
 Functional Res. % 90%  
 Functional OBS 1 Layout  
 Functional OBS 2 Office/Plant Ratio  
 Functional OBS 3  
 Community rating % 95%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 128%

**COMMENTS**

FUNC: GRANTOR IS ALSO THE REAL ESTATE BROKER THAT OCCUPIED AND LISTED THIS PROPERTY FOR SALE. AS A LICENSED BROKER, THE GRANTOR HAD EXTENSIVE KNOWLEDGE OF THE MARKET AND SET A FAIR ASKING PRICE.

GRTE: THE BUYER HAD BEEN LOOKING TO EXPAND OPERATIONS IN THE WAUSAU AREA AND FOUND THIS BUILDING FOR SALE VIA A MULTI-LISTING SERVICE. BELIEVES THE PROPERTY WILL GREATLY FILL THEIR NEEDS, AND THAT THE SALE PRICE REPRESENTED FAIR MARKET VALUE.

BRKR: THE BROKER WAS ALSO THE GRANTOR/SELLER.

PHYS: THE FRONT SECTION/OFFICE AREA WAS RENOVATED IN 2014. THE OTHER TWO SECTIONS OF THE ROOF WERE REPLACED IN RECENT YEARS.

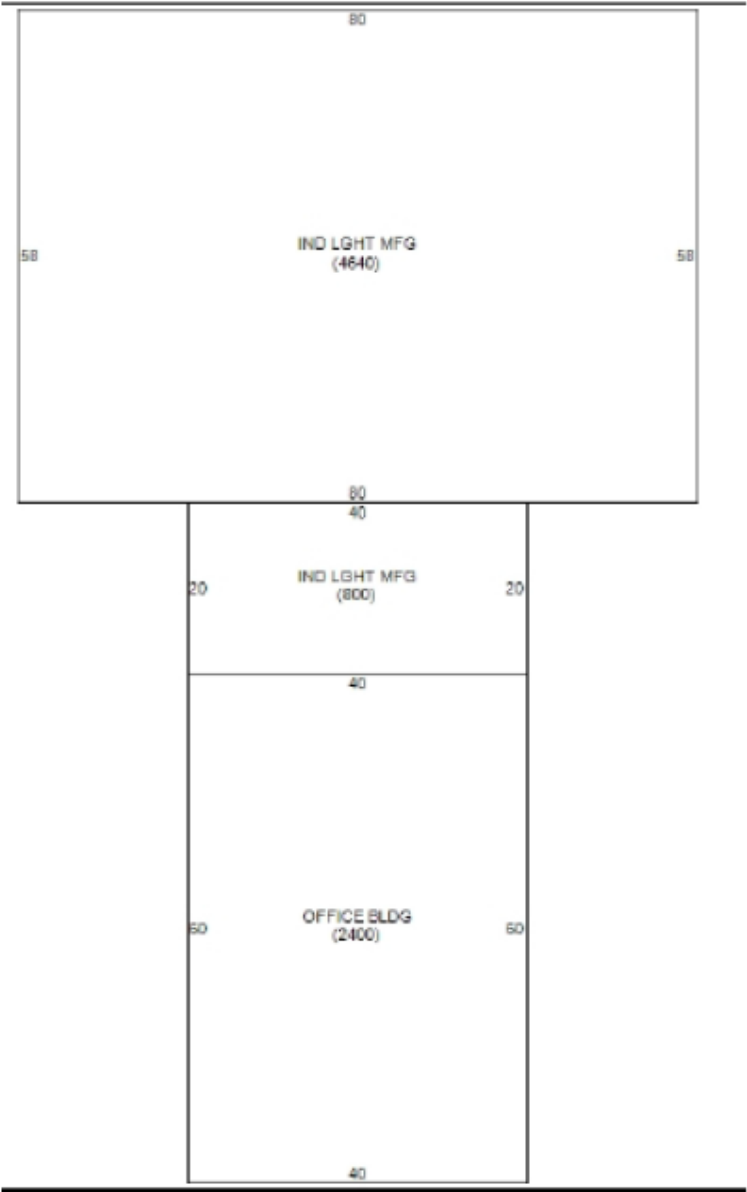
FUNC: OBSOLESCENCE OBSERVED FOR ADD-ON CONSTRUCTION AND HIGHER THAN TYPICAL AMOUNT OF OFFICE SPACE.

ECON: LOCATED IN THE WAUSAU INDUSTRIAL PARK WITH EXCELLENT ACCESS TO STATE HIGHWAY 29. THE PROPERTY BENEFITS FROM HAVING GOOD VISIBILITY FROM HIGHWAY 29.

OTHR: LAND ANALYSIS: LAND VALUE IS BASED ON RECENT SALES IN THE AREA, ASKING PRICES AND ASSESSMENTS OF VACANT LAND IN THE WAUSAU METRO AREA.







**SALE REPORT**

State ID # 79-37-291-R000131186  
 County MARATHON  
 Municipality WAUSAU  
 Local Parcel # 291-2906-253-0976  
 Situs Address 350 S 86th Ave  
 Situs Zip Code 54401  
 Appraiser BENISDC

IPAS Sale Key # 169795  
 SIC Code 3561  
 Interior Inspection Date 09/24/2019  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 07/31/2019  
 Grantor C E ACQUISITIONS LLC

Grantee ESKER INVESTMENTS LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 5131: Piece Goods & Notions-WholeSL  
 Intended Use 3561: Pumps & Pumping Equipment-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$195,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$195,000  
 Land Value \$38,700  
 Improvement Value \$156,300  
 Time on Market 0 - 4 months  
 Recent Asking Price \$199,900

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 2012  
 Number of Building Sections 1  
 Predominant OCC Code 494  
 Primary Area 2,880  
 Additional Useable Area 0  
 Total Area 2,880  
 Basement Area  
 Office Area (SF) / (%) 276 10%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 276 10%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 14  
 Non-office ave clear height 14  
 Frame Type 07: Wood Pole  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

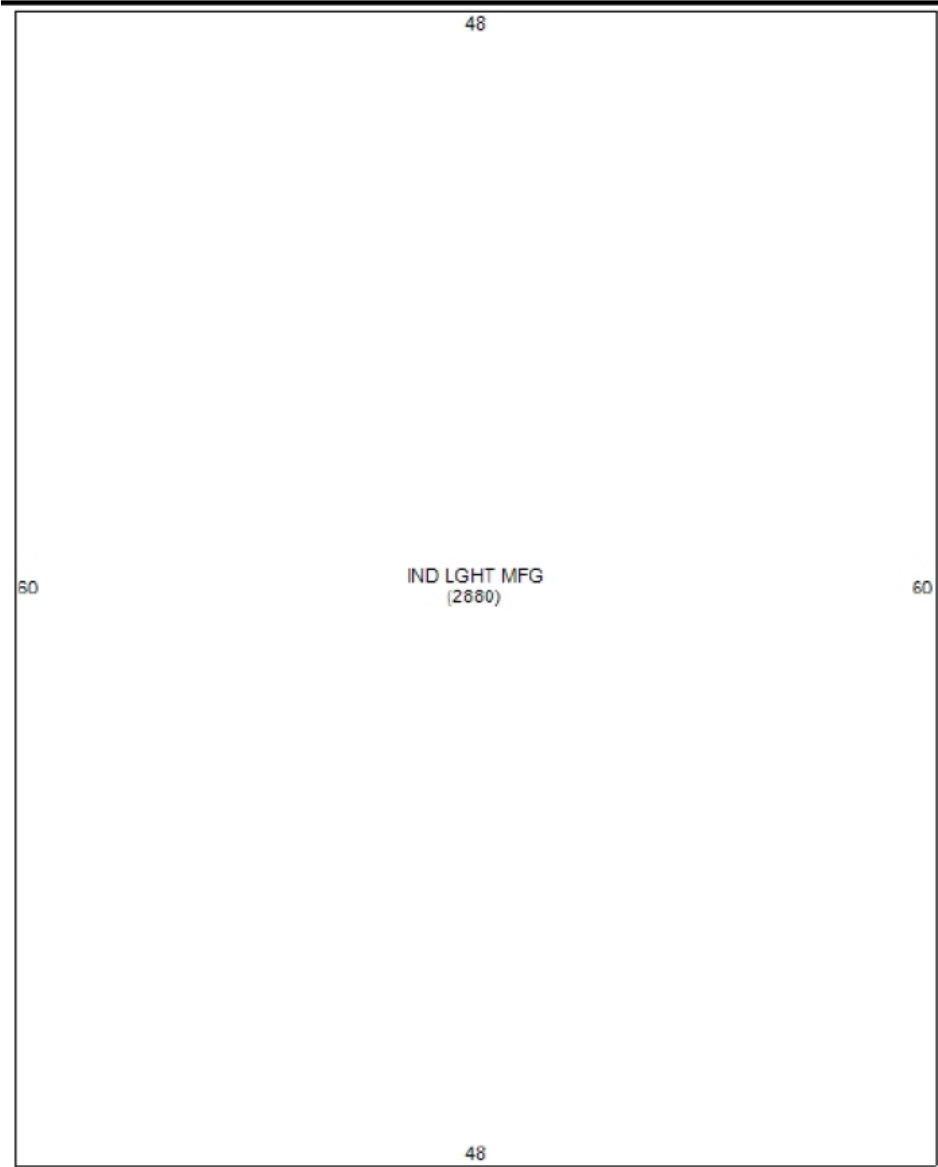
Adj Sale Price \$ / SF \$67.71  
 Adj Sale Price Imps \$ / SF \$54.27  
 Acres 1.360  
 Land Value \$ / Acre \$28,456  
 SCR 20.57  
 RCN + OBY / SF \$60.58  
 Physical Res. % 87%  
 Functional Res. % 95%  
 Functional OBS 1 Size  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 95%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason

Major Thoroughfare 0 to 1 mile  
 Market Variance 114%

COMMENTS

APPR: GRANTOR: A FEW YEARS AGO BUILT A NEW FACILITY NEARBY DUE TO EXPANSION. AT THAT TIME, PROPERTY WAS LISTED ON OPEN MARKET (ABOUT 2 YEARS) BUT NO SALE MATERIALIZED. THE SIZE OF THE BUILDING WAS A BIG NEGATIVE IN THE MARKETPLACE. ENDED UP RENTING OUT THE BUILDING. ONCE ECONOMIC CONDITIONS IMPROVED, HAD PROPERTY RE-LISTED.GRANTEE: WAS LOOKING FOR A BUILDING SO THAT THEY COULD HAVE THEIR OFFICE AND MANUFACTURING OPERATIONS AT THE SAME LOCATION. BROKER: PROPERTY WAS LISTED BY A LOCAL BROKER FOR ABOUT A MONTH.PHYSICAL: NO OBSERVABLE SIGNS OF WEAR AND AGING FOR THIS NEARLY NEW BUILDING. FUNCTIONAL: THE FACILITY HAS A LOW SQUARE FOOTAGE AMOUNT.ECONOMIC: PROPERTY LOCATED IN AN INDUSTRIAL/BUSINESS PARK ABOUT 1 MILE FROM HWY 29LAND ANALYSIS: BASED ON VACANT LAND SALES AND AN ANALYSIS OF LOCALLY ASSESSED VALUES.





**SALE REPORT**

State ID # 79-37-291-R000029364  
 County MARATHON  
 Municipality WAUSAU  
 Local Parcel # 291-2907-302-0989  
 Situs Address 401 N 72nd Ave  
 Situs Zip Code 54401  
 Appraiser KMETZSE

IPAS Sale Key # 170071  
 SIC Code 2426  
 Interior Inspection Date 09/24/2019  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 01/10/2019  
 Grantor AWARD PROPERTIES LLP

Grantee ROCKET INDUSTRIAL INC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 4225: General Warehousing & Storage-Trans  
 Intended Use 4225: General Warehousing & Storage-Trans  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$6,000,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$6,000,000  
 Land Value \$262,100  
 Improvement Value \$5,737,900  
 Time on Market 0 - 4 months  
 Recent Asking Price \$6,000,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1998  
 Number of Building Sections 3  
 Predominant OCC Code 494  
 Primary Area 170,858  
 Additional Useable Area 21875  
 Total Area 192,733  
 Basement Area  
 Office Area (SF) / (%) 24,375 13%  
 Sprinkler (SF) / (%) 192,733 100%  
 Air Conditioning (SF) / (%) 24,375 13%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 28  
 Non-office ave clear height 28  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

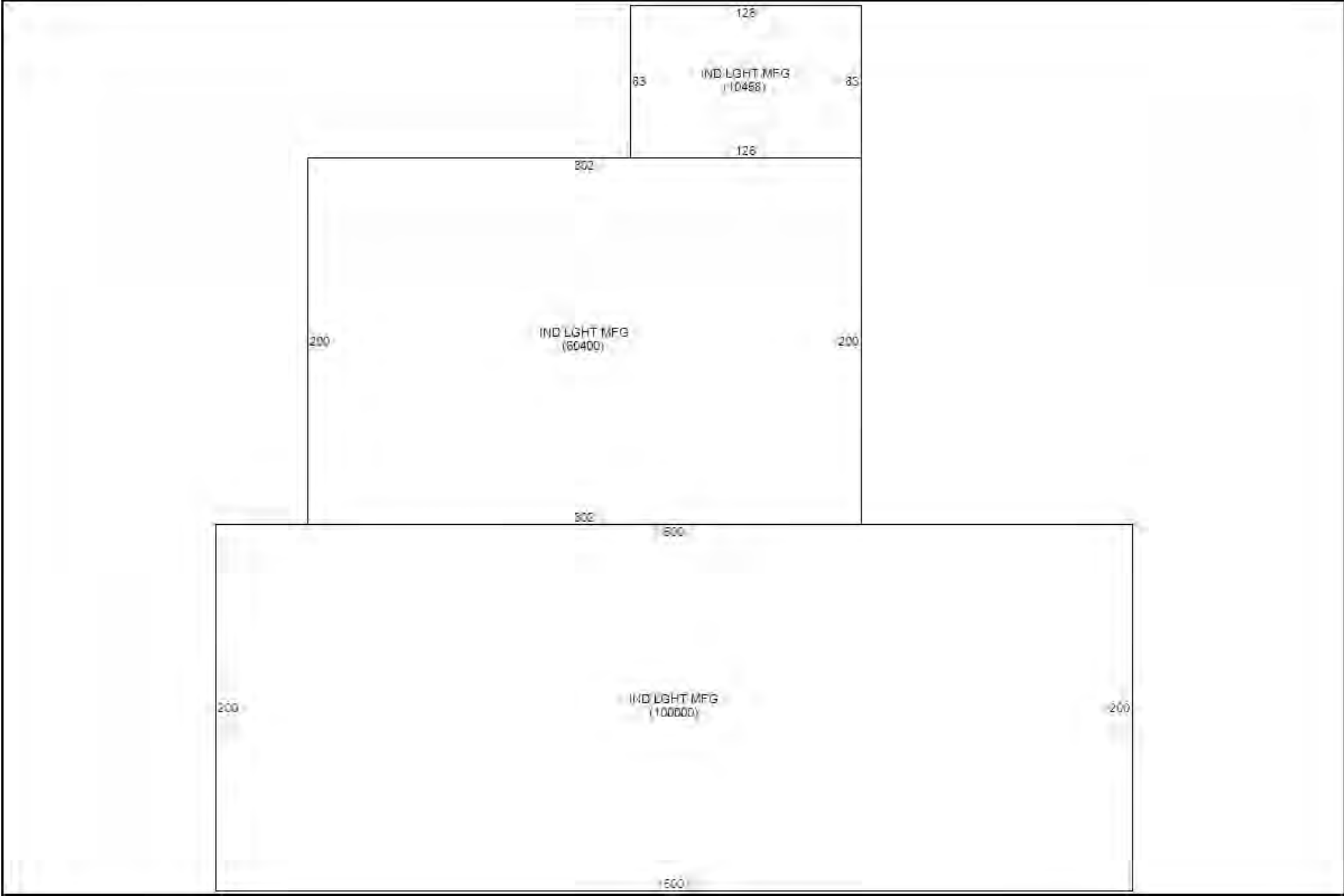
Adj Sale Price \$ / SF \$31.13  
 Adj Sale Price Imps \$ / SF \$29.77  
 Acres 11.650  
 Land Value \$ / Acre \$22,498  
 SCR 2.97  
 RCN + OBY / SF \$61.14  
 Physical Res. % 52%  
 Functional Res. % 90%  
 Functional OBS 1 Size  
 Functional OBS 2 Layout  
 Functional OBS 3  
 Community rating % 95%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 85%

**COMMENTS**

GRTR: PROPERTY BECAME AVAILABLE WHEN THE PRIMARY OCCUPANT NO LONGER NEEDED THE SPACE. THE PROPERTY WAS NOT LISTED BY A REAL ESTATE BROKER BUT IT WAS WELL KNOWN IN THE AREA THAT THE BUILDING WAS FOR SALE. THE SALE PRICE WAS NEGOTIATED BETWEEN THE PARTIES BASED ON AN APPRAISAL FOR \$5,715,000. GRANTEE: BUSINESS GROWING RAPIDLY AND RATHER THAN ADD-ON TO THEIR CURRENT FACILITY, THEY FOUND THIS BUILDING WAS AVAILABLE FOR PURCHASE. THIS SEEMED LIKE A MORE PRUDENT BUSINESS DECISION FOR THEIR OPERATION. ORIGINALLY AN OFFER FOR PHYSICAL: THE BUILDING SHOWS SOME AGING WITH SOME WALL DENTS AND A FEW CRACKS IN THE FLOOR. SOME BUILDING MECHANICALS WERE FIXED PRIOR TO CLOSING. THE BUILDING HAS FOUR OVERHEAD DRIVE THRU DOORS AND EIGHT DOCK HEIGHT DOORS. FUNCTIONAL: LARGER SIZE FACILITY WITH GOOD CEILING HEIGHT AND BAY SIZES. THERE ARE AN ADEQUATE NUMBER OF SHIPPING & RECEIVING DOCKS. OBSOLESCENCE IS NOTED FOR ADD-ON CONSTRUCTION, ADD-ON CONSTRUCTION LAYOUT AND LOWER SITE COVERAGE RATIO.ECONOMIC: LOCATED IN THE WAUSAU INDUSTRIAL PARK, ONE MILE NORTH OF STATE HIGHWAY 29.LAND: LAND VALUE WAS DETERMINED THROUGH A RECENT ANALYSIS OF AREA VACANT INDUSTRIAL AND COMMERCIAL SALES.







**SALE REPORT**

State ID # 79-37-291-R000028197  
 County MARATHON  
 Municipality WAUSAU  
 Local Parcel # 291-2906-253-0989  
 Situs Address 300 S 84th Ave  
 Situs Zip Code 54401  
 Appraiser BENISDC

IPAS Sale Key # 171639  
 SIC Code 3556  
 Interior Inspection Date 07/19/2017  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 06/07/2019  
 Grantor B ELWOOD LLC

Grantee PIPER PRODUCTS INC

Affinity Tenant  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3556: Food Products Machinery-Mfg  
 Intended Use 3556: Food Products Machinery-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$2,500,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$2,500,000  
 Land Value \$80,100  
 Improvement Value \$2,419,900  
 Time on Market 0 - 4 months  
 Recent Asking Price \$2,500,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1995  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 51,005  
 Additional Useable Area 4131  
 Total Area 55,136  
 Basement Area  
 Office Area (SF) / (%) 9,082 16%  
 Sprinkler (SF) / (%) 55,136 100%  
 Air Conditioning (SF) / (%) 9,082 16%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 21  
 Non-office ave clear height 19  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 17: Masonry & Metal

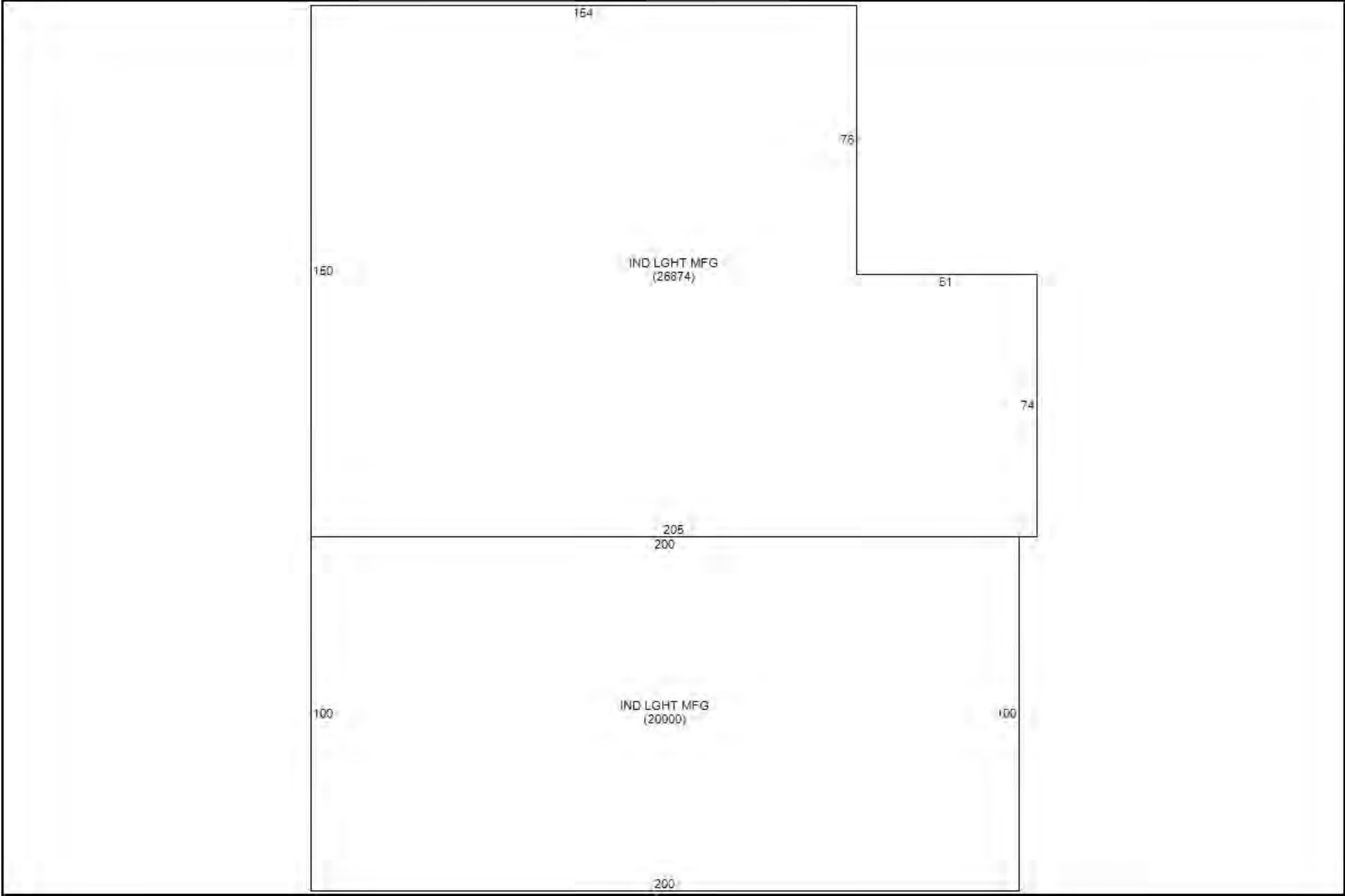
**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$45.34  
 Adj Sale Price Imps \$ / SF \$43.89  
 Acres 3.500  
 Land Value \$ / Acre \$22,886  
 SCR 2.99  
 RCN + OBY / SF \$60.07  
 Physical Res. % 75%  
 Functional Res. % 100%  
 Functional OBS 1  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 95%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 103%

**COMMENTS**

APPR: GRANTOR: SOLD BUSINESS TO GRANTEE IN MARCH 2019. INITIALLY LEASED REAL ESTATE TO GRANTEE BUT DIDN'T REALLY LIKE THE POTENTIAL RISK OF BEING A LANDLORD. IN JUNE 2019 OFFERED TO SELL REAL ESTATE TO GRANTEE FOR \$2.5 MILLION, BASED OFF OF A 2019 \$2.3-\$2.5 MILLION BROKER OPINION OF VALUE RANGE.GRANTEE: IS A LARGE NATIONAL/INTERNATIONAL FIRM AND APPROACHED GRANTOR WANTING TO PURCHASE BUSINESS. PURCHASED THE OCCUPYING BUSINESS THROUGH A STOCK SALE IN MARCH 2019. ACCEPTED GRANTOR'S INITIAL ASKING PRICE FOR THE REAL ESTATE AFTER COMPLETING OWN MARKET RESEARCH.PHYSICAL: CLEAN AND WELL MAINTAINED FACILITY. SOME OFFICE AND BREAKROOM REMODELING WAS DONE SHORTLY AFTER SALE. THE FACILITY HAS ONE OVERHEAD DOOR AND FOUR DOCK DOORS.FUNCTIONAL: NO FUNCTIONAL. THERE IS NO INTERIOR WALL IN BETWEEN THE 1997 & 1994 SECTIONS.ECONOMIC: LOCATED IN AN INDUSTRIAL PARK ON THE WEST SIDE OF WAUSAU ABOUT 1 MILE FROM HWY 29.LAND ANALYSIS: BASED ON VACANT LAND SALES AND AN ANALYSIS OF LOCAL ASSESSED VALUES.





**SALE REPORT**

State ID # 79-37-291-R000139480  
 County MARATHON  
 Municipality WAUSAU  
 Local Parcel # 291-2907-321-0965  
 Situs Address 4900 Stewart Ave  
 Situs Zip Code 54401  
 Appraiser BENISDC

IPAS Sale Key # 179105  
 SIC Code 7389  
 Interior Inspection Date 09/24/2019  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 09/19/2019  
 Grantor ROCKET INDUSTRIAL INC

Grantee MAC VENTURES LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 7389: Business Services Nec-Svcs  
 Intended Use 7349: Building Maintenance Services Nec-Svcs  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$620,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$620,000  
 Land Value \$129,300  
 Improvement Value \$490,700  
 Time on Market 5 - 11 months  
 Recent Asking Price \$675,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1973  
 Number of Building Sections 2  
 Predominant OCC Code 406  
 Primary Area 29,360  
 Additional Useable Area 0  
 Total Area 29,360  
 Basement Area  
 Office Area (SF) / (%) 6,100 21%  
 Sprinkler (SF) / (%) 29,360 100%  
 Air Conditioning (SF) / (%) 6,100 21%  
 Notable Features/OBYS

Stories 1  
 Non-office ave wall height 17  
 Non-office ave clear height 16  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$21.12  
 Adj Sale Price Imps \$ / SF \$16.71  
 Acres 22.650  
 Land Value \$ / Acre \$5,709  
 SCR 4.45  
 RCN + OBY / SF \$54.00  
 Physical Res. % 43%  
 Functional Res. % 90%  
 Functional OBS 1 Layout  
 Functional OBS 2 Ceiling Height  
 Functional OBS 3  
 Community rating % 95%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason

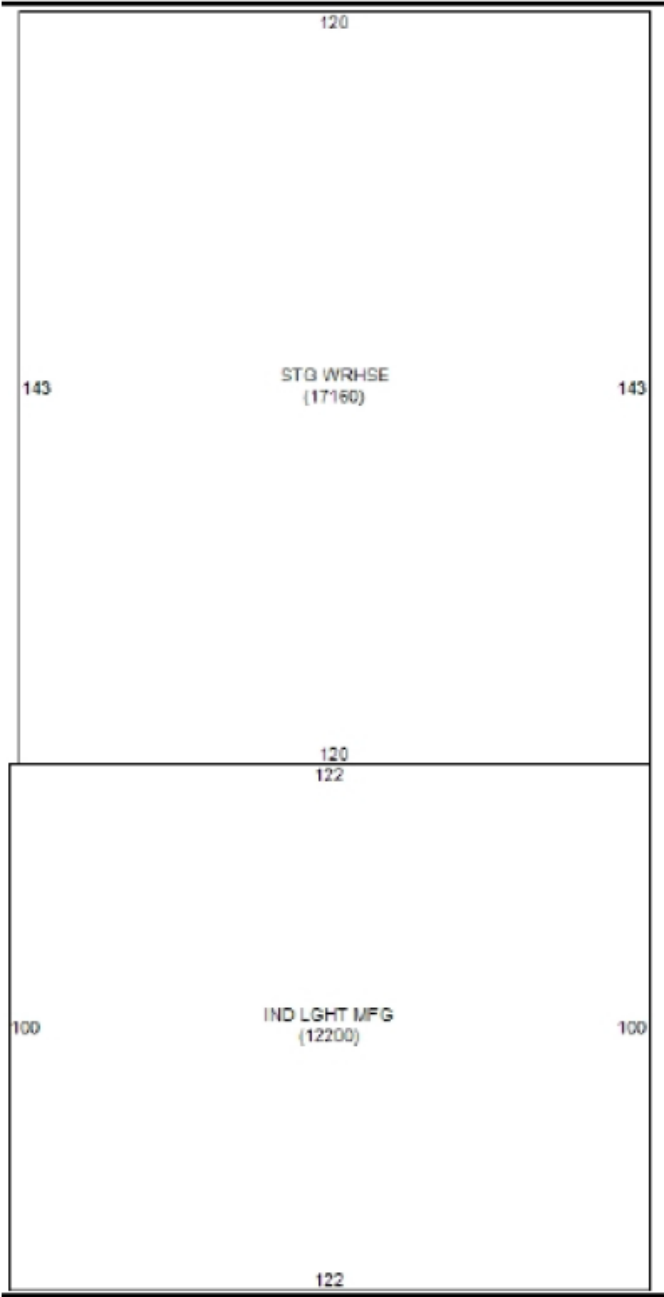
Major Thoroughfare 0 to 1 mile  
 Market Variance 84%

**COMMENTS**

APPR: GRANTOR: CONSOLIDATED ALL LOCATIONS AFTER PURCHASING A LARGE FACILITY NEARBY.GRANTEE: HAD A PROPERTY ABOUT A QUARTER MILE DOWN THE SAME ROAD BUT NEEDED A LARGER FACILITY. IS CURRENTLY LEASING OUT A PORTION OF THE WAREHOUSE. HIRED A BUYER'S BROKER TO HELP FIND A BUILDING.BROKER: PROPERTY LISTED BY A LOCAL BROKER FOR \$675,000. MOST OF ACREAGE IS NON-BUILDABLE.PHYSICAL: TYPICAL FOR A PROPERTY ITS AGE. SOME WEAR ON THE CARPETING IN THE OFFICE AND THE CONCRETE FLOORS ARE SOILED IN SPOTS. SOME DISCOLORATION ON DOCK DOORS AND SOME MINOR CRACKING ON EXTERIOR MASONRY WALLS. ROOF IN DECENT SHAPE.FUNCTIONAL: ADD-ON CONSTRUCTION AND SUBSTANDARD HEIGHT.ECONOMIC: LOCATED ON THE OUTSKIRTS OF A BUSINESS PARK ON THE WEST SIDE OF THE CITY OF WAUSAU ABOUT 1.5 MILES FROM HWY 29. ALTHOUGH THIS PROPERTY IS IN A BUSINESS PARK IT IS LOCATED ALONG A MODERATE TRAFFIC ROAD THAT INCLUDES SOME RETAIL ESTABLISHMENTS. IN ADDITION, THE PARCEL IS MADE UP OF MOSTLY SWAMPY WOODS. USEABLE ACREAGE AROUND 3 ACRES.LAND ANALYSIS: BASED ON VACANT LAND SALES AND AN ANALYSIS OF LOCALLY ASSESSED VALUES.REMARKS: DUE TO COVID-19, AN EXTERIOR INSPECTION WAS DONE. INTERIOR MLS PHOTOS WERE VIEWED.







**SALE REPORT**

State ID # 79-37-291-R000139486  
 County MARATHON  
 Municipality WAUSAU  
 Local Parcel # 291-2906-253-0956  
 Situs Address 8101 International Dr  
 Situs Zip Code 54401  
 Appraiser BENISDC

IPAS Sale Key # 179108  
 SIC Code 3993  
 Interior Inspection Date 09/24/2019  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 01/31/2020  
 Grantor PACKAGING TAPE INC N/K/A ROCKET INDUSTRIAL INC

Grantee ROCKET PROPERTIES LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 7389: Business Services Nec-Svcs  
 Intended Use 3993: Signs & Advertising Specialities-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$3,450,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$3,450,000  
 Land Value \$254,300  
 Improvement Value \$3,195,700  
 Time on Market 5 - 11 months  
 Recent Asking Price \$3,600,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 2007  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 54,362  
 Additional Useable Area 0  
 Total Area 54,362  
 Basement Area  
 Office Area (SF) / (%) 10,774 20%  
 Sprinkler (SF) / (%) 54,362 100%  
 Air Conditioning (SF) / (%) 10,774 20%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 27  
 Non-office ave clear height 26  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 14: Concrete Tilt-up

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$63.46  
 Adj Sale Price Imps \$ / SF \$58.79  
 Acres 10.174  
 Land Value \$ / Acre \$24,995  
 SCR 8.15  
 RCN + OBY / SF \$81.25  
 Physical Res. % 82%  
 Functional Res. % 100%  
 Functional OBS 1  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 95%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason

Major Thoroughfare 1 to 3 miles  
 Market Variance 93%

**COMMENTS**

GRTR: HAS A RAPIDLY GROWING BUSINESS. JUST PURCHASED A LARGE FACILITY AND IS CONSOLIDATING ALL LOCATIONS TO THE NEWLY ACQUIRED PROPERTY.

GRTE: HAS AN EXISTING FACILITY NEARBY AND WANTED TO EXPAND OPERATIONS.

BRKR: LISTED BY A LOCAL BROKER FOR \$3.6 MILLION.

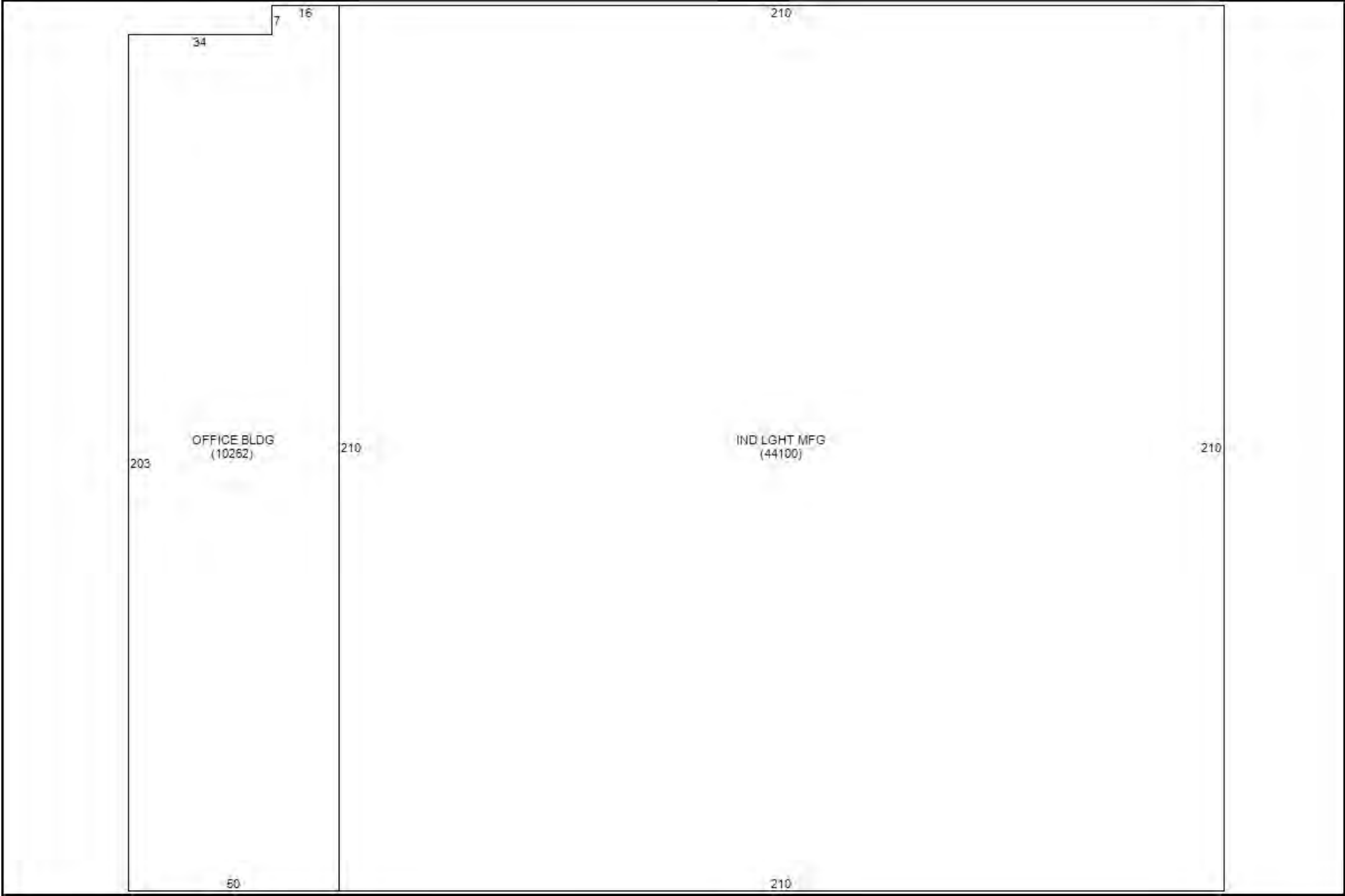
PHYS: VERY WELL MAINTAINED NEWER FACILITY WITH LITTLE WEAR AND TEAR. SOME MINOR HEATING REPAIRS NEEDED. VERY NICE OFFICE AREA.

FUNC: NO FUNCTIONAL OBSOLESCENCE OBSERVED.

ECON: LOCATED IN AN INDUSTRIAL/BUSINESS PARK ON THE WEST SIDE OF THE CITY, ABOUT 1.5 MILES FROM HWY 29.

OTHR: LAND ANALYSIS: BASED ON VACANT LAND SALES IN THE AREA AND AN ANALYSIS OF LOCALLY ASSESSED VALUES.





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**SALE REPORT**

State ID # 79-37-291-R000143244  
 County MARATHON  
 Municipality WAUSAU  
 Local Parcel # 291-2906-253-0981  
 Situs Address 115 S 84th Ave  
 Situs Zip Code 54401  
 Appraiser BENISDC

IPAS Sale Key # 190769  
 SIC Code 3499  
 Interior Inspection Date 09/30/2021  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 11/24/2020  
 Grantor WESTFIELD INVESTORS LLC

Grantee 115 SOUTH 84TH AVENUE LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 8734: Testing Laboratories-Svcs  
 Intended Use 3499: Fabricated Metal Products Nec-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$525,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$525,000  
 Land Value \$67,400  
 Improvement Value \$457,600  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1997  
 Number of Building Sections 1  
 Predominant OCC Code 494  
 Primary Area 9,400  
 Additional Useable Area 0  
 Total Area 9,400  
 Basement Area  
 Office Area (SF) / (%) 1,350 14%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 1,350 14%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 20  
 Non-office ave clear height 18  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$55.85  
 Adj Sale Price Imps \$ / SF \$48.68  
 Acres 1.585  
 Land Value \$ / Acre \$42,524  
 SCR 7.35  
 RCN + OBY / SF \$60.75  
 Physical Res. % 72%  
 Functional Res. % 100%  
 Functional OBS 1  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 95%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason

Major Thoroughfare 1 to 3 miles  
 Market Variance 117%

## COMMENTS

GRTR: IS A REAL ESTATE INVESTMENT FIRM THAT OWNS MULTIPLE COMMERCIAL PROPERTIES THOUGHOUT EASTERN PART OF THE STATE. WAS LEASING OUT THIS PROPERTY BUT TENANT WAS GOING TO VACATE. HAD PROPERTY LISTED FOR LEASE.

GRTE: SAW IT LISTED ON CRAIG'S LIST FOR LEASE. APPROACHED OWNER WANTING TO PURCHASE. PAID ASKING PRICE AND THOUGHT THAT THIS WAS REASONABLE BASED ON LOOPNET SALE DATA AND WHAT IT WOULD COST TO BUILD A NEW FACILITY. LIKED THAT THE PROPERTY HAS ROOM FOR EXPANSION.

PHYS: LIGHTING NEEDED UPDATING. OFFICE FLOOR TILE WILL NEED UPDATING IN NEAR FUTURE. PRODUCTION AREA FLOORING IS MARKED UP AND STAINED IN PLACES.

FUNC: NO FUNCTIONAL OBSOLESCENCE OBSERVED.

ECON: LOCATED IN THE WAUSAU WEST INDUSTRIAL PARK ABOUT A MILE FROM HWY 29.

OTHR: LAND ANALYSIS: BASED ON AN ANALYSIS OF VACANT LAND SALES AND LOCALLY ASSESSED VALUES.

OTHR: REMARKS: BOTH PARTIES ARE KNOWLEDGEABLE ABOUT THE REAL ESTATE MARKET.







**SALE REPORT**

State ID # 81-38-121-R000137468  
 County MARINETTE  
 Municipality CRIVITZ  
 Local Parcel # 121-01744.002  
 Situs Address 721 Dyer St  
 Situs Zip Code 54114  
 Appraiser BARRERM

IPAS Sale Key # 177483  
 SIC Code 9900  
 Interior Inspection Date 09/15/2020  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 02/11/2020  
 Grantor FALLING WATERS WINERY LLC

Grantee EVENLYS RENTAL LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 9900: Office  
 Intended Use 9900: Office  
 No Months Vacant 1 - 3 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$198,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$198,000  
 Land Value \$26,400  
 Improvement Value \$171,600  
 Time on Market 12 - 24 months  
 Recent Asking Price \$200,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 2013  
 Number of Building Sections 1  
 Predominant OCC Code 344  
 Primary Area 2,200  
 Additional Useable Area 0  
 Total Area 2,200  
 Basement Area  
 Office Area (SF) / (%) 1,540 70%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 1,540 70%  
 Notable Features/OBYS

Stories 1  
 Non-office ave wall height 12  
 Non-office ave clear height 12  
 Frame Type 05: Wood Joist Typical Wood  
 Exterior Wall Type 02: Wood Frame

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$90.00  
 Adj Sale Price Imps \$ / SF \$78.00  
 Acres 0.700  
 Land Value \$ / Acre \$37,714  
 SCR 13.9  
 RCN + OBY / SF \$150.63  
 Physical Res. % 92%  
 Functional Res. % 100%  
 Functional OBS 1  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 80%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason

Major Thoroughfare 0 to 1 mile  
 Market Variance 70%

## COMMENTS

GRTR: GRANTOR: FORMERLY USED SUBJECT FOR WINERY SALES OFFICE AND STORAGE.

GRTE: GRANTEE: PURCHASED SUBJECT TO USE AS AN ACCOUNTING OFFICE. STATED THAT SUBJECT WAS FOR SALE FOR TWO YEARS PRIOR TO PURCHASE. GRANTOR TRIED NUMEROUS REALTORS AND TWO OR THREE ONLINE AUCTIONS, WHICH WAS WHEN THE GRANTEE'S BID WAS ACCEPTED.

PHYS: PHYSICAL: RELATIVELY NEWER CONSTRUCTION AS SUBJECT WAS BUILT IN 2013. BOTH THE INTERIOR AND EXTERIOR ARE NICELY FINISHED. MOST OF BUILDING IS FINISHED OFFICE AREA, WITH AN UNFINISHED RECEIVING AREA WITH OVERHEAD DOOR.

FUNC: FUNCTIONAL: AS AN OFFICE BUILDING, THERE WERE NO FUNCTIONAL ISSUES NOTED.

ECON: ECONOMIC: LOCATED A BLOCK OFF OF HIGHWAY 141 IN A COMMERCIAL AREA IN THE VILLAGE OF CRIVITZ, WHICH IS A POPULAR RECREATIONAL AREA IN NORTHEAST WISCONSIN.

OTHR: LAND ANALYSIS: LOCAL COMMERCIAL LAND ASSESSMENTS ANALYZED.

OTHR: MARKET VARIANCE: NO KNOWN REASON, AS SUBJECT WAS ON MARKET FOR OVER TWO YEARS.



OFFICE BLDG.  
(2200)

**SALE REPORT**

State ID # 81-38-251-R000034830  
 County MARINETTE  
 Municipality MARINETTE  
 Local Parcel # 251-08043.001  
 Situs Address 3600 Parsek St  
 Situs Zip Code 54143  
 Appraiser BARRERM

IPAS Sale Key # 177384  
 SIC Code 2511  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 04/26/2019  
 Grantor DANIEL AND KATHLEEN MENOR  
 Grantee POLZIN PROPERTY MANAGEMENT LLC  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2511: Wood Household Furniture-Mfg  
 Intended Use 0000: Commercial Parcel  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$100,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$100,000  
 Land Value \$15,700  
 Improvement Value \$84,300  
 Time on Market 5 - 11 months  
 Recent Asking Price \$150,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 2003  
 Number of Building Sections 1  
 Predominant OCC Code 494  
 Primary Area 4,852  
 Additional Useable Area 0  
 Total Area 4,852  
 Basement Area  
 Office Area (SF) / (%) 784 16%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 784 16%  
 Notable Features/OBYs  
 Stories 1  
 Non-office ave wall height 11  
 Non-office ave clear height 11  
 Frame Type 05: Wood Joist Typical Wood  
 Exterior Wall Type 02: Wood Frame

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$20.61  
 Adj Sale Price Imps \$ / SF \$17.37  
 Acres 0.940  
 Land Value \$ / Acre \$16,702  
 SCR 8.4  
 RCN + OBY / SF \$62.86  
 Physical Res. % 61%  
 Functional Res. % 95%  
 Functional OBS 1 Ceiling Height  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 90%  
 NBHD Rating / Other % 90%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 59%

## COMMENTS

GRTR: GRANTOR: GRANTOR WAS A CABINET MANUFACTURER THAT RETIRED, CLOSED BUSINESS AND PUT THE BUILDING UP FOR SALE THROUGH A REALTOR.

GRTE: GRANTEE: GRANTEE PURCHASED PROPERTY TO POSSIBLY CONVERT INTO OFFICE. NEGOTIATED TO PURCHASE PRICE.

PHYS: PHYSICAL: WOOD FRAMED BUILDING WITH VINYL SIDING CONSTRUCTED IN 2003. THE OFFICE AREA IS IN THE FRONT OF BUILDING WITH TWO WORKSHOP AREAS ON EACH SIDE, EACH WITH THEIR OWN OVERHEAD AND ENTRANCE DOORS.

FUNC: FUNCTIONAL: FUNCTIONAL OBSOLESCENCE OBSERVED FOR LOW CEILING HEIGHT. ALTHOUGH GRANTOR WAS A MANUFACTURER, BUILDING LENDS ITSELF TO A WIDE VARIETY OF COMMERCIAL USES AS WELL.

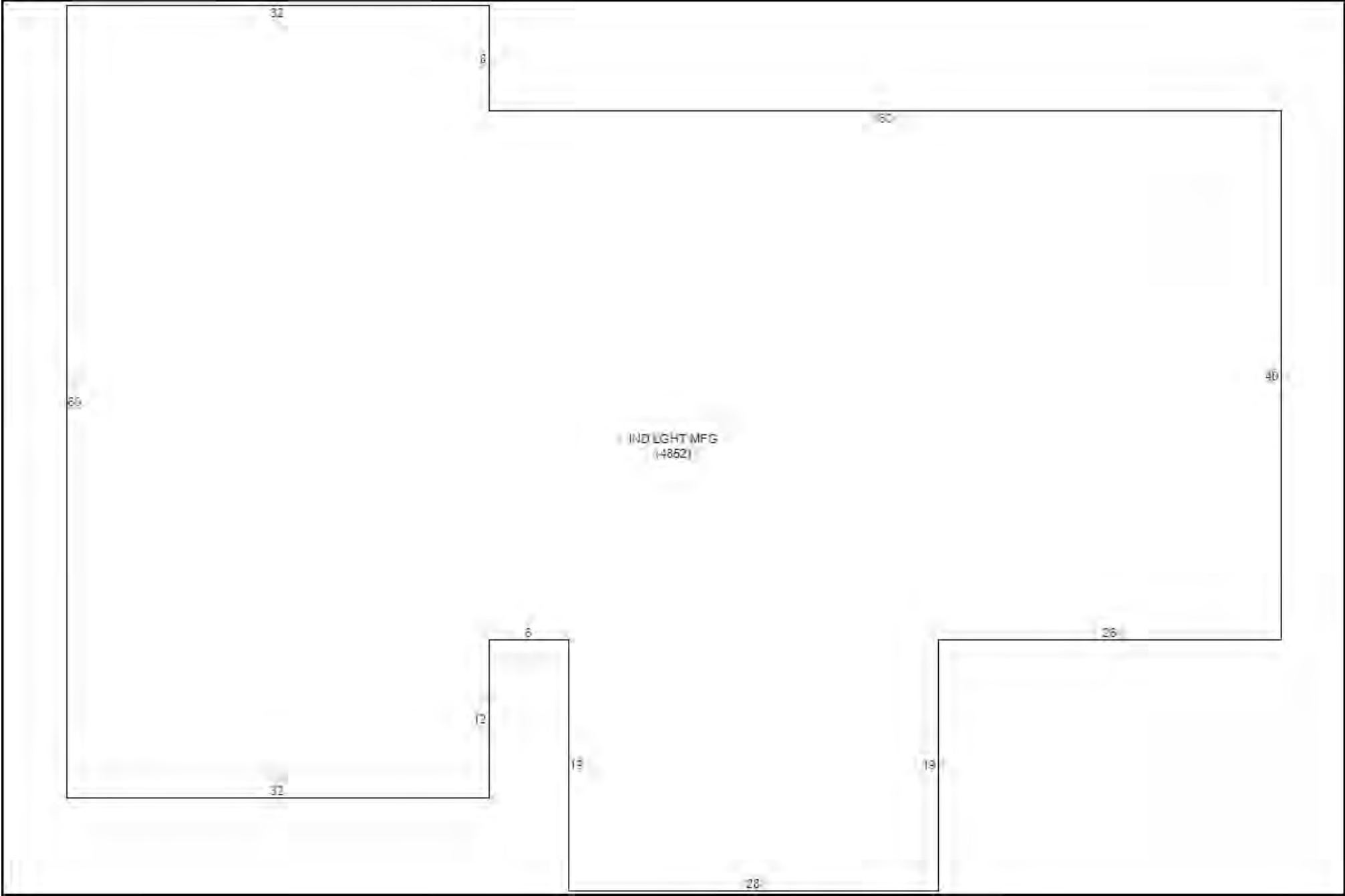
ECON: ECONOMIC: LOCATED ON A DEAD END STREET ABOUT A HALF-MILE OFF A COMMERCIAL CORRIDOR IN THE CITY OF MARINETTE, ROUGHLY A MILE AND A HALF FROM US HIGHWAY 41.

OTHR: LAND ANALYSIS: SURROUNDING LOCAL COMMERCIAL LAND ASSESSMENTS WERE ANALYZED.

OTHR: MARKET VARIANCE: NO DISCERNABLE REASON.







**SALE REPORT**

State ID # 81-38-251-R000137441  
 County MARINETTE  
 Municipality MARINETTE  
 Local Parcel # 251-02020.000  
 Situs Address 2042 Maple Ave  
 Situs Zip Code 54143  
 Appraiser BARRERM

IPAS Sale Key # 177455  
 SIC Code 9900  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 06/07/2019  
 Grantor JAMES AND BARBARA MORRISON JT TRUST

Grantee HARVEY PARVEY LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 9900: Office  
 Intended Use 9900: Office  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$168,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$168,000  
 Land Value \$10,000  
 Improvement Value \$158,000  
 Time on Market 0 - 4 months  
 Recent Asking Price \$169,900

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1983  
 Number of Building Sections 1  
 Predominant OCC Code 344  
 Primary Area 3,008  
 Additional Useable Area 0  
 Total Area 3,008  
 Basement Area  
 Office Area (SF) / (%) 3,008 100%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 3,008 100%  
 Notable Features/OBYS

Stories 1  
 Non-office ave wall height 10  
 Non-office ave clear height 8  
 Frame Type 05: Wood Joist Typical Wood  
 Exterior Wall Type 02: Wood Frame

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$55.85  
 Adj Sale Price Imps \$ / SF \$52.53  
 Acres 0.150  
 Land Value \$ / Acre \$66,667  
 SCR 2.2  
 RCN + OBY / SF \$138.77  
 Physical Res. % 58%  
 Functional Res. % 100%  
 Functional OBS 1  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 90%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason

Major Thoroughfare 0 to 1 mile  
 Market Variance 73%

## COMMENTS

GRTR: USED SUBJECT AS ATTORNEY OFFICE.

GRTE: PURCHASED SUBJECT TO USE FOR INSURANCE OFFICE. AS PART OF SALE, LEASING HALF OF THE BUILDING TO GRANTOR FOR ONE YEAR.

PHYS: ONE STORY RANCH STYLE PROFESSIONAL OFFICE BUILDING WITH VINYL SIDING AND BRICK VENEER EXTERIOR. THERE IS A FULL BASEMENT NOT INCLUDED IN SQUARE FOOTAGE, BUT IT CAN BE USEFUL FOR STORAGE, INCLUDING FIRE PROOF ROOM FOR FILES. SUBJECT IS IN AVERAGE CONDITION, ALTHOUGH COULD USE SOME INTERIOR UPDATING. INTERIOR PHOTOS FROM SALES LISTING USED TO HELP DETERMINE CONDITION.

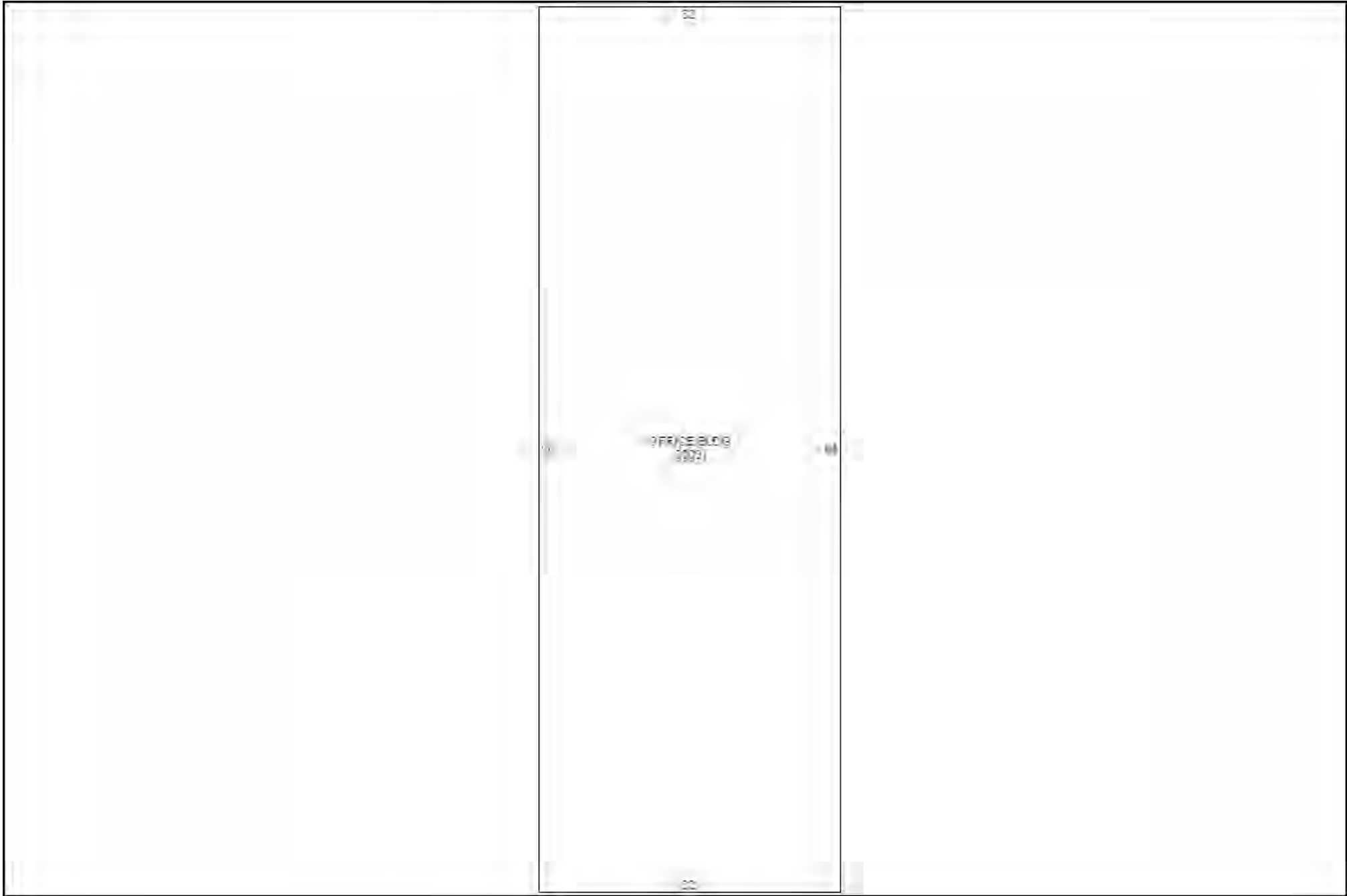
FUNC: NO FUNCTIONAL ISSUES OBSERVED FOR ITS USE AS AN OFFICE BUILDING.

ECON: WELL LOCATED IN DOWNTOWN MARINETTE COMMERCIAL AREA.

OTHR: LAND ANALYSIS: LOCAL COMMERCIAL ASSESSMENTS IN AREA ANALYZED FOR LAND VALUE.

OTHR: MARKET VARIANCE: NO KNOWN REASON.





**SALE REPORT**

State ID # 81-38-251-R000137525  
 County MARINETTE  
 Municipality MARINETTE  
 Local Parcel # 251-00607.008  
 Situs Address 2515 Cleveland Ave  
 Situs Zip Code 54143  
 Appraiser BARRERM

IPAS Sale Key # 177528  
 SIC Code 1711  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 02/25/2019  
 Grantor WDM ENTERPRISES INC

Grantee JRV PROPERTIES LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 1711: Plumbing Heating Air-Conditioning-Cons  
 Intended Use 0000: Commercial Parcel  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$350,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$350,000  
 Land Value \$21,000  
 Improvement Value \$329,000  
 Time on Market over 24 months  
 Recent Asking Price \$425,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1990  
 Number of Building Sections 1  
 Predominant OCC Code 406  
 Primary Area 10,000  
 Additional Useable Area 0  
 Total Area 10,000  
 Basement Area  
 Office Area (SF) / (%) 750 8%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 750 8%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 14  
 Non-office ave clear height 14  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$35.00  
 Adj Sale Price Imps \$ / SF \$32.90  
 Acres 0.950  
 Land Value \$ / Acre \$22,105  
 SCR 4.1  
 RCN + OBY / SF \$44.45  
 Physical Res. % 60%  
 Functional Res. % 100%  
 Functional OBS 1  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 90%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason

Major Thoroughfare 0 to 1 mile  
 Market Variance 137%

## COMMENTS

GRTR: GRANTOR WAS MECHANICAL CONTRACTOR AND HAD BUILDING UP FOR SALE FOR 42 MONTHS. NEGOTIATED WITH GRANTEE TO PURCHASE PRICE.

GRTE: OWNS OTHER PROPERTY IN VICINITY AND PURCHASED SUBJECT AS AN INVESTMENT OPPORTUNITY.

PHYS: A PRE-ENGINEERED STEEL FRAME, METAL LINED BUILDING THAT LENDS ITSELF WELL TO EITHER WAREHOUSE OR MANUFACTURING USE. THERE ARE FOUR DOCK DOORS IN REAR AS WELL AS AN OVERHEAD DOOR IN FRONT.

FUNC: THERE ARE NO FUNCTIONAL ISSUES NOTED.

ECON: LOCATED IN A MANUFACTURING/COMMERCIAL AREA IN THE CITY OF MARINETTE, NEAR HIGHWAY 41.

OTHR: LAND ANALYSIS: OTHER ASSESSMENTS/LAND SALES WERE ANALYZED FOR LAND VALUE.

OTHR: MARKET VARIANCE: NO KNOWN REASON.





STG WPHSE  
(16000)

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**SALE REPORT**

State ID # 81-38-251-R000010855  
 County MARINETTE  
 Municipality MARINETTE  
 Local Parcel # 251-00038.002  
 Situs Address 3210 Hall Ave  
 Situs Zip Code 54143  
 Appraiser BARRERM

IPAS Sale Key # 177591  
 SIC Code 2752  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 04/30/2020  
 Grantor JP COMMERCIAL PROPERTIES LLC

Grantee MARINETTE HALL PROPERTY LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2752: Commercial Printing Lithographic-Mfg  
 Intended Use 4225: General Warehousing & Storage-Trans  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$297,000  
 Adjustment \$25,000  
 Adjusted Reason Personal Property Included  
 Adjusted Sale Price \$272,000  
 Land Value \$29,800  
 Improvement Value \$242,200  
 Time on Market 12 - 24 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1995  
 Number of Building Sections 3  
 Predominant OCC Code 494  
 Primary Area 15,106  
 Additional Useable Area 0  
 Total Area 15,106  
 Basement Area  
 Office Area (SF) / (%) 3,286 22%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 12,300 81%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 10  
 Non-office ave clear height 10  
 Frame Type 07: Wood Pole  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$18.01  
 Adj Sale Price Imps \$ / SF \$16.03  
 Acres 0.890  
 Land Value \$ / Acre \$33,483  
 SCR 2.6  
 RCN + OBY / SF \$57.12  
 Physical Res. % 56%  
 Functional Res. % 85%  
 Functional OBS 1 Layout  
 Functional OBS 2 Site Coverage  
 Functional OBS 3 Ceiling Height  
 Community rating % 90%  
 NBHD Rating / Other % 90%  
 NBHD Rating / Other Econ Reason Neighborhood Rating

Major Thoroughfare 1 to 3 miles  
 Market Variance 73%

**COMMENTS**

GRTR: HAD A SIGN UP FOR 12 MONTHS AND NEGOTIATED WITH GRANTEE TO SALE PRICE. AT TIME OF SALE ONE OFFICE WAS BEING RENTED AND THE REST OF BUILDING WAS USED FOR STORAGE. THERE WAS \$25,000 OF PERSONAL PROPERTY INCLUDED IN SALE PRICE, WHICH WAS DIES, FIXTURES AND SCALES.

GRTE: GRANTEE CAME ACROSS SIGN AND FELT THIS WAS THE CORRECT LOCATION, PRICE, AND STYLE FOR FUTURE PURPOSE AS MACHINE SHOP. SUBJECT HAD BEEN ASSESSED AS MANUFACTURING IN THE PAST WHEN IT WAS USED FOR A COMMERCIAL PRINTING BUSINESS.

PHYS: SUBJECT IS AN INDUSTRIAL FLEX TYPE BUILDING WITH RETAIL/OFFICE AREAS AS WELL AS WORKSHOP AREAS. WOOD FRAME BUILDING WITH BASIC OFFICE FINISH THAT WAS BUILT IN SECTIONS BETWEEN 1985, 2000, AND 2005.

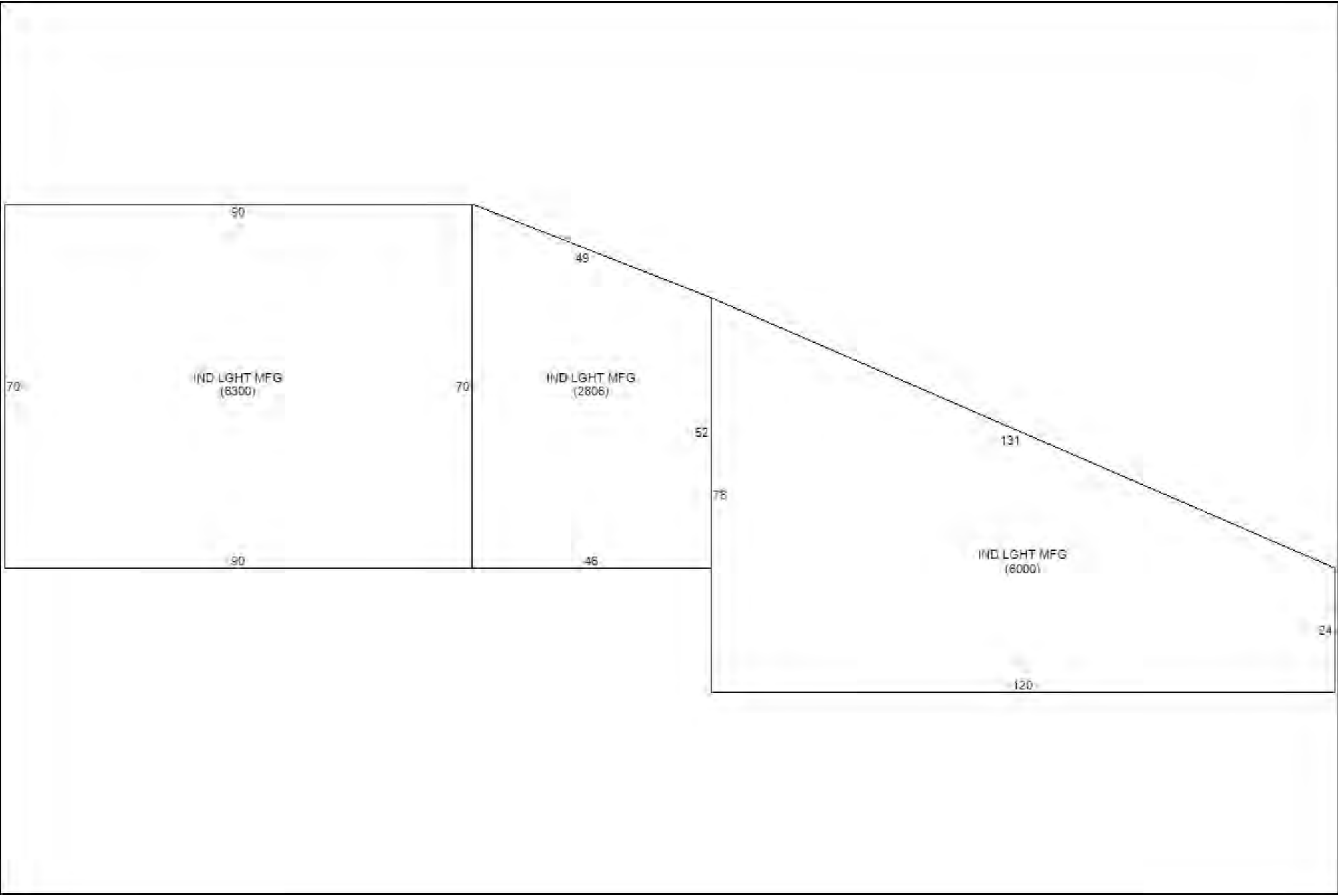
ECON: LOCATED WITHIN A MIX OF COMMERCIAL AND RESIDENTIAL PROPERTIES, ABOUT A HALF-MILE OFF OF THE MAIN COMMERCIAL AREA (HIGHWAY 41) IN THE CITY OF MARINETTE.

FUNC: FUNCTIONAL OBSOLESCENCE OBSERVED FOR LAYOUT, LOW CEILING HEIGHT, AND SITE COVERAGE RATIO.

OTHR: LAND ANALYSIS: SURROUNDING LOCAL LAND ASSESSMENTS ANALYZED.

OTHR: MARKET VARIANCE: NO KNOWN REASON.





**SALE REPORT**

State ID # 81-38-251-R000140002  
 County MARINETTE  
 Municipality MARINETTE  
 Local Parcel # 251-08010.000  
 Situs Address 2300 Aerial Dr  
 Situs Zip Code 54143  
 Appraiser BARRERM

IPAS Sale Key # 179607  
 SIC Code 4225  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 07/31/2019  
 Grantor BEAUTY SYSTEMS GROUP LLC

Grantee K & KW LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 5199: Nondurable Goods Nec-WholeSL  
 Intended Use 4225: General Warehousing & Storage-Trans  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$3,250,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$3,250,000  
 Land Value \$170,900  
 Improvement Value \$3,079,100  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1994  
 Number of Building Sections 4  
 Predominant OCC Code 406  
 Primary Area 98,664  
 Additional Useable Area 0  
 Total Area 98,664  
 Basement Area  
 Office Area (SF) / (%) 16,836 17%  
 Sprinkler (SF) / (%) 98,664 100%  
 Air Conditioning (SF) / (%) 16,836 17%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 20  
 Non-office ave clear height 20  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$32.94  
 Adj Sale Price Imps \$ / SF \$31.21  
 Acres 21.550  
 Land Value \$ / Acre \$7,930  
 SCR 9.5  
 RCN + OBY / SF \$51.85  
 Physical Res. % 70%  
 Functional Res. % 80%  
 Functional OBS 1 Size  
 Functional OBS 2 Layout  
 Functional OBS 3 Office/Plant Ratio  
 Community rating % 90%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason

Major Thoroughfare 0 to 1 mile  
 Market Variance 119%

**COMMENTS**

GRTR: GRANTOR WAS AN OUT OF STATE BEAUTY SUPPLY PRODUCT DISTRIBUTOR WHO CEASED OPERATIONS AT THIS LOCATION.

GRTE: GRANTEE OWNS NEARBY WAREHOUSE AND LOGISTICS BUSINESS AND LEARNED SUBJECT WAS FOR SALE THROUGH WORD OF MOUTH. NEGOTIATED WITH GRANTOR TO THE PURCHASE PRICE. GRANTEE WILL BE USING SUBJECT AS WAREHOUSE.

PHYS: ORIGINAL BUILDING WAS BUILT IN 1990 AND HAS LARGE CONCRETE BLOCK OFFICE/RETAIL SECTION IN THE FRONT WITH A MASONRY AND METAL WAREHOUSE IN THE REAR. ANOTHER WAREHOUSE ADDITION WAS CONSTRUCTED IN 1994, AND EXPANDED IN 2004. A SMALL WALKWAY CONNECTS THE ADDITION TO THE ORIGINAL BUILDING.

FUNC: FUNCTIONAL ISSUES NOTED FOR EXCESSIVE OFFICE AREA, LARGE SIZE, AND LAYOUT. THE SUBJECT IS ALSO SET UP AS A CONDOMINIUM, ALTHOUGH IT SOLD AS ONE ECONOMIC UNIT ALONG WITH AN 11 ACRE PARCEL OF LAND NEXT DOOR.

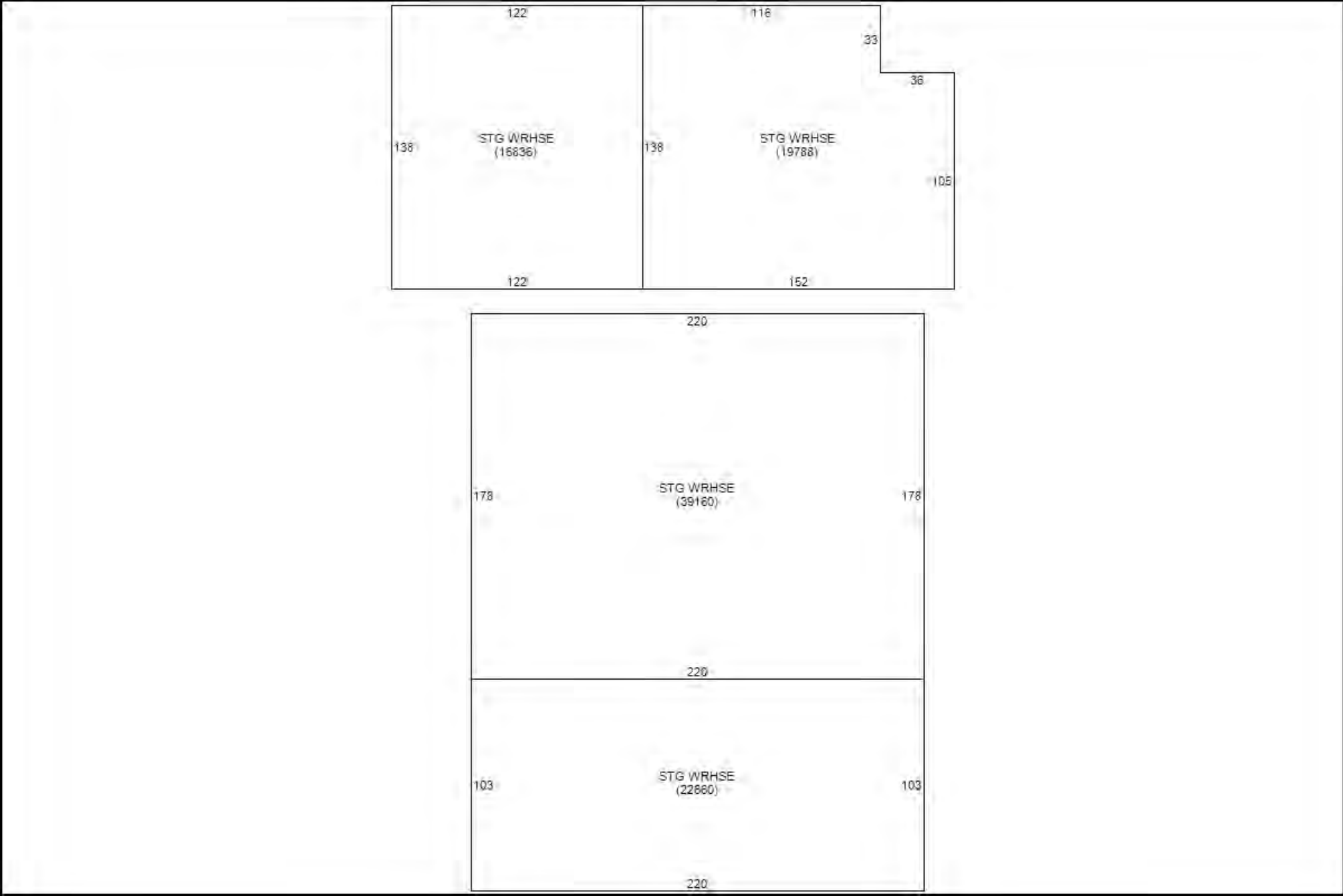
ECON: SUBJECT IS WELL LOCATED IN A COMMERCIAL AREA IN THE CITY OF MARINETTE, JUST OFF HIGHWAY 41.

OTHR: LAND ANALYSIS: THREE LOCAL PARCELS WERE INCLUDED IN THE SALE, TOTALING OVER 21 ACRES. LOCAL COMMERCIAL ASSESSMENTS WERE ANALYZED TO DETERMINE LAND VALUE.

OTHR: MARKET VARIANCE: NO KNOWN REASON.







**SALE REPORT**

State ID # 81-38-251-R000010886  
 County MARINETTE  
 Municipality MARINETTE  
 Local Parcel # 251-01152.001  
 Situs Address 301 Russell St  
 Situs Zip Code 54143  
 Appraiser BARRERM

IPAS Sale Key # 180448  
 SIC Code 3999  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 09/03/2020  
 Grantor BBSSP INVESTMENTS LLC  
 Grantee HURCKMAN MECHANICAL INDUSTRIES INC  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3999: Manufacturing Industries Nec-Mfg  
 Intended Use 4225: General Warehousing & Storage-Trans  
 No Months Vacant 1 - 3 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$500,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$500,000  
 Land Value \$44,300  
 Improvement Value \$455,700  
 Time on Market 12 - 24 months  
 Recent Asking Price \$550,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1978  
 Number of Building Sections 7  
 Predominant OCC Code 494  
 Primary Area 41,374  
 Additional Useable Area 0  
 Total Area 41,374  
 Basement Area  
 Office Area (SF) / (%) 1,456 4%  
 Sprinkler (SF) / (%) 40,744 98%  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs  
 Stories 1  
 Non-office ave wall height 14  
 Non-office ave clear height 14  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$12.08  
 Adj Sale Price Imps \$ / SF \$11.01  
 Acres 3.690  
 Land Value \$ / Acre \$12,005  
 SCR 3.88  
 RCN + OBY / SF \$52.88  
 Physical Res. % 42%  
 Functional Res. % 85%  
 Functional OBS 1 Ceiling Height  
 Functional OBS 2 Size  
 Functional OBS 3  
 Community rating % 90%  
 NBHD Rating / Other % 80%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 81%

**COMMENTS**

GRTR: GRANTOR WAS A MANUFACTURER BASED OUT OF THE APPLETON AREA THAT CLOSED SUBJECT LOCATION IN MARINETTE DUE TO MARKET SALES. LISTED BUILDING WITH REALTOR AND WAS ON THE MARKET FOR 15 MONTHS WITH AN ORIGINAL ASKING PRICE OF \$550,000.

GRTE: GRANTEE IS A MANUFACTURER OUT OF THE GREEN BAY AREA. PURCHASED SUBJECT PROPERTY TO USE AS A PLACE TO PARK AND STORE VEHICLES. THE POSSIBILITY EXISTS DOWN THE ROAD THAT THEY COULD ALSO MANUFACTURE OUT OF THIS LOCATION, ALTHOUGH IT'S NOT IN CURRENT PLANS.

PHYS: SUBJECT IS A PRE-ENGINEERED STEEL FRAME BUILDING BUILT IN 1978. IT SAT VACANT FOR OVER A YEAR AND NEEDS A FAIR AMOUNT OF MAINTENANCE WORK DONE AND ALSO DEALS WITH FOUNDATION AND FLOODING ISSUES BEING LOCATED ALONG THE BAY.

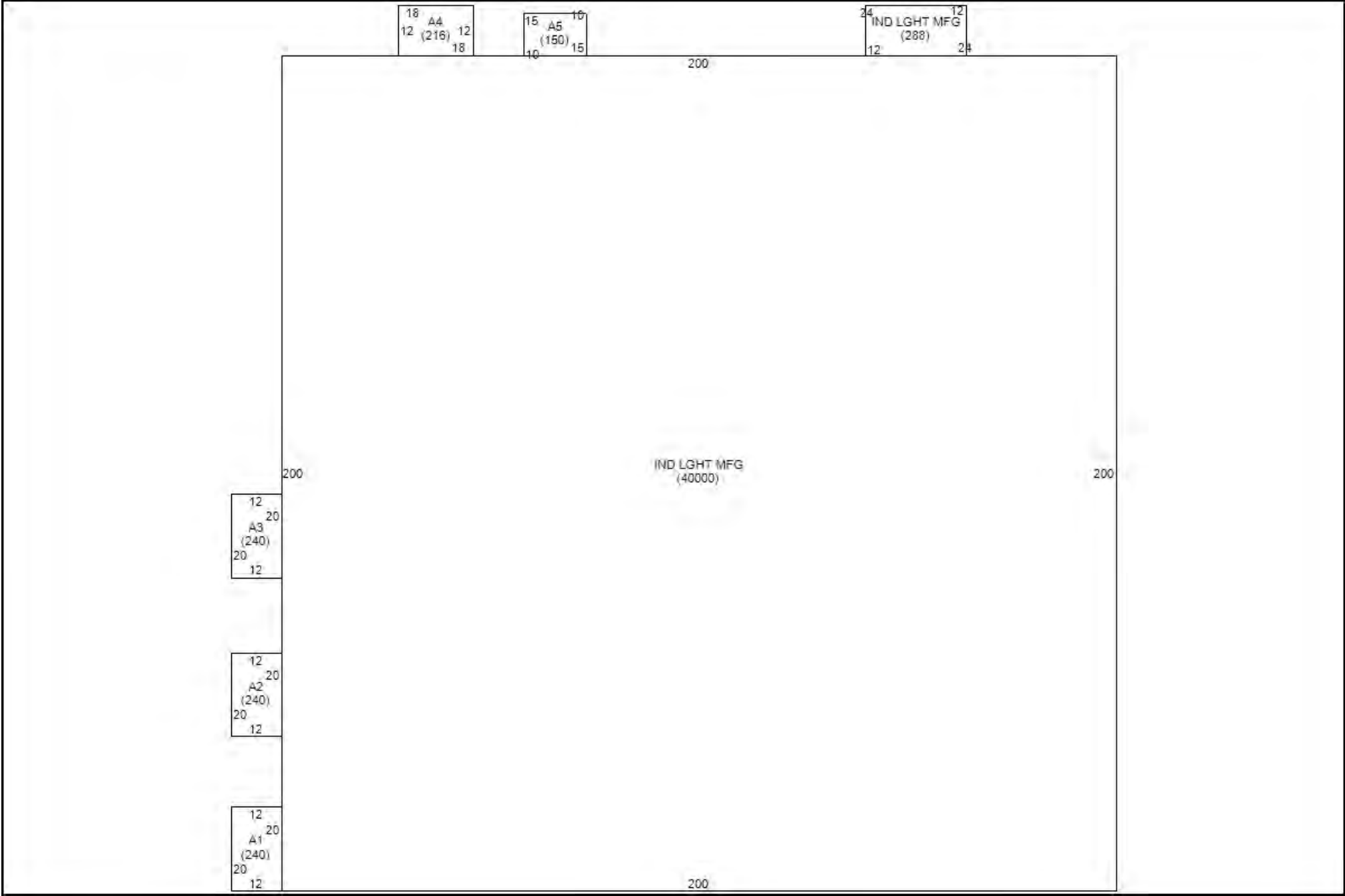
FUNC: FUNCTIONAL ISSUES NOTED FOR LOW CEILING HEIGHT AND SIZE.

ECON: LOCATED ALONG THE BAY IN THE CITY OF MARINETTE, AT THE END OF A MINOR ROAD WITH LOW VISIBILITY AMONG A MIX OF COMMERCIAL AND RESIDENTIAL PROPERTIES. THE NEAREST HIGHWAY (41) IS ABOUT A 3 MILE DRIVE THROUGH CITY STREETS.

OTHR: LAND: NEARBY COMMERCIAL AND MANUFACTURING ASSESSED VALUES ANALYZED TO DETERMINE VALUE.

OTHR: MARKET VARIANCE: POSSIBLY DUE TO FLOODING ISSUES WITH SUBJECT.





**SALE REPORT**

State ID # 81-38-251-R000010860  
 County MARINETTE  
 Municipality MARINETTE  
 Local Parcel # 251-00543.008  
 Situs Address 1731 Industrial Pkwy N  
 Situs Zip Code 54143  
 Appraiser BARRERM

IPAS Sale Key # 191362  
 SIC Code 3592  
 Interior Inspection Date 09/23/2021  
 Revision Date  
 Sale Validity Valid - Additional Parcels included  
 Sale Index # 2  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 10/08/2021  
 Grantor WI MN AB BIYNAH LLC

Grantee EMER LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3592: Carburetors Pistons Rings Valves-Mfg  
 Intended Use 3592: Carburetors Pistons Rings Valves-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$8,350,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$8,350,000  
 Land Value \$321,900  
 Improvement Value \$8,028,100  
 Time on Market 5 - 11 months  
 Recent Asking Price \$8,500,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1991  
 Number of Building Sections 9  
 Predominant OCC Code 494  
 Primary Area 343,435  
 Additional Useable Area 13142  
 Total Area 356,577  
 Basement Area  
 Office Area (SF) / (%) 41,532 12%  
 Sprinkler (SF) / (%) 356,577 100%  
 Air Conditioning (SF) / (%) 46,396 13%  
 Notable Features/OBYS

Stories 1  
 Non-office ave wall height 22  
 Non-office ave clear height 22  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$23.42  
 Adj Sale Price Imps \$ / SF \$22.51  
 Acres 14.630  
 Land Value \$ / Acre \$22,003  
 SCR 1.85  
 RCN + OBY / SF \$59.52  
 Physical Res. % 57%  
 Functional Res. % 70%  
 Functional OBS 1 Size  
 Functional OBS 2 Layout  
 Functional OBS 3 Site Coverage  
 Community rating % 90%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason

Major Thoroughfare 0 to 1 mile  
 Market Variance 105%

**COMMENTS**

GRTR: GRANTOR IS AN INDUSTRIAL REAL ESTATE INVESTOR WHO HAD PURCHASED THE 4 PARCELS INCLUDED IN THIS SALE IN 2015 AND LEASED THEM BACK TO THE LONG TERM TENANT WHO SOLD THEM. THE TENANT, WHO IS A PISTON MANUFACTURER, HAD KEPT OWNERSHIP OF ONE OTHER PARCEL, AS THE BUILDING IS SPLIT INTO 4 PARCELS (AND A 5TH PARCEL IS A PARKING LOT). RECENTLY, THIS TENANT ANNOUNCED THEY WERE REDUCING OPERATIONS DOWN TO ONLY THE PART OF THE BUILDING THAT THEY OWN, AND VACATING THE OTHER PARTS OF THE BUILDING OWNED BY GRANTOR WITHIN TWO YEARS WHEN LEASE ENDS. FOLLOWING THE ANNOUNCEMENT, GRANTOR LISTED SUBJECT FOR SALE WITH A REALTOR.

GRTE: NO CONTACT.

PHYS: LARGE FACILITY OF OVER 350,000 SF THAT IS BUILT FOR HEAVY/LIGHT MANUFACTURING USE AS WELL AS WAREHOUSE USE AS THERE ARE MANY DOCK DOORS. THE WEIGHTED AVERAGE YEAR BUILT OF THE SUBJECT IS 1991, IS IN FAIR CONDITION OVERALL, FULLY SPRINKLERED, AND HAS ADEQUATE OFFICE AREA.

FUNC: FUNCTIONAL ISSUES ARE NOTED FOR THE LARGE SIZE AND LAYOUT, AS THERE ARE NUMEROUS SECTIONS BUILT IN DIFFERENT YEARS. ANOTHER FUNCTIONAL ISSUE IS THAT THE SUBJECT IS ATTACHED TO ANOTHER SEPARATELY OWNED PARCEL.

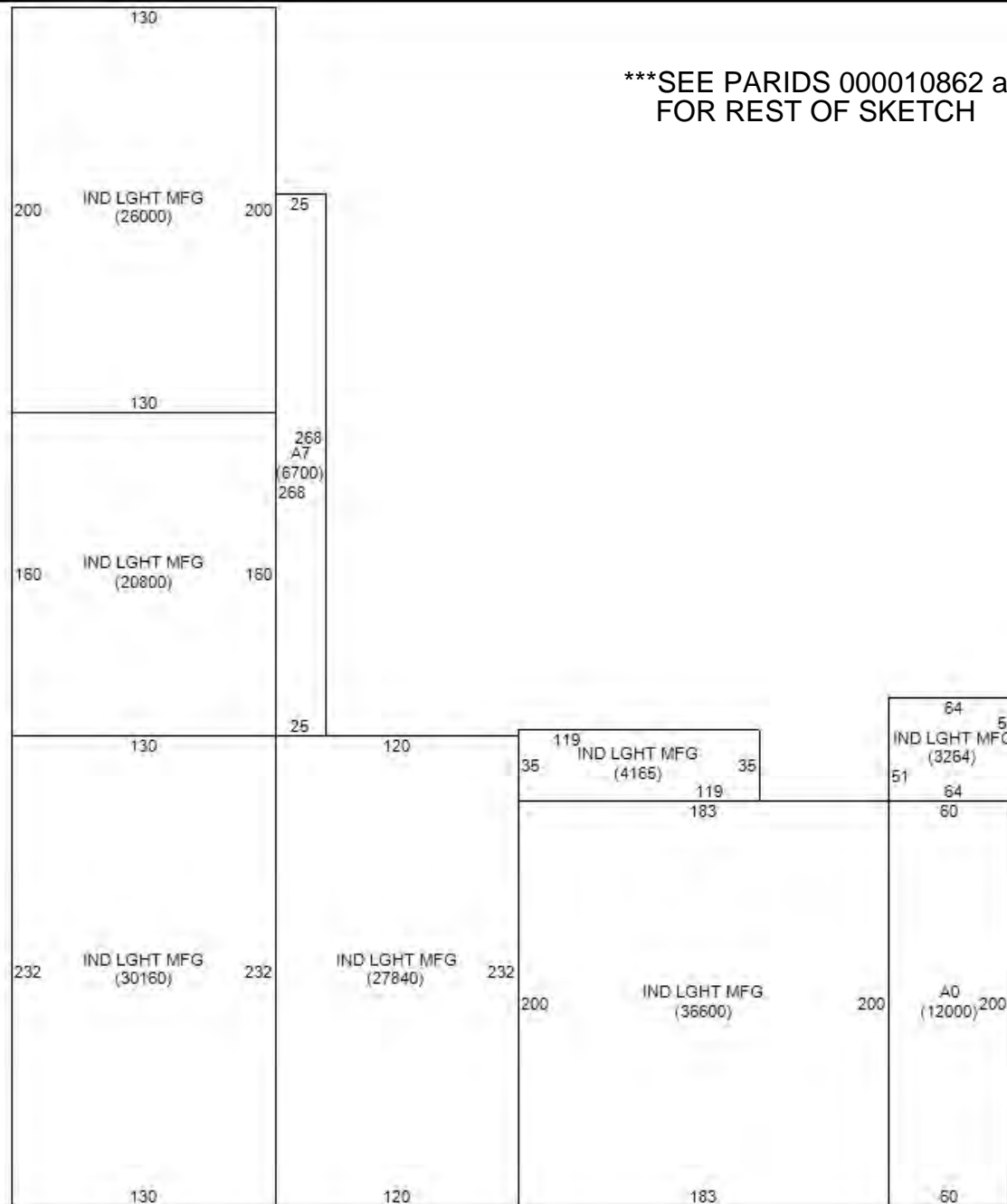
ECON: SUBJECT IS WELL LOCATED IN THE CITY OF MARINETTE. IT IS A HALF-MILE OFF US HWY 41 AND NEIGHBORS OTHER INDUSTRIAL AND COMMERCIAL PROPERTIES.

OTHR: LAND VALUE WAS DERIVED FROM RECENT INDUSTRIAL/COMMERCIAL LAND SALES. SALE INCLUDES FOUR PARCELS.





\*\*\*SEE PARIDS 000010862 and 000034489  
FOR REST OF SKETCH



**SALE REPORT**

State ID # 81-38-271-R000137298  
 County MARINETTE  
 Municipality PESHTIGO  
 Local Parcel # 271-02499.004  
 Situs Address 120 Ogden Rd  
 Situs Zip Code 54157  
 Appraiser BARRERM

IPAS Sale Key # 177380  
 SIC Code 7991  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 05/01/2019  
 Grantor PESHTIGO FITNESS CENTER LLC

Grantee NAH UXIBAL LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 7991: Physical Fitness Facilities-Svcs  
 Intended Use 8350: Child Day Care Services-Svcs  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$189,900  
 Adjustment \$3,500  
 Adjusted Reason Personal Property Included  
 Adjusted Sale Price \$186,400  
 Land Value \$14,000  
 Improvement Value \$172,400  
 Time on Market 5 - 11 months  
 Recent Asking Price \$189,900

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 2003  
 Number of Building Sections 1  
 Predominant OCC Code 353  
 Primary Area 4,224  
 Additional Useable Area 0  
 Total Area 4,224  
 Basement Area  
 Office Area (SF) / (%) 3,024 72%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 3,024 72%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 14  
 Non-office ave clear height 14  
 Frame Type 05: Wood Joist Typical Wood  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$44.13  
 Adj Sale Price Imps \$ / SF \$40.81  
 Acres 0.880  
 Land Value \$ / Acre \$15,909  
 SCR 9.1  
 RCN + OBY / SF \$71.48  
 Physical Res. % 70%  
 Functional Res. % 95%  
 Functional OBS 1 Office/Plant Ratio  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 90%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason

Major Thoroughfare 0 to 1 mile  
 Market Variance 95%

## COMMENTS

GRTR: OPERATED SUBJECT AS A FITNESS CENTER BEFORE LISTING BUILDING FOR SALE THROUGH REALTOR.

GRTE: PURCHASED SUBJECT TO CONVERT INTO A CHILDCARE FACILITY. AFTER PURCHASE, REMODELED BY ADDING WALLS, NEW WINDOWS, AND SINK/KITCHEN AREAS.

PHYS: WOOD FRAME/METAL LINED BUILDING WITH SOME BRICK FAÇADE IN FRONT. MUCH OF THE SUBJECT IS FINISHED WITH DRYWALL, DROP TILE CEILINGS, AND TILE/VINYL FLOORING. THIS PORTION OF BUILDING IS BEING CONSIDERED AS OFFICE AREA. THERE IS AN UNFINISHED RECEIVING AREA IN THE REAR OF SUBJECT WITH AN OVERHEAD DOOR. INTERIOR PHOTOS FROM SALE LISTING USED TO HELP DETERMINE CONDITION.

FUNC: FUNCTIONAL ISSUE NOTED IS THE EXCESS OFFICE AREA, ALTHOUGH THAT WOULD WORK WELL FOR MANY COMMERCIAL USES.

ECON: SUBJECT IS LOCATED IN A BUSINESS/INDUSTRIAL PARK AREA JUST OFF OF HIGHWAY 41 IN THE CITY OF PESHTIGO.

OTHR: LAND ANALYSIS: ANALYZED SURROUNDING COMMERCIAL/MANUFACTURING ASSESSMENTS.

OTHR: OTHER: THIS STYLE OF BUILDING WOULD BE GOOD TO USE AS A COMPARABLE FOR PRINT SHOPS AND OTHER TYPES WITH LARGE AMOUNTS OF FINISHED AREA.



RETAIL STORE  
(4324)

DISCLAIMER - The content of this sales data worksheet is for general information purposes only. The information and opinions contained therein are provided by the Wisconsin Department of Revenue and we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, suitability of the information for any purpose. The Wisconsin Department of Revenue, its employees, officials, officers, agents, as the persons interviewed during the sales verification process, shall not be held responsible or liable for any use of, error, omission or defect in the information contained on the DOR Sales Data Worksheets.

**SALE REPORT**

State ID # 81-38-271-R000145150  
 County MARINETTE  
 Municipality PESHTIGO  
 Local Parcel # 271-02489.001  
 Situs Address 920 Pine St  
 Situs Zip Code 54157  
 Appraiser BARRERM

IPAS Sale Key # 183926  
 SIC Code 2531  
 Interior Inspection Date 08/10/2021  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 11/30/2020  
 Grantor EFX INC

Grantee BESSETTE PROPERTIES LLC

Affinity None  
 Conveyance Type Land Contract  
 Prior Use 4225: General Warehousing & Storage-Trans  
 Intended Use 2531: Public Building & Related Furniture-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$1,500,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$1,500,000  
 Land Value \$113,900  
 Improvement Value \$1,386,100  
 Time on Market  
 Recent Asking Price \$1,500,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 2005  
 Number of Building Sections 1  
 Predominant OCC Code 494  
 Primary Area 40,000  
 Additional Useable Area 0  
 Total Area 40,000  
 Basement Area  
 Office Area (SF) / (%) 252 1%  
 Sprinkler (SF) / (%) 40,000 100%  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 18  
 Non-office ave clear height 18  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$37.50  
 Adj Sale Price Imps \$ / SF \$34.65  
 Acres 8.020  
 Land Value \$ / Acre \$14,202  
 SCR 8.73  
 RCN + OBY / SF \$60.79  
 Physical Res. % 69%  
 Functional Res. % 90%  
 Functional OBS 1 Office/Plant Ratio  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 90%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason

Major Thoroughfare 0 to 1 mile  
 Market Variance 102%

## COMMENTS

GRTR: NO CONTACT.

GRTE: RELOCATED THEIR MANUFACTURING BUSINESS FROM A LEASED LOCATION IN NEARBY MUNICIPALITY. GRANTEE HAD BEEN SEARCHING FOR SIX MONTHS AND HAD CONSIDERED FOUR OTHER PROPERTIES BEFORE MAKING AN OFFER ON SUBJECT. A BANK APPRAISAL WAS DONE THAT CAME IN SLIGHTLY HIGHER THAN SALE PRICE. FELT THE AGE AND CONDITION OF THE BUILDING WERE POSITIVE FEATURES.

PHYS: A WAREHOUSE STYLE FACILITY WITH EIGHT OVERHEAD DOCK DOORS ON WEST SIDE OF BUILDING. GOOD CONDITION AS IT WAS BUILT IN 2005. EXISTING OFFICE AREA MINIMALLY FINISHED. AT TIME OF INTERIOR INSPECTION, HAD JUST STARTED PROCESS OF ADDING MORE OFFICE AREA/CONFERENCE ROOM/LUNCH ROOM.

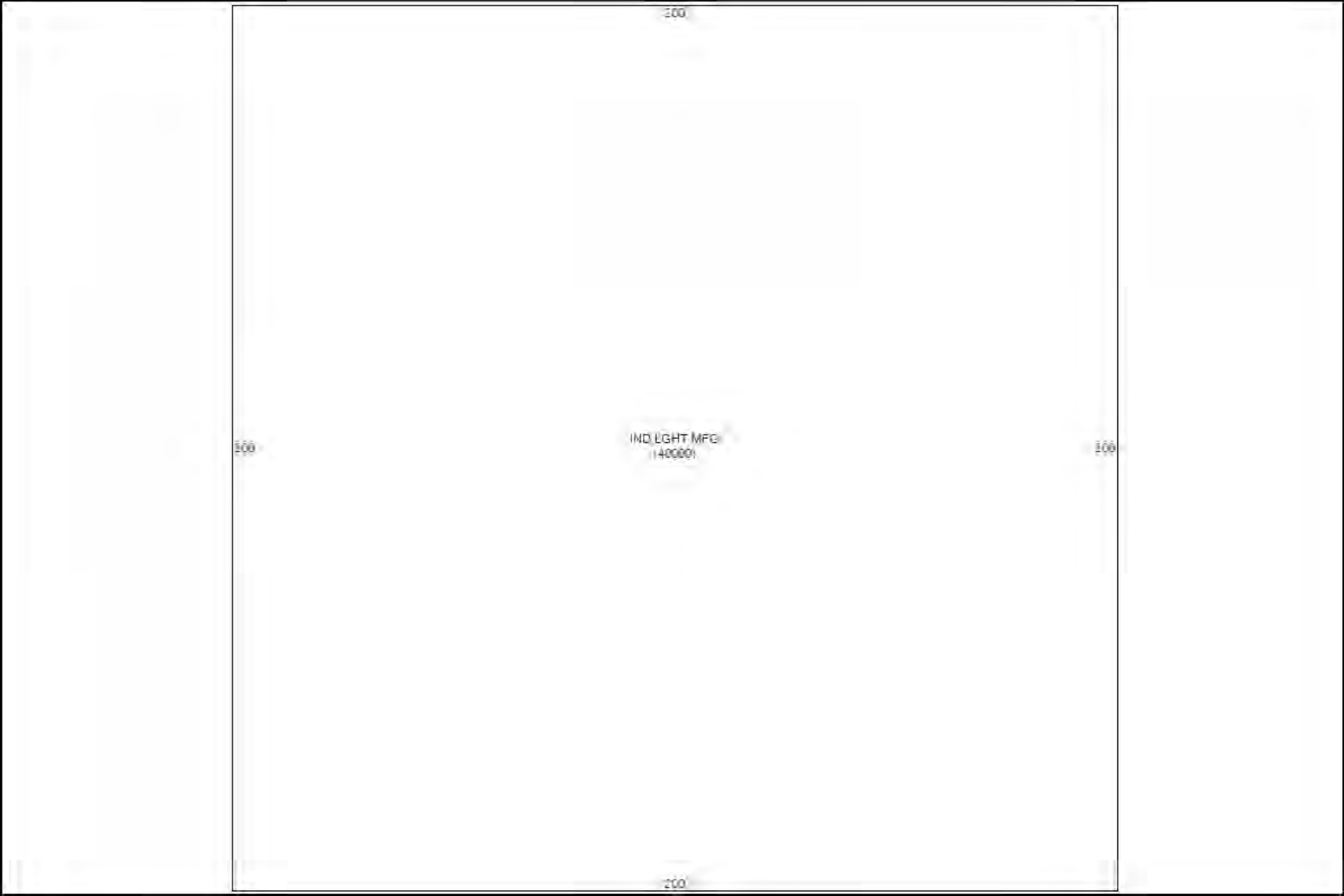
FUNC: FUNCTIONAL ISSUE NOTED FOR LOW PERCENTAGE AND QUALITY OF OFFICE AREA. MORE OFFICE AREA WILL BE ADDED IN FUTURE, BUT AT TIME OF INSPECTION BUILDING WAS ABOUT IN SAME CONDITION AS TIME OF SALE.

ECON: SUBJECT WELL LOCATED IN THE INDUSTRIAL PARK AREA OF THE CITY OF PESHTIGO, RIGHT OFF THE HIGHWAY 41 EXIT.

OTHR: LAND: SALES AS WELL AS NEARBY COMMERCIAL AND MANUFACTURING ASSESSMENTS WERE ANALYZED.







**SALE REPORT**

State ID # 81-39-191-R000029111  
 County MARQUETTE  
 Municipality WESTFIELD  
 Local Parcel # 191-00008-0000  
 Situs Address 486 N Main St  
 Situs Zip Code 53964  
 Appraiser BORGWRA

IPAS Sale Key # 187609  
 SIC Code 3085  
 Interior Inspection Date 05/20/2021  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 01/15/2021  
 Grantor 4GK REAL ESTATE LLC

Grantee BRAKEBUSH FAMILY FOUNDATION INC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3085: Plastics Bottles-Mfg  
 Intended Use 6732: Educational Religious Etc. Trusts-InsR  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$670,000  
 Adjustment \$10,000  
 Adjusted Reason Personal Property Included  
 Adjusted Sale Price \$660,000  
 Land Value \$42,200  
 Improvement Value \$617,800  
 Time on Market 0 - 4 months  
 Recent Asking Price \$800,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1998  
 Number of Building Sections 1  
 Predominant OCC Code 494  
 Primary Area 20,000  
 Additional Useable Area 0  
 Total Area 20,000  
 Basement Area  
 Office Area (SF) / (%) 1,875 9%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 16  
 Non-office ave clear height 16  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$33.00  
 Adj Sale Price Imps \$ / SF \$30.89  
 Acres 5.380  
 Land Value \$ / Acre \$7,844  
 SCR 11.72  
 RCN + OBY / SF \$51.91  
 Physical Res. % 69%  
 Functional Res. % 100%  
 Functional OBS 1  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 85%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason

Major Thoroughfare 0 to 1 mile  
 Market Variance 101%

**COMMENTS**

GRTR: GRANTOR CLOSED THEIR PRODUCT LINE AT THIS FACILITY. THEY MOVED OR SOLD THE EQUIPMENT THAT WAS LOCATED AT THIS SITE. SOME PERSONAL PROPERTY WAS LEFT ON SITE, MAINLY OFFICE FURNITURE. GRANTOR LISTED THIS FACILITY ON THE OPEN MARKET.

GRTE: GRANTEE SAW THIS FACILITY LISTED FOR SALE. THEY NEGOTIATED THE SALE PRICE. PRICE WAS ORIGINALLY LISTED FOR \$800,000. GRANTEE WAS USING A PORTION OF ANOTHER FACILITY BUT NEEDED TO FIND THEIR OWN BUILDING. GRANTEE IS A CHARITABLE FOUNDATION.

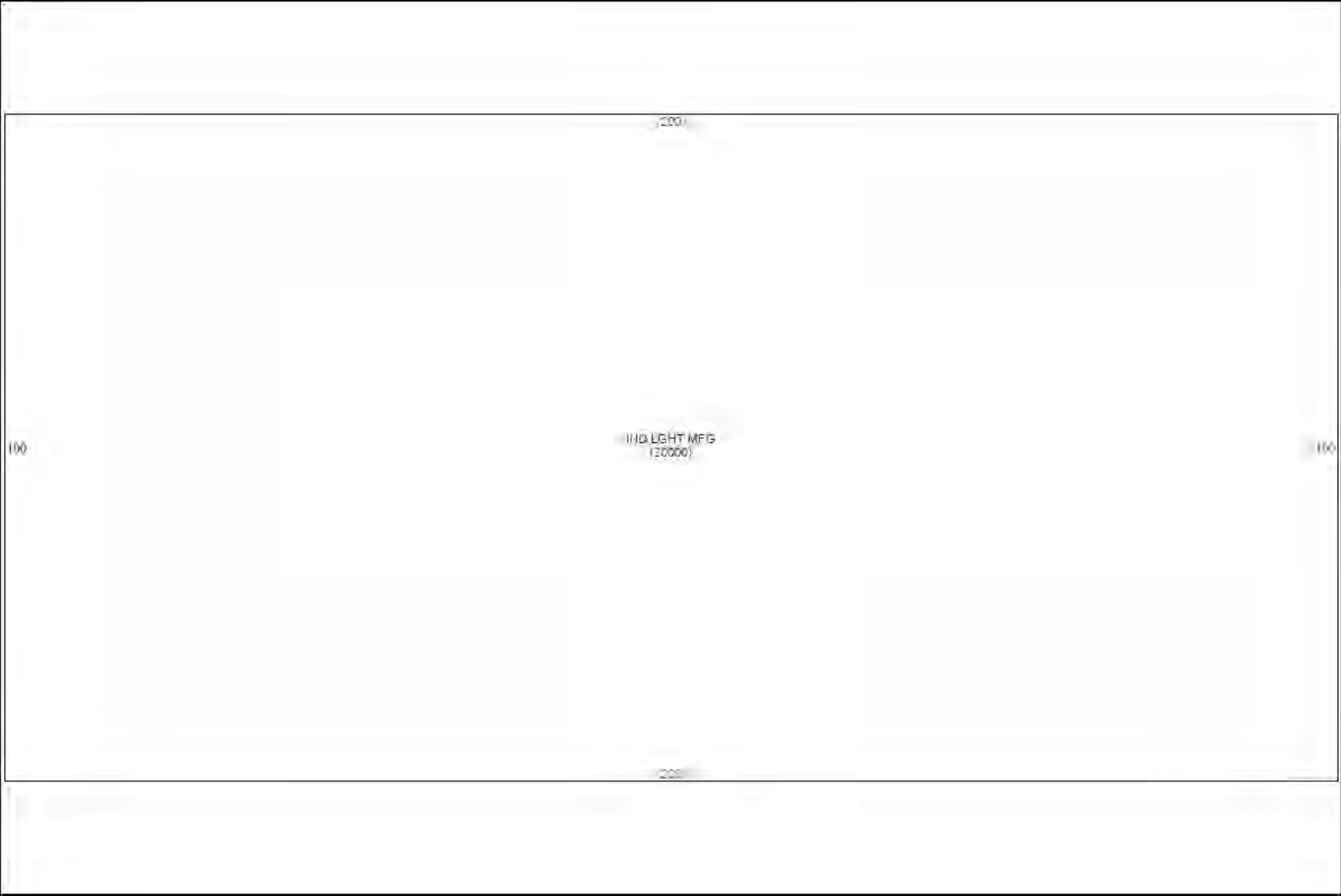
PHYS: BUILDING IS A ONE STORY PE-STEEL BUILDING. THE BUILDING HAS BEEN WELL MAINTAINED.

FUNC: BUILDING HAS A NICE LAYOUT. NO VISIBLE FUNCTIONAL ISSUES WITH THE BUILDING.

ECON: THIS SITE IS LOCATED OFF A RURAL STREET ON THE OUTSIDE OF THE VILLAGE LIMITS. THERE IS A MIX OF COMMERCIAL, RESIDENTIAL, AND AGRICULTURAL PROPERTIES AROUND IT. THIS SITE IS WITHIN ONE MILE OF ACCESS TO INTERSTATE 39.

OTHR: LAND ANALYSIS: LAND VALUED IN RELATIONSHIP WITH LOCAL LAND AROUND IT.





**SALE REPORT**

State ID # 77-40-107-R000040936  
 County MILWAUKEE  
 Municipality BROWN DEER  
 Local Parcel # 029-0087-001  
 Situs Address 5277 W Beaver Creek Pk  
 Situs Zip Code 53223  
 Appraiser GREENEK

IPAS Sale Key # 163575  
 SIC Code 7538  
 Interior Inspection Date 07/16/2019  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 10/01/2018  
 Grantor BEAVER CREEK PROPERTIES LLC

Grantee GRUBE PARTNERSHIP LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2752: Commercial Printing Lithographic-Mfg  
 Intended Use 7538: General Automotive Repair Shops-Svcs  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$1,150,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$1,150,000  
 Land Value \$234,500  
 Improvement Value \$915,500  
 Time on Market 5 - 11 months  
 Recent Asking Price \$1,200,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1976  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 28,977  
 Additional Useable Area 1054  
 Total Area 30,031  
 Basement Area  
 Office Area (SF) / (%) 2,414 8%  
 Sprinkler (SF) / (%) 29,941 100%  
 Air Conditioning (SF) / (%) 2,414 8%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 18  
 Non-office ave clear height 18  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 17: Masonry & Metal

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$38.29  
 Adj Sale Price Imps \$ / SF \$30.49  
 Acres 1.900  
 Land Value \$ / Acre \$123,421  
 SCR 2.86  
 RCN + OBY / SF \$52.80  
 Physical Res. % 63%  
 Functional Res. % 90%  
 Functional OBS 1 Layout  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 90%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 113%

**COMMENTS**

GRTR: SOLD PROPERTY DUE TO HEALTH REASONS. GRANTOR WANTED TO LIQUIDATE AND DID NOT WANT TO BE A LANDLORD.

GRTE: BOUGHT REAL ESTATE BECAUSE IT WAS CLOSE TO THE GRANTEE'S PREVIOUS BUSINESS LOCATION, SO HE WAS ABLE TO KEEP ALL OF HIS CUSTOMERS, LIKE THE LAYOUT, FELT THE BUILDING HAD BEEN REALLY WELL MAINTAINED AND THERE IS ROOM FOR EXPANSION. BROKER DID A MARKET VALUATION, DETERMINED A SALE PRICE. THEY MADE AN OFFER AND THE GRANTOR ACCEPTED OFFER.

BRKR: BROKER FOR GRANTEE DID A MARKET VALUATION, DETERMINED A SALE PRICE AND MADE AN OFFER. GRANTOR ACCEPTED THE OFFER.

PHYS: A ONE STORY PRE- ENGINEERED STEEL, CONCRETE BLOCK AND MASONRY BUILDING THAT WAS REALLY WELL MAINTAINED. USED WEIGHTED PHYSICAL DEPRECIATION THAT APPROPRIATELY TOOK WALL TYPES INTO CONSIDERATION. ROOF WAS JUST REPAIRED AND WAS GIVEN A 5 YEAR WARRANTY ON IT.

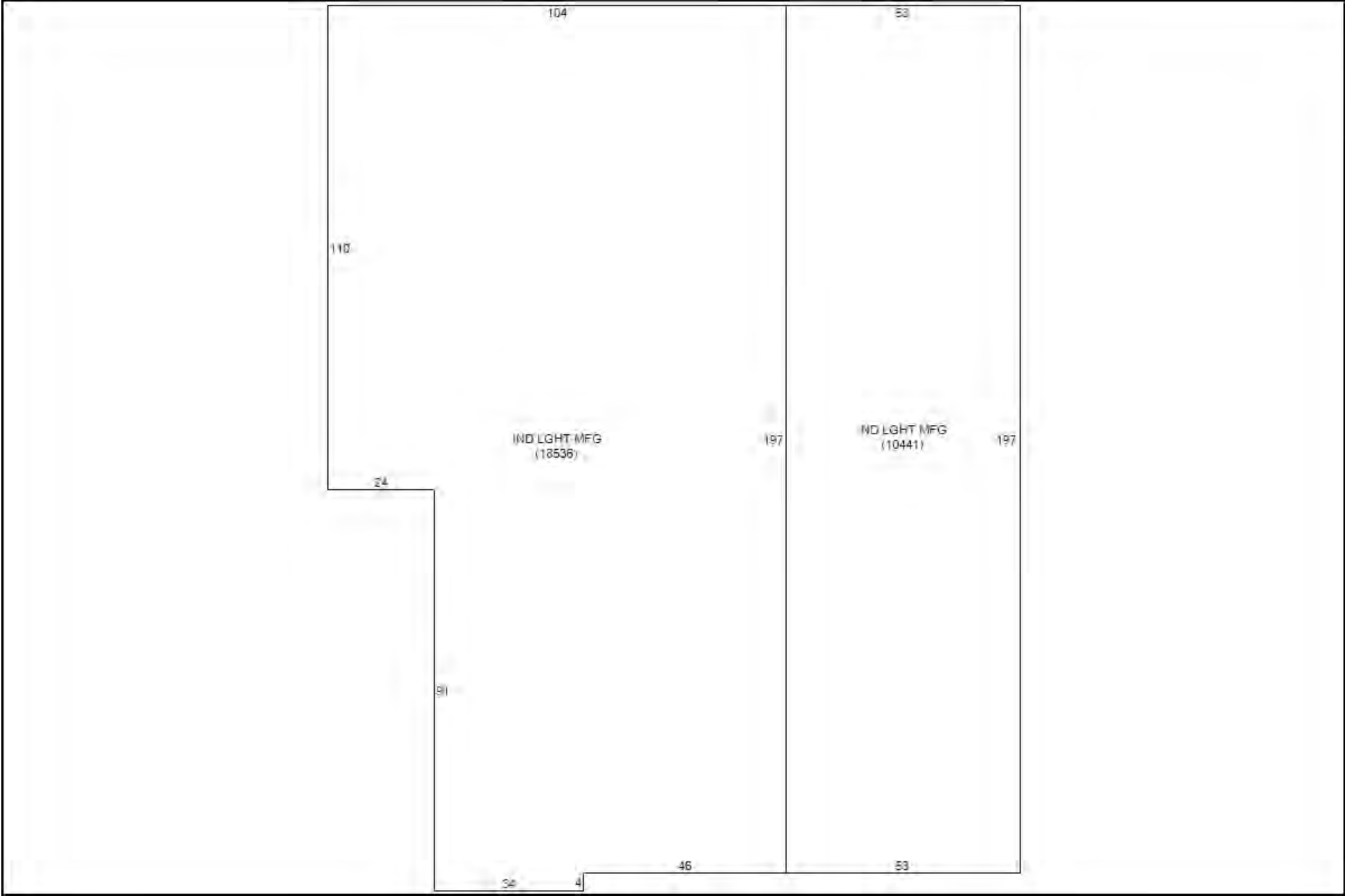
FUNC: THE SUBJECT EXHIBITS THE FOLLOWING DEFICIENCY: IMPAIRED LAYOUT WITH A WALL DOWN THE MIDDLE OF THE SHOP, PLUS A 2-STORY OFFICE. NON-ADA COMPLIANT.

ECON: THE PROPERTY IS LOCATED IN A MIXED COMMERCIAL AND INDUSTRIAL PARK. RESIDENTIAL IS NEARBY, JUST ACROSS THE CREEK TO THE NORTH. IT IS LOCATED ON A BUS LINE. HOWEVER, IT IS 3.4 MILES TO I-43 AND 6 MILES TO I-41.

OTHR: LAND ANALYSIS: AN INVESTIGATION OF AVAILABLE DATA INCLUDING BUT NOT LIMITED TO SALE AND LISTING ACTIVITY. ASSESSOR'S RECORDS AND ECONOMIC TRENDS WERE USED TO DERIVE THE LAND VALUE.







**SALE REPORT**

State ID # 77-40-107-R000004101  
 County MILWAUKEE  
 Municipality BROWN DEER  
 Local Parcel # 029-0093-001  
 Situs Address 9090 N 51st St  
 Situs Zip Code 53223  
 Appraiser GREENEK

IPAS Sale Key # 174361  
 SIC Code 3999  
 Interior Inspection Date 08/22/2016  
 Revision Date  
 Sale Validity Valid - Property Changed after Sale  
 Sale Index # 2  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 06/03/2019  
 Grantor SCOTT J. COLLINS  
 Grantee MKE SHOP LLC  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3999: Manufacturing Industries Nec-Mfg  
 Intended Use 0000: Commercial Parcel  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$375,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$375,000  
 Land Value \$132,400  
 Improvement Value \$242,600  
 Time on Market  
 Recent Asking Price \$400,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1972  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 5,201  
 Additional Useable Area 0  
 Total Area 5,201  
 Basement Area  
 Office Area (SF) / (%) 1,224 24%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 1,224 24%  
 Notable Features/OBYS  
 Stories 1  
 Non-office ave wall height 12  
 Non-office ave clear height 10  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$72.10  
 Adj Sale Price Imps \$ / SF \$46.64  
 Acres 1.030  
 Land Value \$ / Acre \$128,544  
 SCR 8.63  
 RCN + OBY / SF \$64.10  
 Physical Res. % 52%  
 Functional Res. % 100%  
 Functional OBS 1  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 90%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 3 to 5 miles  
 Market Variance 155%

**COMMENTS**

GRTR: PROPERTY WAS OPENLY LISTED USING A BROKER; HOWEVER TIME AVAILABLE FOR SALE IS UNKNOWN. HAD ONE OTHER OFFER TO BUY PROPERTY, BUT IT WAS REJECTED BECAUSE IT WAS TOO LOW.

GRTE: UNABLE TO CONTACT.

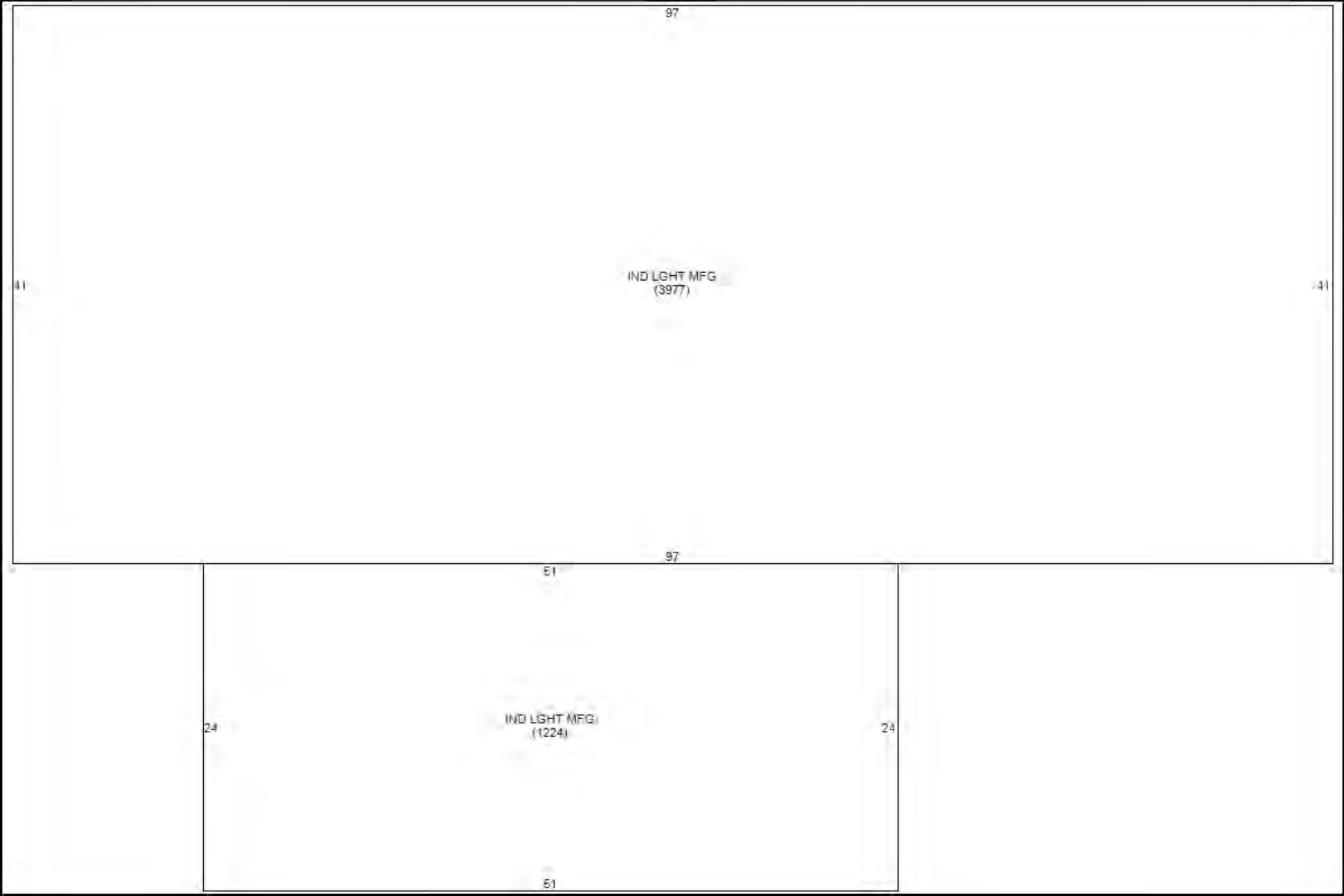
PHYS: MAINTAINED ON AN AS NEEDED BASIS. FRONT ROOF REPLACED AROUND 2002. FURNACE IS ABOUT 40 YEARS OLD. (AFTER THE SALE OCCURRED, A CHANGE IN PROPERTY OCCURRED. 4,200 SQ FT ADDITION WAS ADDED TO BUILDING - PE STEEL/METAL).

ECON: LOCATED ON THE EDGE OF A SMALL INDUSTRIAL PARK IN BROWN DEER, MIXED WITH COMMERCIAL AND MANUFACTURING. PROPERTY ABUTS TO RESIDENTIAL NEIGHBORHOOD. HAS HAD SOME HISTORY OF VANDALISM.

OTHR: LAND ANALYSIS: AN INVESTIGATION OF AVAILABLE DATA INCLUDING BUT NOT LIMITED TO SALE AND LISTING ACTIVITY. ASSESSOR'S RECORDS AND ECONOMIC TRENDS WERE USED TO DERIVE THE LAND VALUE.

OTHR: MARKET ANALYSIS: VERY DESIRABLE FOR SIZE AND LOCATION. \*\*OTHER ADJUSTMENT MADE FOR DEMAND FOR SPACE, TO 110%





**SALE REPORT**

State ID # 77-40-107-R000004098  
 County MILWAUKEE  
 Municipality BROWN DEER  
 Local Parcel # 029-0092-003  
 Situs Address 8920 N 51st St  
 Situs Zip Code 53223  
 Appraiser BROOKKX

IPAS Sale Key # 187629  
 SIC Code 3479  
 Interior Inspection Date 09/02/2021  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 02/19/2021  
 Grantor H & K WALTERS INVESTMENTS CORP  
 Grantee ELEVEN ELEVEN HOLDINGS LLC  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3479: Metal Coating & Allied Services-Mfg  
 Intended Use 0000: Commercial Parcel  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$290,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$290,000  
 Land Value \$122,800  
 Improvement Value \$167,200  
 Time on Market 0 - 4 months  
 Recent Asking Price \$289,900

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1969  
 Number of Building Sections 1  
 Predominant OCC Code 494  
 Primary Area 5,760  
 Additional Useable Area 0  
 Total Area 5,760  
 Basement Area  
 Office Area (SF) / (%) 921 16%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 5,760 100%  
 Notable Features/OBYs  
 Stories 1  
 Non-office ave wall height 12  
 Non-office ave clear height 12  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$50.35  
 Adj Sale Price Imps \$ / SF \$29.03  
 Acres 0.986  
 Land Value \$ / Acre \$124,544  
 SCR 7.46  
 RCN + OBY / SF \$65.80  
 Physical Res. % 39%  
 Functional Res. % 95%  
 Functional OBS 1 Layout  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 3 to 5 miles  
 Market Variance 119%

**COMMENTS**

GRTR: GRANTOR: WAS READY TO RETIRE. HIRED A BROKER TO PUT SUBJECT ON THE MARKET. THE BROKER LISTED THE SUBJECT FOR \$299,000. THERE WAS TWO OFFERS, AND THE GRANTOR SELECTED THE FIRST OFFER FOR \$290,000. THE SUBJECT WAS ON THE MARKET FOR TWO WEEKS. THE GRANTOR FELT IT WAS FAIR MARKET MARKET SALE. THE GRANTOR WOULDN'T GIVE ANY MORE INFORMATION.

GRTE: GRANTEE: STATED BROKER TOLD HIM THE ASKING PRICE WAS \$289,900. SO, THE GRANTEE PUT AN OFFER IN FOR \$290,000. THE GRANTOR WAS HAPPY TO GET A BUILDING FOR HIS NEW COMPANY. THE GRANTEE STATED AT THE TIME OF SALE THE SUBJECT NEEDED WORK, THE FURNANCE AND AC HAD TO BE REPLACED. THE GRANTEE LIKE THE LOCATION. AFTER THE SNOW MELTED THE GRANTEE WASN'T HAPPY WITH THE CONDITION OF THE PARKING LOT AND LANDSCAPING. THE GRANTEE HAS REMOLDED THE OFFICE AREA, INSTALL OVERHEAD DOOR, PAINTED EXTERIOR AND SHED. OVERALL THE GRANTEE FELT THE PURCHASE OF THE SUBJECT WAS FAIR MARKET SALE. THE GRANTEE HAS REMOLDED THE OFFICE AREAS, INSTALL AN OVERHEAD DOOR, PAINTED EXTERIOR AND SHED, AFTER THE SALE.

PHYS: PHYSICAL: THE SUBJECT WAS IN POOR CONDITION. IT WAS DATED AND INTERNAL MECHANICS HAD TO BE REPLACED.THE FLOORS IN THE OLDER PART OF THE BUILDING WERE WORN, THE WALLS NEEDED PAINTING, THE SHELVING WAS OLD, THE ROOMS LOOKED DATED, AND THE PARKING LOT NEEDS TO BE RESURFACE AND SEAL.

FUNC: FUNCTIONAL: THE LAYOUT (INTERIOR WALLS) OF SUBJECT.

ECON: DEMAND FOR SPACE (105%) AND NEIGHBORHOOD (95%) RATING RESULTED IN AN ECONOMIC RESIDUAL OF 100% ECONOMIC: THIS IS A STABILIZED AREA WITH A MIXTURE OF MANUFACTURING AND COMMERCIAL BUILDINGS SURROUNDED BY RESIDENTIAL HOUSING. BROWN DEER ROAD IS JUST TO THE SOUTH AND IS A GOOD TRUCK ROUTE.

OTHR: LAND ANALYSIS: AN INVESTIGATION OF AVAILABLE DATA INCLUDING BUT NOT LIMITED TO SALE AND LISTING ACTIVITY, ASSESSOR'S RECORDS AND ECONOMIC TRENDS WERE USED TO DERIVE THE LAND VALUE.





HIGHLIGHT MEET  
(5/10/00)

**SALE REPORT**

State ID # 77-40-131-R000004114  
 County MILWAUKEE  
 Municipality GREENDALE  
 Local Parcel # 695-0040-006  
 Situs Address 6755 Industrial Lp  
 Situs Zip Code 53129  
 Appraiser GREENEK

IPAS Sale Key # 177206  
 SIC Code 3490  
 Interior Inspection Date 10/22/2018  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 07/02/2020  
 Grantor SUPERIOR DIE SET CORP

Grantee NOR INVESTMENTS

Affinity None  
 Conveyance Type Other  
 Prior Use 3490: Misc. Fabricated Metal Products-Mfg  
 Intended Use 2511: Wood Household Furniture-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$1,050,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$1,050,000  
 Land Value \$153,400  
 Improvement Value \$896,600  
 Time on Market 0 - 4 months  
 Recent Asking Price \$1,100,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1969  
 Number of Building Sections 4  
 Predominant OCC Code 494  
 Primary Area 26,151  
 Additional Useable Area 0  
 Total Area 26,151  
 Basement Area  
 Office Area (SF) / (%) 2,051 8%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 2,453 9%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 18  
 Non-office ave clear height 16  
 Frame Type 02: Masonry Load Bearing  
 Exterior Wall Type 03: Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$40.15  
 Adj Sale Price Imps \$ / SF \$34.29  
 Acres 1.740  
 Land Value \$ / Acre \$88,161  
 SCR 2.9  
 RCN + OBY / SF \$67.17  
 Physical Res. % 60%  
 Functional Res. % 90%  
 Functional OBS 1 Site Coverage  
 Functional OBS 2 Layout  
 Functional OBS 3 Ceiling Height  
 Community rating % 100%  
 NBHD Rating / Other % 95%  
 NBHD Rating / Other Econ Reason Neighborhood Rating

Major Thoroughfare 1 to 3 miles  
 Market Variance 100%

**COMMENTS**

FUNC: LAYOUT IS NOT IDEAL WITH ADD-ON CONSTRUCTION & INTERIOR ROOMS. CEILING HEIGHT AND SITE COVERAGE IS LOW..

GRTE: OWNS THE PARCEL ACROSS THE STREET, 6800 INDUSTRIAL LP, A WAREHOUSE FOR PENNY MUSTARD FURNITURE STORE. GRANTEE HAS A TENANT FOR THE PROPERTY, TOM LUDWIG INC - A FURNITURE MAKING SHOP. LIKED THIS PROPERTY BECAUSE OF THE LOCATION. HEARD OF SALE THROUGH WORD OF MOUTH, NEGOTIATED SALE PRICE AND PAID ALL CASH. NO APPRAISAL WAS DONE.

GRTR: IN SPRING 2020, PUT IT UP FOR SALE WITH A SIGN IN THE YARD, BASED ON ASKING PRICE OF WHAT SOME BROKERS ADVISED IN FALL 2019. HAD A DIFFERENT BUYER INITIALLY, BUT FELL THROUGH DUE TO LACK OF FINANCING. BANK WOULD NOT BACK WITH CURRENT ECONOMICS EFFECTED BY COVID-19. WAS MOVING TO CONSOLIDATE GRANTOR'S MFG BUSINESS INTO ONE LOCATION, AND TO SAVE MONEY.

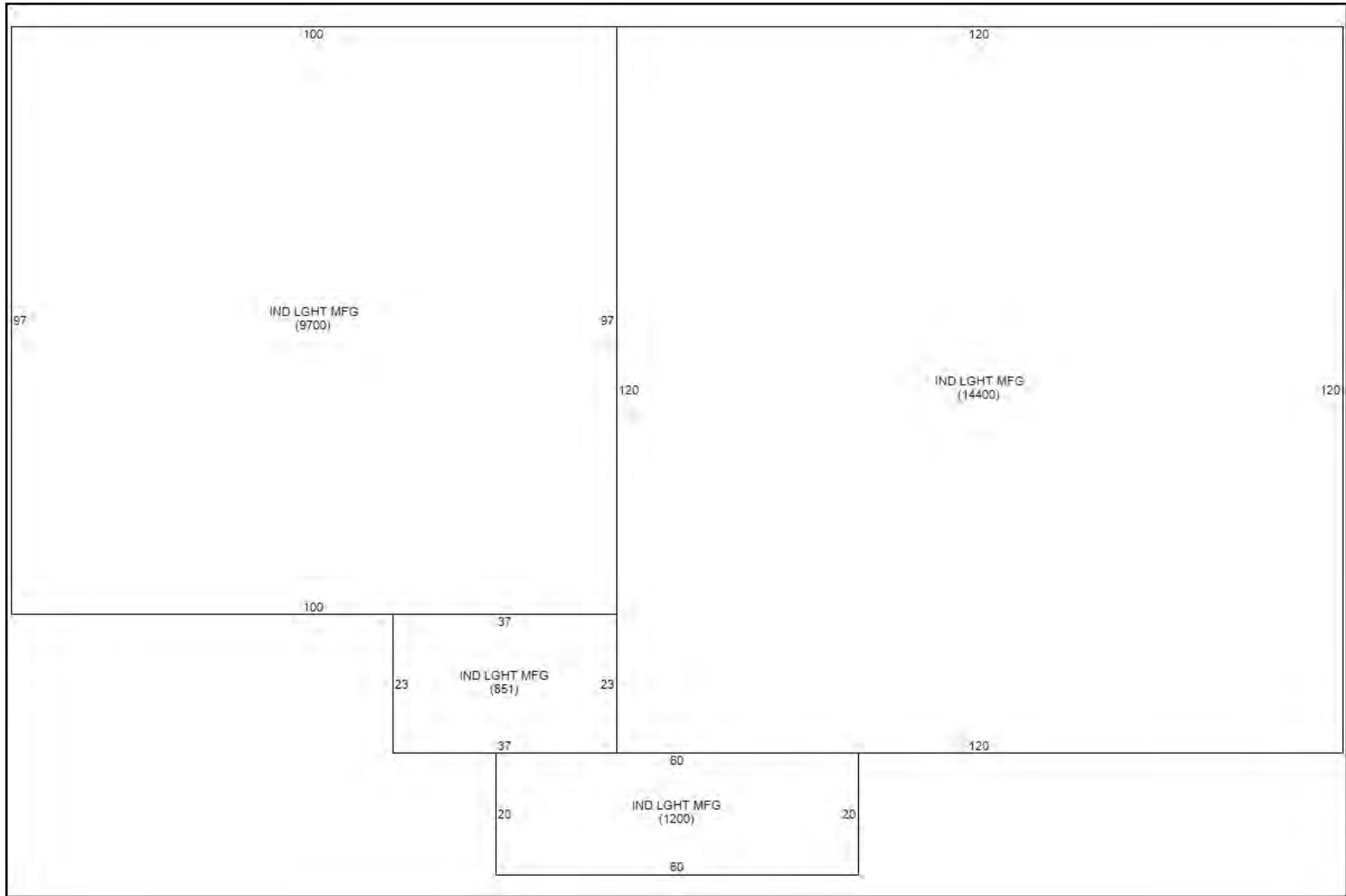
PHYS: BASED ON THE INSPECTION REPORT BY FIRST POTENTIAL BUYER, SOME MAINTENANCE WAS NEEDED, ROUGHLY \$300,000 ON BUILDING IMPROVEMENTS. ROOF REPLACEMENT IN SOME SECTIONS, SOME IMMEDIATELY AND SOME IN THE NEXT 5 YEARS. WINDOWS WILL NEED REPLACEMENT. OUTSIDE MAINTENANCE NEEDED, PAINT IS CHIPPING ON BUILDING.

ECON: IN THE GREENDALE BUSINESS PARK WITH A MIX OF COMMERCIAL AND MANUFACTURING PROPERTIES. RIGHT-OFF OF THOROUGH-FARES HWY 36 (LOOMIS RD) AND COLLEGE AVE, 3 MILES TO THE WEST OF I-94.

OTHR: LAND ANALYSIS: AN INVESTIGATION OF AVAILABLE DATA INCLUDING BUT NOT LIMITED TO SALE AND LISTING ACTIVITY. ASSESSOR'S RECORDS AND ECONOMIC TRENDS WERE USED TO DERIVE THE LAND VALUE.

OTHR: MARKET VARIANCE: PROPERTY WAS NOT OPENLY LISTED ON THE MARKET. GRANTEE ALSO OWNS THE PARCEL ACROSS THE STREET, 6800 INDUSTRIAL LP.





**SALE REPORT**

State ID # 77-40-191-R000004148  
 County MILWAUKEE  
 Municipality WEST MILWAUKEE  
 Local Parcel # 455-1214-001  
 Situs Address 5412 W Burnham St  
 Situs Zip Code 53219  
 Appraiser MEYERWJ

IPAS Sale Key # 175362  
 SIC Code 2741  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 11/08/2019  
 Grantor RYAN DIVERSIFIED INVESTMENTS LLC

Grantee SMS INVESTMENT GROUP LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2741: Miscellaneous Publishing-Mfg  
 Intended Use 0000: Commercial Parcel  
 No Months Vacant  
 Environmental Site NO

**SALE DATA**

Sale Price \$185,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$185,000  
 Land Value \$27,500  
 Improvement Value \$157,500  
 Time on Market 12 - 24 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1948  
 Number of Building Sections 1  
 Predominant OCC Code 494  
 Primary Area 5,625  
 Additional Useable Area 0  
 Total Area 5,625  
 Basement Area  
 Office Area (SF) / (%) 1,490 26%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 12  
 Non-office ave clear height 10  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 03: Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$32.89  
 Adj Sale Price Imps \$ / SF \$28.00  
 Acres 0.350  
 Land Value \$ / Acre \$78,571  
 SCR 1.3  
 RCN + OBY / SF \$69.87  
 Physical Res. % 38%  
 Functional Res. % 90%  
 Functional OBS 1 Office/Plant Ratio  
 Functional OBS 2 Bay Spacing  
 Functional OBS 3  
 Community rating % 95%  
 NBHD Rating / Other % 85%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 145%

**COMMENTS**

GRTR: PROPERTY ON MKT FOR JUST OVER ONE YEAR WITH INITIAL ASKING PRICE OF \$295,K. LISTING REALTOR DID A MKT ANALYSIS TO DETERMINE LIST PRICE. COMPANY CONSOLIDATED TO BRKFLD LOCATION. HAD TWO OTHER OFFERS. MANUF. ZONING EXPIRED ON PROPERTY WHICH WAS NEGATIVE IN MARKETING. HAS GOOD OFFICES. SMALLER BLDG. IN REAR HAS SOME FOUNDATION ISSUES.

GRTE: STATED PROPERTY WAS VACANT FOR A LONG TIME AND THAT THERE ARE RESTRICTIONS WHAT THE BLDG CAN BE USED FOR. ALSO MENTIONED THAT WILL A NEW ROOF AND MECHANICALS IN THE NEAR FUTURE AND THAT THERE APPEARS TO BE DEFERRED MAINTENANCE ITEMS THAT NEED ATTENTION. PLANNING ON OPENING A DAYCARE FACILITY.

PHYS: APPEARS THAT A LOT OF DEFERRED MAINTENANCE ITEMS NEED TO BE ADMINISTERED.

FUNC: LIMITED TRUCK ACCESS, OFFICE/PLANT RATIO & BAY SPACING.





A large, empty rectangular frame with a thin black border, centered on a white background. The frame is slightly offset from the top and bottom edges of the page.

**SALE REPORT**

State ID # 77-40-211-R000004222  
 County MILWAUKEE  
 Municipality CUDAHY  
 Local Parcel # 675-9001-000  
 Situs Address 2122 E Birchwood Ave  
 Situs Zip Code 53110  
 Appraiser TOOKEAX

IPAS Sale Key # 181657  
 SIC Code 3643  
 Interior Inspection Date 12/17/2020  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 10/04/2019  
 Grantor CISKO LLC  
  
 Grantee LOVEJOY-SCHAEFER LLC  
  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 0000: Commercial Parcel  
 Intended Use 3292: Asbestos Products-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$1,332,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$1,332,000  
 Land Value \$138,400  
 Improvement Value \$1,193,600  
 Time on Market over 24 months  
 Recent Asking Price \$1,995,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1990  
 Number of Building Sections 3  
 Predominant OCC Code 494  
 Primary Area 27,750  
 Additional Useable Area 0  
 Total Area 27,750  
 Basement Area  
 Office Area (SF) / (%) 2,420 9%  
 Sprinkler (SF) / (%) 2,420 9%  
 Air Conditioning (SF) / (%) 2,420 9%  
 Notable Features/OBYs  
  
 Stories 1  
 Non-office ave wall height 36  
 Non-office ave clear height 34  
 Frame Type 08: Steel Fireproof  
 Exterior Wall Type 17: Masonry & Metal

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$48.00  
 Adj Sale Price Imps \$ / SF \$43.01  
 Acres 1.650  
 Land Value \$ / Acre \$83,879  
 SCR 2.59  
 RCN + OBY / SF \$87.10  
 Physical Res. % 54%  
 Functional Res. % 95%  
 Functional OBS 1 Site Coverage  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 95%  
 NBHD Rating / Other % 95%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
  
 Major Thoroughfare 3 to 5 miles  
 Market Variance 107%

## COMMENTS

PHYS: ONLY MINOR MAINTENANCE ISSUES ARE REQUIRED PRIOR TO OCCUPANCY.

GRTR: BUSINESS WAS SOLD AND THIS LOCATION WAS CLOSED. NO LONGER NEEDED THE PROPERTY.

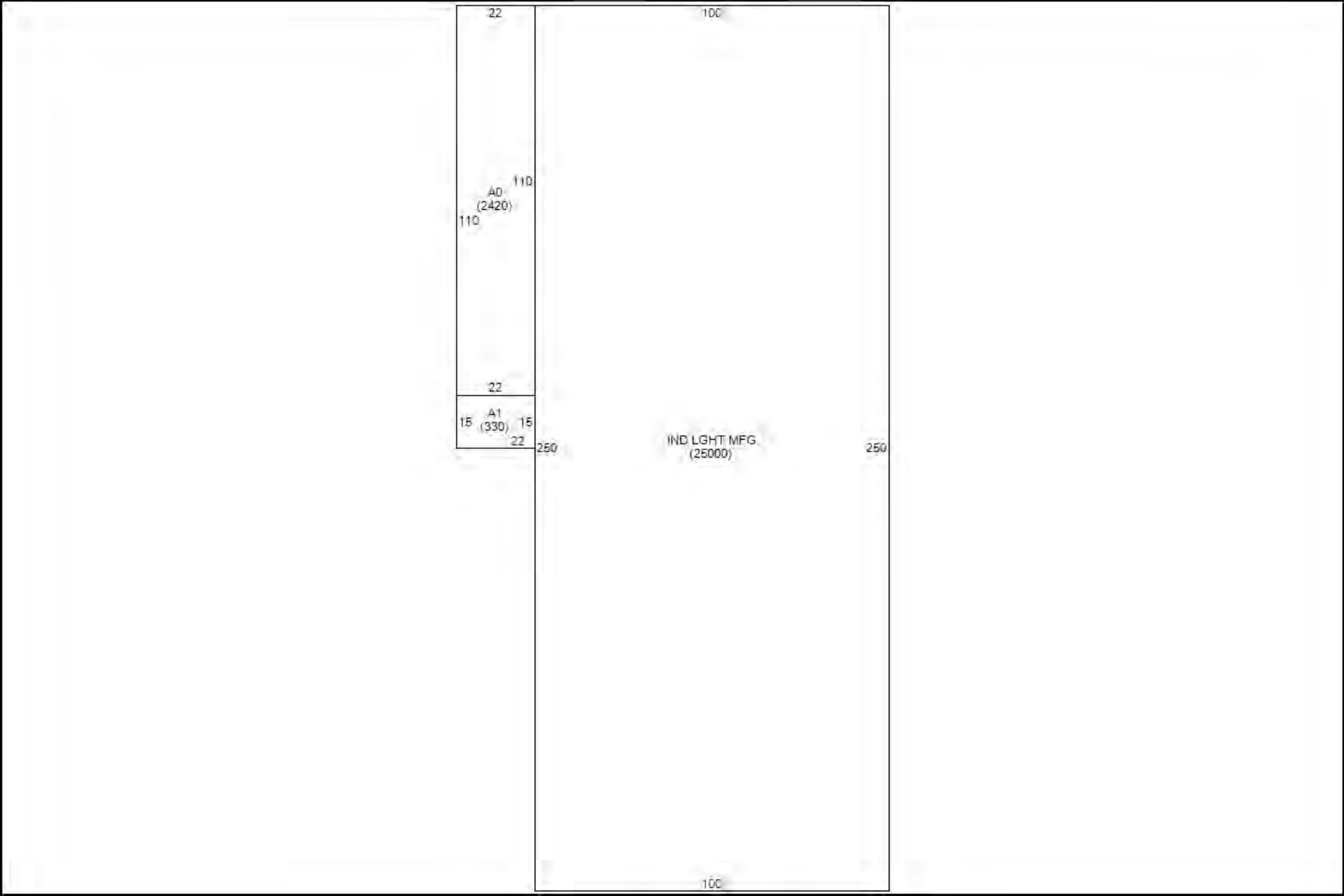
ECON: LOCATED IN FRANKLIN'S CORPORATE PARK A NEWER INDUSTRIAL AREA WITH HIGHER QUALITY FACILITIES. GREAT ACCESS TO LOCAL THOROUGHFARES AND THE INTERSTATE SYSTEM.

FUNC: NUMEROUS INTERIOR ROOMS TO SUPPORT GRANTOR'S PROCESSES LIMITS FUNCTIONALITY.

OTHR: LAND ANALYSIS: AN INVESTIGATION OF AVAILABLE DATA INCLUDING BUT NOT LIMITED TO SALE AND LISTING ACTIVITY, ASSESSOR'S RECORDS AND ECONOMIC TRENDS WERE USED TO DERIVE THE LAND VALUE.

GRTE: INITIAL ASKING PRICE WAS TOO HIGH, BUT AFTER A LONG LISTING PERIOD WAS ABLE TO NEGOTIATE TO THE SALE PRICE. FELT THE EVENTUAL PURCHASE PRICE IS MARKET VALUE. BANK APPRAISAL FOR \$1,875,000. OWNS ANOTHER PROPERTY A HALF A BLOCK AWAY FROM SUBJECT. WILL USE FOR WAREHOUSE AND DISTRIBUTION.





**SALE REPORT**

State ID # 77-40-211-R000004201  
 County MILWAUKEE  
 Municipality CUDAHY  
 Local Parcel # 635-0473-000  
 Situs Address 3671 E Mallory Ave  
 Situs Zip Code 53110  
 Appraiser TOOKEAX

IPAS Sale Key # 187149  
 SIC Code 3544  
 Interior Inspection Date 07/20/2021  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 04/16/2021  
 Grantor ARUAL HOLDINGS LLC

Grantee ROSENTHAL PROPERTIES LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3544: Special Dies Tools Jigs & Fixtures-Mfg  
 Intended Use 0000: Commercial Parcel  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$154,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$154,000  
 Land Value \$32,400  
 Improvement Value \$121,600  
 Time on Market 5 - 11 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1949  
 Number of Building Sections 4  
 Predominant OCC Code 494  
 Primary Area 3,686  
 Additional Useable Area 0  
 Total Area 3,686  
 Basement Area  
 Office Area (SF) / (%) 208 6%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 10  
 Non-office ave clear height 8  
 Frame Type 05: Wood Joist Typical Wood  
 Exterior Wall Type 03: Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$41.78  
 Adj Sale Price Imps \$ / SF \$32.99  
 Acres 0.168  
 Land Value \$ / Acre \$192,857  
 SCR 1.99  
 RCN + OBY / SF \$52.66  
 Physical Res. % 46%  
 Functional Res. % 95%  
 Functional OBS 1 Size  
 Functional OBS 2 Layout  
 Functional OBS 3 Site Coverage  
 Community rating % 95%  
 NBHD Rating / Other % 95%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 3 to 5 miles  
 Market Variance 159%

**COMMENTS**

GRTR: GRANTOR: CLOSED BUSINESS AND MOVED OUT OF THE AREA. NO LONGER NEEDED THE BUILDING. FELT THE SALE PRICE IS MARKET VALUE.

GRTE: GRANTEE: HAD BEEN LOOKING FOR A BUILDING FOR HIS GROWING BUSINESS FOR A WHILE. MADE FULL PRICE OFFERS ON 3 OTHER BUILDINGS, BUT WASN'T ABLE TO ACQUIRE THE PROPERTIES, SO HE WAS HAPPY TO MAKE THIS PURCHASE. BOUGHT FROM AN AUCTION. NO APPRAISAL. BUILDING NEEDS MAINTENANCE, BUT FEELS THE SALE PRICE CONSIDERS THESE ISSUES.

OTHR: MARKET VARIANCE: DEMAND FOR SMALLER BUILDINGS IS RISING. GRANTEE WAS MOTIVATED HAVING MISSED OUT ON OTHER ACQUISITIONS.

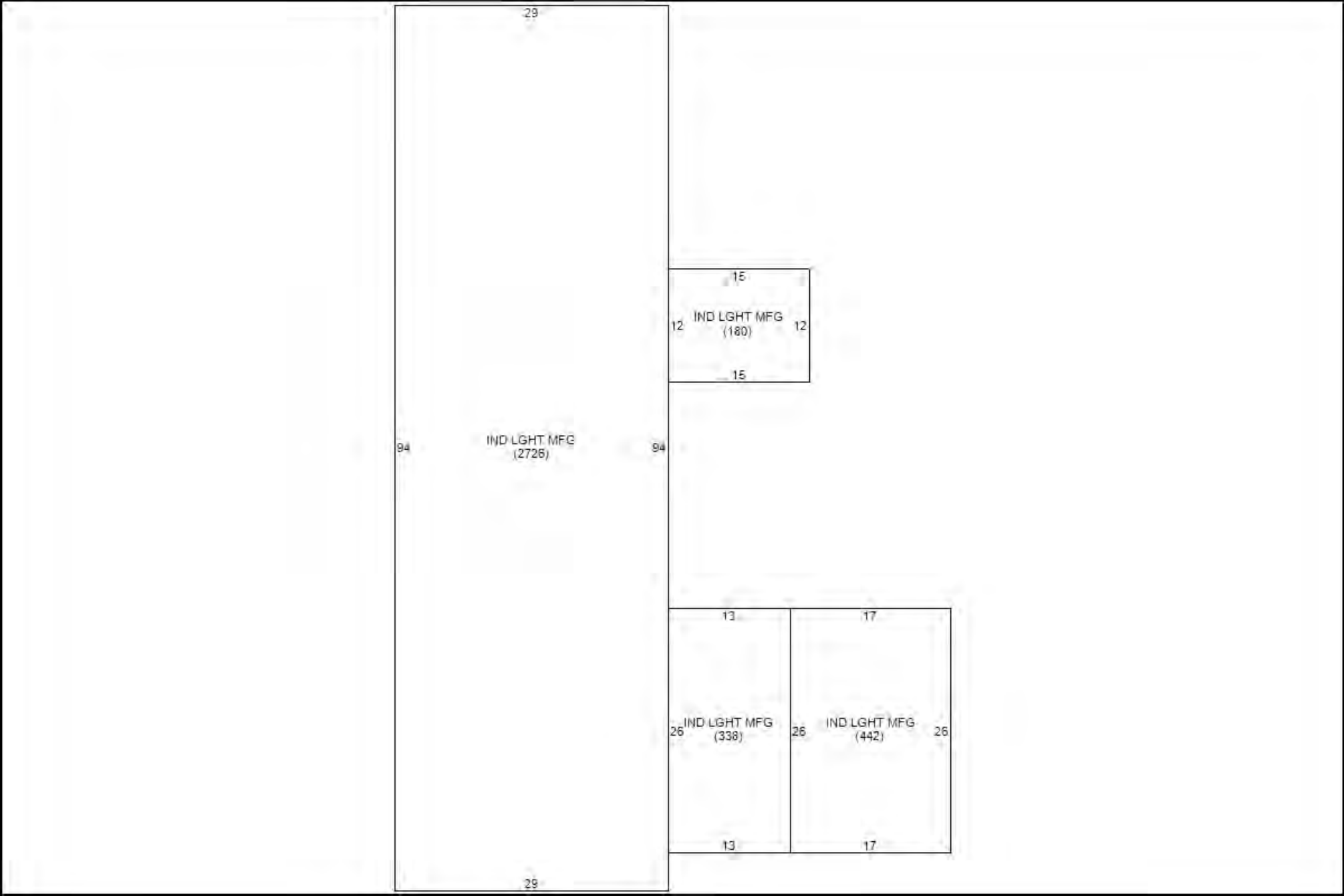
OTHR: LAND ANALYSIS: AN INVESTIGATION OF AVAILABLE DATA INCLUDING BUT NOT LIMITED TO SALE AND LISTING ACTIVITY, ASSESSOR'S RECORDS AND ECONOMIC TRENDS WERE USED TO DERIVE THE LAND VALUE.

FUNC: SCR, ADD ON CONSTRUCTION

PHYS: PHYSICAL: MINOR ROOF LEAKS. MINOR MOLD ISSUE. PLANS TO TEAR DOWN STORAGE AREA A3, DUE TO DEFFERED MAINTENANCE.







**SALE REPORT**

State ID # 77-40-226-R000030806  
 County MILWAUKEE  
 Municipality FRANKLIN  
 Local Parcel # 900-0010-001  
 Situs Address 9980 S Oakwood Park Dr  
 Situs Zip Code 53132  
 Appraiser TOOKEAX

IPAS Sale Key # 172295  
 SIC Code 2759  
 Interior Inspection Date 02/03/2020  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 11/27/2019  
 Grantor TROYK LLC  
 Grantee CISKO LLC  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2759: Commercial Printing Nec-Mfg  
 Intended Use 3620: Electrical Industrial Apparatus-Mfg  
 No Months Vacant 1 - 3 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$1,870,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$1,870,000  
 Land Value \$516,900  
 Improvement Value \$1,353,100  
 Time on Market over 24 months  
 Recent Asking Price \$1,995,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1999  
 Number of Building Sections 1  
 Predominant OCC Code 494  
 Primary Area 31,318  
 Additional Useable Area 0  
 Total Area 31,318  
 Basement Area  
 Office Area (SF) / (%) 5,900 19%  
 Sprinkler (SF) / (%) 32,518 104%  
 Air Conditioning (SF) / (%) 31,318 100%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 20  
 Non-office ave clear height 18  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 03: Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$59.71  
 Adj Sale Price Imps \$ / SF \$43.21  
 Acres 5.940  
 Land Value \$ / Acre \$87,020  
 SCR 8.26  
 RCN + OBY / SF \$80.86  
 Physical Res. % 68%  
 Functional Res. % 90%  
 Functional OBS 1 Layout  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 95%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 92%

## **COMMENTS**

GRTR: BUSINESS WAS SOLD AND THIS LOCATION WAS CLOSED. NO LONGER NEEDED THE PROPERTY.

GRTE: INITIAL ASKING PRICE WAS TOO HIGH, BUT AFTER A LONG LISTING PERIOD WAS ABLE TO NEGOTIATE TO THE SALE PRICE. FELT THE EVENTUAL PURCHASE PRICE IS MARKET VALUE. BANK APPRAISAL FOR \$1,875,000. OWNS ANOTHER PROPERTY A HALF A BLOCK AWAY FROM SUBJECT. WILL USE FOR WAREHOUSE AND DISTRIBUTION.

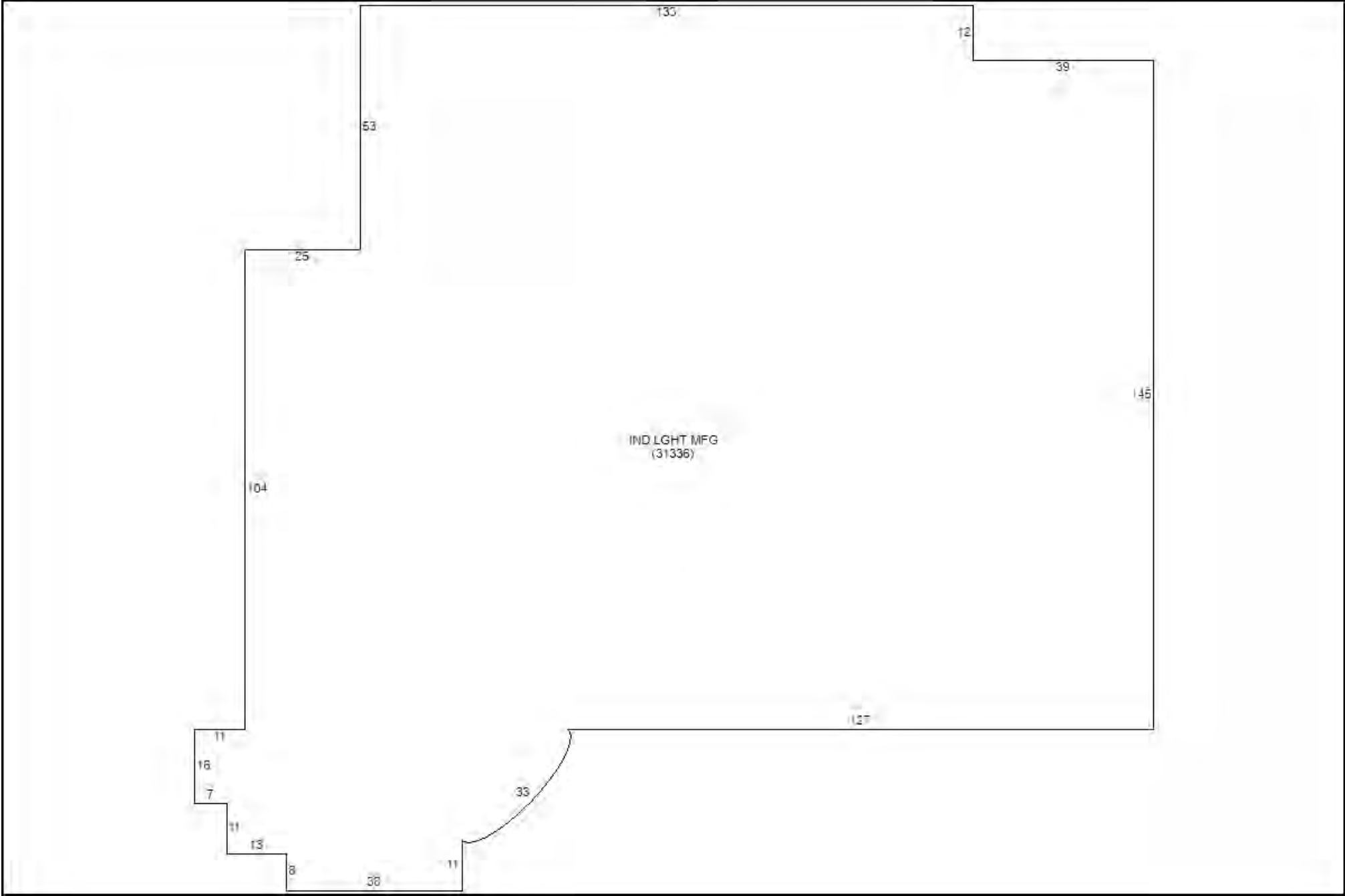
PHYS: ONLY MINOR MAINTENANCE ISSUES ARE REQUIRED PRIOR TO OCCUPANCY.

FUNC: NUMEROUS INTERIOR ROOMS TO SUPPORT GRANTOR'S PROCESSES LIMITS FUNCTIONALITY.

ECON: LOCATED IN FRANKLIN'S CORPORATE PARK A NEWER INDUSTRIAL AREA WITH HIGHER QUALITY FACILITIES. GREAT ACCESS TO LOCAL THOROUGHFARES AND THE INTERSTATE SYSTEM.

OTHR: LAND ANALYSIS: AN INVESTIGATION OF AVAILABLE DATA INCLUDING BUT NOT LIMITED TO SALE AND LISTING ACTIVITY, ASSESSOR'S RECORDS AND ECONOMIC TRENDS WERE USED TO DERIVE THE LAND VALUE.





**SALE REPORT**

State ID # 77-40-231-R000004318  
 County MILWAUKEE  
 Municipality GLENDALE  
 Local Parcel # 233-1183-000  
 Situs Address 4180 N Lydell Ave  
 Situs Zip Code 53212  
 Appraiser GREENEK

IPAS Sale Key # 172358  
 SIC Code 3199  
 Interior Inspection Date 07/31/2017  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 05/22/2019  
 Grantor GS HAMMILL LLC  
  
 Grantee JUST ONE MORE MINISTRY INC  
  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3199: Leather Goods Nec-Mfg  
 Intended Use 0000: Commercial Parcel  
 No Months Vacant 1 - 3 years  
 Environmental Site

**SALE DATA**

Sale Price \$548,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$548,000  
 Land Value \$130,000  
 Improvement Value \$418,000  
 Time on Market  
 Recent Asking Price \$625,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1966  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 23,780  
 Additional Useable Area 0  
 Total Area 23,780  
 Basement Area  
 Office Area (SF) / (%) 565 2%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 565 2%  
 Notable Features/OBYS  
  
 Stories 1  
 Non-office ave wall height 18  
 Non-office ave clear height 16  
 Frame Type 02: Masonry Load Bearing  
 Exterior Wall Type 03: Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$23.04  
 Adj Sale Price Imps \$ / SF \$17.58  
 Acres 1.348  
 Land Value \$ / Acre \$96,439  
 SCR 2.47  
 RCN + OBY / SF \$65.52  
 Physical Res. % 43%  
 Functional Res. % 75%  
 Functional OBS 1 Layout  
 Functional OBS 2 Ceiling Height  
 Functional OBS 3 Office/Plant Ratio  
 Community rating % 100%  
 NBHD Rating / Other % 95%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
  
 Major Thoroughfare 1 to 3 miles  
 Market Variance 88%

**COMMENTS**

GRTR: ON THE MARKET FOR 2 WEEKS. FELT THE SALE WAS VALID MARKET SALE. GRANTOR SAID THE BUILDING WAS IN VERY GOOD CONDITION AND THE MOST DESIRABLE FEATURE WAS THE LOCATION. THE LEAST DESIRABLE PART OF THE BUILDING WAS THE PARTITIONS IN THE BUILDING. THE BUILDING THOUGH, WORKED WELL FOR THEIR MANUFACTURING OPERATIONS - POOL TABLE COVERS, POCKETS.

GRTE: LEARNED THE PROPERTY WAS FOR SALE THROUGH HIS REAL ESTATE AGENT. GRANTEE REALLY LIKED THE LOCATION AND THE SIZE AND CONDITION OF THE BUILDING. THEY DID WORK AFTER THE SALE OF SOME DEMOLITION OF WALLS AND IN THE DOCK AREA. THEN THEY REBUILT AND BUILT WALLS TO MAKE MORE CONDUCIVE FOR FOOD KITCHENS. HAVE BEEN PAINTING AND UPDATING THE INSIDE.

PHYS: BUILDING HAD BEEN VACANT FOR 3 YEARS PRIOR TO THE SALE. 2017 REPLACED HEATING UNITS (MODINE) IN SHOP; AC/HEAT UNIT FOR OFFICE. FLAT-RUBBER SEALED ROOF, REPLACED 23 YEARS OLD - NO ISSUES. OFFICE WAS NICE. SHOP: FLOORS WERE UNFINISHED, WORN WITH CRACKS. CEILING IS UNFINISHED IN SOME AREAS, SHOWING EXPOSED INSULATION. WALLS WERE IN NEED OF REPAIR, PLUS SOME LIGHTING/ELECTRICAL ISSUES IN ONE AREA.

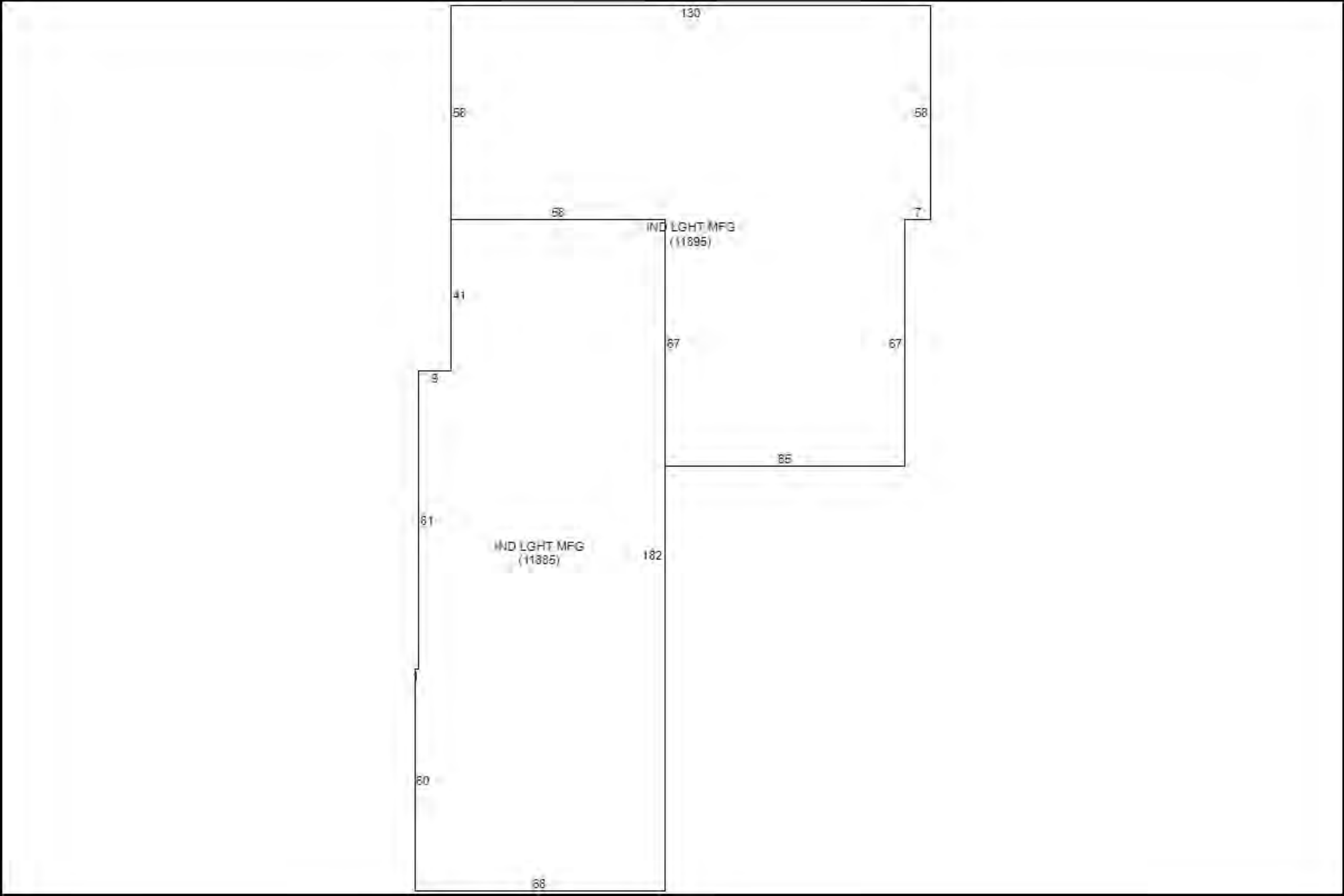
FUNC: THE SUBJECT EXHIBITS THE FOLLOWING DEFICIENCIES:- VARYING CEILING HEIGHTS. PLUS LOW IN SOME AREAS.- LAYOUT ISSUES WITH MULTIPLE WALLS/PARTITIONS.- OFFICE TO PLANT RATIO IS VERY LOW. - VARYING FLOOR LEVELS.

ECON: LOCATED IN THE ESTABROOK CORPORATE PARK, IT IS SURROUNDED BY COMMERCIAL, HOSPITAL CLINICS AND SOME RETAIL. IT IS LESS THAN 1 MILE FROM I-43. THE AREA IS FAIRLY STABLE WITH FEW VACANCIES. IT IS NESTLED IN BETWEEN MAJOR THOROUGHFARES CAPITAL AND N PORT WASHINGTON RD.

OTHR: LAND ANALYSIS: AN INVESTIGATION OF AVAILABLE DATA INCLUDING BUT NOT LIMITED TO SALE AND LISTING ACTIVITY. ASSESSOR'S RECORDS AND ECOMIC TRENDS WERE USED TO DERIVE THE LAND VALUE.







**SALE REPORT**

State ID # 77-40-251-R000045368  
 County MILWAUKEE  
 Municipality MILWAUKEE  
 Local Parcel # 042-0131-000  
 Situs Address 8800 W Dean Rd  
 Situs Zip Code 53224  
 Appraiser HOLTSA

IPAS Sale Key # 161716  
 SIC Code 3449  
 Interior Inspection Date 08/01/2016  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 04/30/2018  
 Grantor DEAN ROAD PROPERTY LLC

Grantee DEAN ROAD INDUSTRIAL LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3449: Miscellaneous Metal Work-Mfg  
 Intended Use 3449: Miscellaneous Metal Work-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$1,430,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$1,430,000  
 Land Value \$146,400  
 Improvement Value \$1,283,600  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1989  
 Number of Building Sections 1  
 Predominant OCC Code 494  
 Primary Area 20,800  
 Additional Useable Area 1976  
 Total Area 22,776  
 Basement Area  
 Office Area (SF) / (%) 5,686 25%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 1,976 9%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 21  
 Non-office ave clear height 21  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 17: Masonry & Metal

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$62.79  
 Adj Sale Price Imps \$ / SF \$56.36  
 Acres 2.201  
 Land Value \$ / Acre \$66,515  
 SCR 4.61  
 RCN + OBY / SF \$62.30  
 Physical Res. % 79%  
 Functional Res. % 95%  
 Functional OBS 1 Office/Plant Ratio  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 95%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 1 to 3 miles  
 Market Variance 127%

## COMMENTS

GRTE: BUYER IS AN INVESTOR THAT OWNS OTHER INDUSTRIAL BUILDINGS IN WISCONSIN. THE SUBJECT PROPERTIES LARGE SQUARE FOOTAGE, TALL CEILING HEIGHTS, TRUCK ACCESS/LOADING DOCKS, AND TENANT WERE DESIRABLE.

FUNC: NO MAJOR FUNCTIONAL ISSUES, MULTIPLE WALLS AND HIGH OFFICE PERCENTAGE.

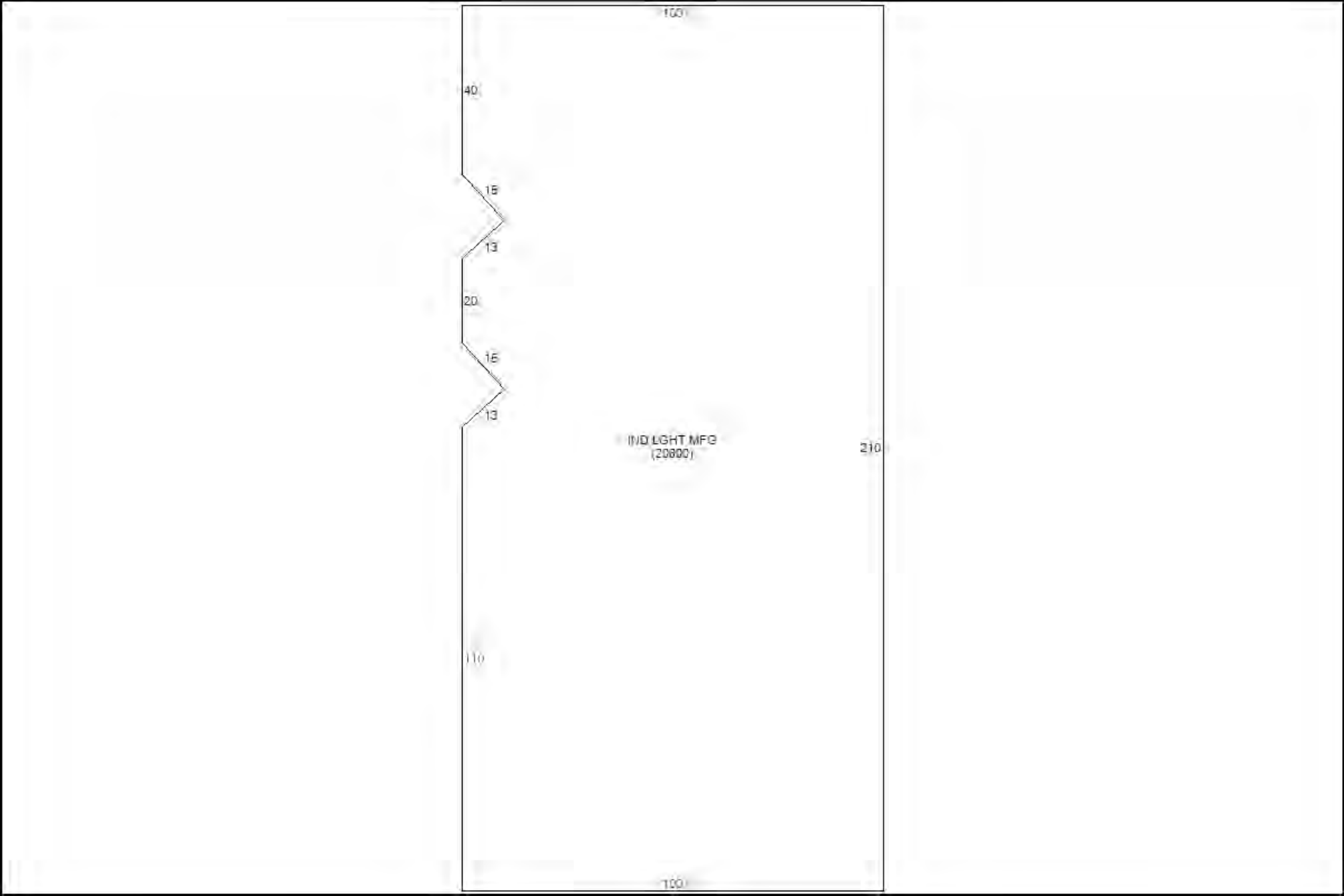
ENVR: NO KNOWN ISSUES

BRKR: PROPERTY WAS INITIALLY PURCHASED AND RESOLD AS AN INVESTMENT SALE. SELLER NOTED VALUE HAD APPRCIATED AND WAS MORE THAN COMFORTABLE WITH SALES PRICE OF BUILDING.

PHYS: BUILDING WAS IN GOOD/DECENT CONDITION, NO MAJOR CHANGES SINCE ITS 2016 SALE ONLY MAINTANIANCE AS REQUIRED, BROKER STATED THAT PROPERTY WAS SOLD AS IS.

OTHR: LAND COMMENT: RECENT SALES AND CURRENT LISTINGS WERE TAKEN INTO CONSIDERATION AND ANALZYED FOR COMPARABILITY TO THE SUBJECT.





**SALE REPORT**

State ID # 77-40-251-R000124515  
 County MILWAUKEE  
 Municipality MILWAUKEE  
 Local Parcel # 003-0051-000  
 Situs Address 9240 N 107th St  
 Situs Zip Code 53224  
 Appraiser HOLTSA

IPAS Sale Key # 163126  
 SIC Code 2759  
 Interior Inspection Date 09/04/2019  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 06/27/2018  
 Grantor LA MACCHIA REAL ESTATE III LLC  
 Grantee KP CLARK ENTERPRISES LLC  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 0000: Commercial Parcel  
 Intended Use 2759: Commercial Printing Nec-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$642,259  
 Adjustment \$0  
 Adjusted Reason  
 Adjusted Sale Price \$642,259  
 Land Value \$39,600  
 Improvement Value \$602,659  
 Time on Market 5 - 11 months  
 Recent Asking Price \$880,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1982  
 Number of Building Sections 4  
 Predominant OCC Code 494  
 Primary Area 25,827  
 Additional Useable Area 0  
 Total Area 25,827  
 Basement Area  
 Office Area (SF) / (%) 14,071 54%  
 Sprinkler (SF) / (%) 25,767 100%  
 Air Conditioning (SF) / (%) 14,071 54%  
 Notable Features/OBYs  
 Stories 1  
 Non-office ave wall height 14  
 Non-office ave clear height 14  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 04: Brick & Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$24.87  
 Adj Sale Price Imps \$ / SF \$23.33  
 Acres 1.135  
 Land Value \$ / Acre \$34,890  
 SCR 1.91  
 RCN + OBY / SF \$53.70  
 Physical Res. % 56%  
 Functional Res. % 90%  
 Functional OBS 1 Layout  
 Functional OBS 2 Office/Plant Ratio  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 95%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 1 to 3 miles  
 Market Variance 91%

**COMMENTS**

GRTE: BOUGHT THE PROPERTY DUE TO LOCATION AND SIZE. AT TIME OF SALE FELT PRICE WAS FAIR MARKET VALUE.

OTHR: THE BUILDING AT THE TIME OF PURCHASE AND AFTER PURCHASE WAS WELL MAINTAINED. BUYER HAD TO HAVE ELECTRICAL AND SPRINKLER SYSTEM UPDATED AFTER PURCHASE.

ECON: LOCATION IS ON THE FRINGE OF THE CITY OF MILWAUKEE (NORTHSIDE) AND THE VILLAGE OF BROWN DEER. AREA IS A POCKETED INDUSTRIAL PARK THAT EXPERIENCES LIGHT TRAFFIC, AND LITTLE MENTIONED CRIME.

ENVR: NO KNOWN ISSUES

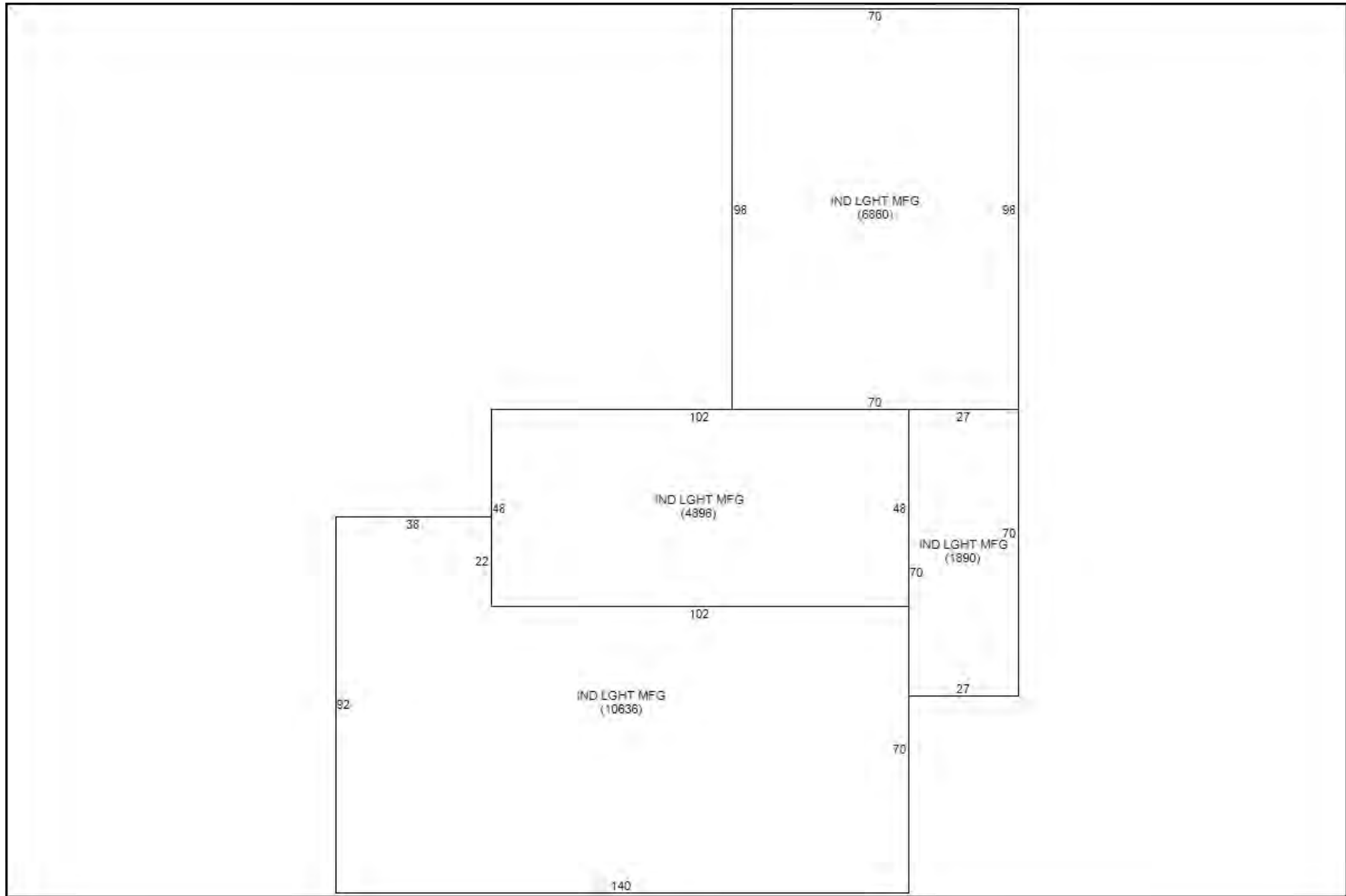
PHYS: BUILDING IS A 1 STORY 2 UNIT MULTI-UNIT LIGHT INDUSTRIAL BUILDING. BUILDING HAS HAD 3 ADDITIONS AND SUFFERS FROM MULTIPLE INTERIOR WALLS, EXCESSIVE OFFICE SPACE, AND 1.914 SITE COVERAGENOTE BUILDING CONDITION DURING TIME OF SALE DIFFERS FROM CURRENT CONDITION AFTER NEW OWNER INVESTED OVER 100,000 FOR ITS RENOVATION.2018 SALE CONDITION 57 PERCENT GOOD2019 FA CONDITION 78 PERCENT GOOD

OTHR: MARKET VARIANCE OF 109% COST APPROACH IS CONSISTENT WITH PREVIOUS ASSESSMENT OF PROPERTYVARIANCE MAY BE DUE TO ECONOMIC FACTORS CONTRIBUTED BY THE AREAS CURRENT REPUTATION AND STIGMA

OTHR: SEE DOCUMENTS IN CAMA FOR MORE INFORMAITON: 2019 FA NOTES AND GRANTEE QUESTIONNAIRE







**SALE REPORT**

State ID # 77-40-251-R000005284  
 County MILWAUKEE  
 Municipality MILWAUKEE  
 Local Parcel # 494-0578-000  
 Situs Address 2583 - 2585 S 33rd St  
 Situs Zip Code 53215  
 Appraiser TOOKEAX

IPAS Sale Key # 166452  
 SIC Code 3444  
 Interior Inspection Date 10/19/2018  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 06/11/2019  
 Grantor SCHWARTZ GIRL LLC  
  
 Grantee 1135 INVESTMENTS LLC  
  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3444: Sheet Metalwork-Mfg  
 Intended Use 5023: Homefurnishings-WholeSL  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$300,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$300,000  
 Land Value \$78,900  
 Improvement Value \$221,100  
 Time on Market 0 - 4 months  
 Recent Asking Price \$300,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1941  
 Number of Building Sections 9  
 Predominant OCC Code 494  
 Primary Area 21,343  
 Additional Useable Area 0  
 Total Area 21,343  
 Basement Area 1375  
 Office Area (SF) / (%) 1,375 6%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 1,375 6%  
 Notable Features/OBYs  
  
 Stories 1  
 Non-office ave wall height 17  
 Non-office ave clear height 16  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 03: Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$14.06  
 Adj Sale Price Imps \$ / SF \$10.36  
 Acres 1.207  
 Land Value \$ / Acre \$65,369  
 SCR 2.46  
 RCN + OBY / SF \$76.06  
 Physical Res. % 40%  
 Functional Res. % 75%  
 Functional OBS 1 Site Coverage  
 Functional OBS 2 Layout  
 Functional OBS 3 Building Mechanics  
 Community rating % 100%  
 NBHD Rating / Other % 85%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
  
 Major Thoroughfare 1 to 3 miles  
 Market Variance 53%

## COMMENTS

GRTR: CLOSED BUSINESS. NO LONGER NEEDED THE BUILDING. THE SALE WAS ARM'S LENGTH AND MARKET VALUE. NO BROKER.

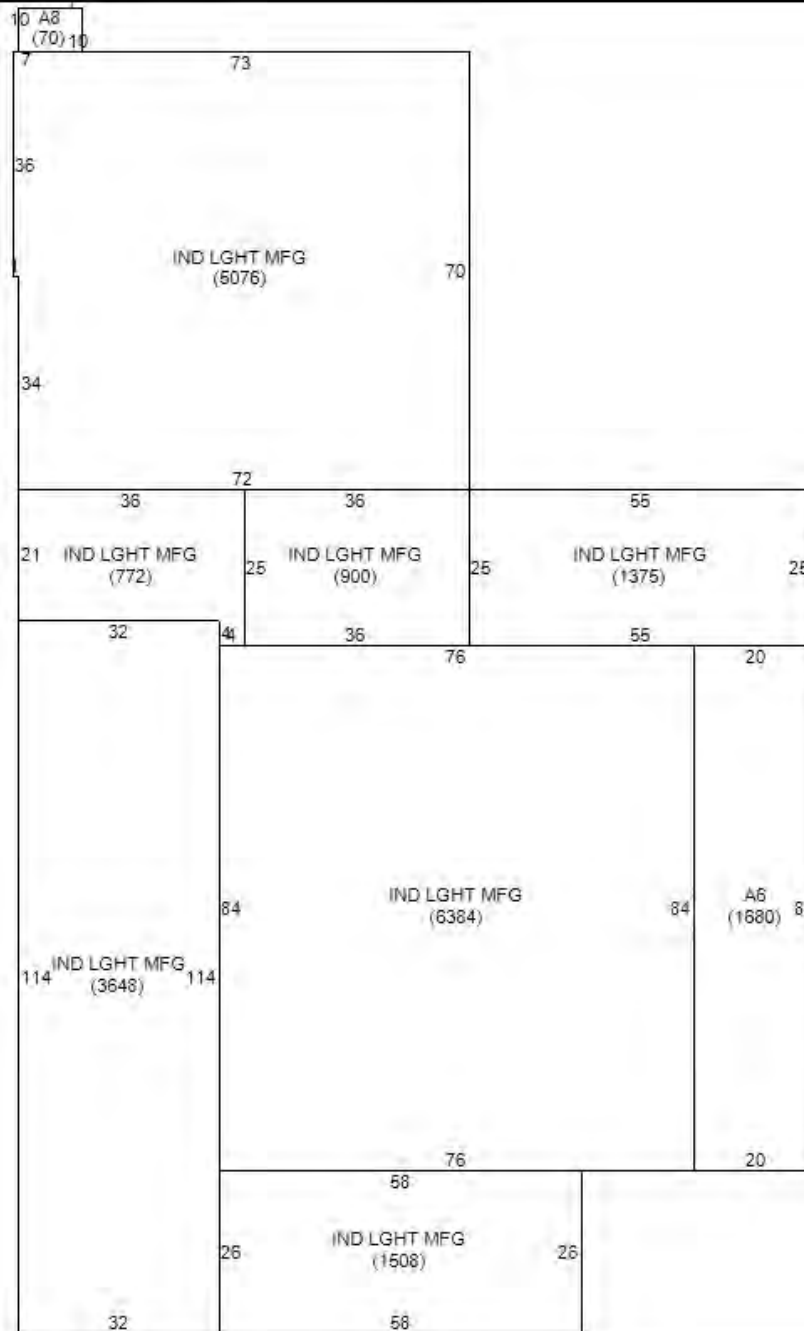
GRTE: OPERATES A COMMERCIAL BUSINESS AT A SEPARATE MILWAUKEE LOCATION. THE SUBJECT WILL SUPPORT THEIR GROWING BUSINESS.

FUNC: INTERIOR WALLS. VARYING ROOF HEIGHTS. UN-HEATED SECTIONS. FACTORY GLASS WINDOWS. SCR.

PHYS: DEFERRED MAINTENANCE. SIGNS OF WEAR AND TEAR THROUGHOUT THE BUILDING. DATED OFFICE. ROOF SECTIONS NEED REPLACEMENT.

ECON: LOCATED IN A MIXED USE AREA ON MILWAUKEE'S SOUTHSIDE. IT IS A RESIDENTIAL AND COMMERCIAL LOCATION THAT IS DIFFICULT TO ACCESS DUE TO A MAJOR BRIDGE AND CEMETERY IN THE IMMEDIATE PROXIMITY. PETTY CRIME IS A PERSISTENT PROBLEM.





**SALE REPORT**

State ID # 77-40-251-R000004627  
 County MILWAUKEE  
 Municipality MILWAUKEE  
 Local Parcel # 207-0176-110  
 Situs Address 5015 N 33rd St  
 Situs Zip Code 53209  
 Appraiser HOLTSA

IPAS Sale Key # 166594  
 SIC Code 2434  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 05/08/2019  
 Grantor AMERICAN WOODWORK INC

Grantee GLEN RIVER HOLDING LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2434: Wood Kitchen Cabinets-Mfg  
 Intended Use 0000: Commercial Parcel  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$225,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$225,000  
 Land Value \$28,400  
 Improvement Value \$196,600  
 Time on Market 12 - 24 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1951  
 Number of Building Sections 9  
 Predominant OCC Code 494  
 Primary Area 31,870  
 Additional Useable Area 0  
 Total Area 31,870  
 Basement Area  
 Office Area (SF) / (%) 1,520 5%  
 Sprinkler (SF) / (%) 34,442 108%  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 19  
 Non-office ave clear height 19  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 03: Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$7.06  
 Adj Sale Price Imps \$ / SF \$6.17  
 Acres 0.710  
 Land Value \$ / Acre \$40,000  
 SCR 0.97  
 RCN + OBY / SF \$56.30  
 Physical Res. % 40%  
 Functional Res. % 65%  
 Functional OBS 1 Layout  
 Functional OBS 2 Site Coverage  
 Functional OBS 3 Ceiling Height  
 Community rating % 100%  
 NBHD Rating / Other % 60%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 3 to 5 miles  
 Market Variance 70%

## COMMENTS

GRTR: OWNERS WERE READY TO RETIRE. AMERICAN WOODWORK MANUFACTURED AT LOCATION UP UNTIL THE POINT OF SALE. PROPERTY WAS SOLD AS IS. FELT PROPERTY SALE REFLECTED MARKET VALUE.

ENVR: NO KNOWN ISSUES

ECON: LOCATION PLAYS A SIGNIFICANT DETRACTING FACTOR TO THE BUILDINGS VALUE.

PHYS: BUILDING IS A 1950 MULTI-UNIT BUILDING THAT SUFFERS FROM MULTIPLE WALLS, LOW CEILING HEIGHTS, LAYOUT, SITE COVERAGE, AND LOCATION. ROOF WAS REPAIRED 10 YEARS AGO PER CONVERSATION WITH PREVIOUS OWNER ELIZABETH BUSATERI. HOWEVER DURING 2017 VISITATION THE SMELL OF SETTLED MOSITURE WAS NOTED. SEE DOCUMENTS FOR MORE INFORMATION.

GRTE: PENDING COMMENT





33
A8 68(2220) 60
41
A7 68(3049) 67
50
55
A6 (8020) 142
88
58
85
86 IND LGHT MFG (7795) 121
35
63
62 39 IND LGHT MFG (2418)
39 62
54
A3 60 (3240) 80
54
36 A2 (1908) 36
52
46 A1 30 (1380) 30
46
A0 20 (920) 20
46

**SALE REPORT**

State ID # 77-40-251-R000004606  
 County MILWAUKEE  
 Municipality MILWAUKEE  
 Local Parcel # 184-0411-100  
 Situs Address 9929 W Silver Spring Dr  
 Situs Zip Code 53225  
 Appraiser HOLTSA

IPAS Sale Key # 166715  
 SIC Code 2720  
 Interior Inspection Date 05/26/2019  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 07/31/2019  
 Grantor KEN COOK CO  
 Grantee AMZTER LLC  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2720: Periodicals-Mfg  
 Intended Use 0000: Commercial Parcel  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$570,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$570,000  
 Land Value \$217,300  
 Improvement Value \$352,700  
 Time on Market 5 - 11 months  
 Recent Asking Price \$695,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1959  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 34,860  
 Additional Useable Area 0  
 Total Area 34,860  
 Basement Area  
 Office Area (SF) / (%) 10,280 29%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 7,700 22%  
 Notable Features/OBYS  
 Stories 1  
 Non-office ave wall height 12  
 Non-office ave clear height 11  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 04: Brick & Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$16.35  
 Adj Sale Price Imps \$ / SF \$10.12  
 Acres 4.346  
 Land Value \$ / Acre \$50,000  
 SCR 7.7  
 RCN + OBY / SF \$49.42  
 Physical Res. % 43%  
 Functional Res. % 75%  
 Functional OBS 1 Layout  
 Functional OBS 2 Ceiling Height  
 Functional OBS 3 Office/Plant Ratio  
 Community rating % 100%  
 NBHD Rating / Other % 95%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 67%

## COMMENTS

GRTR: SELLER IS A MANUFACTURER THAT RELOCATED TO AN ALTERNATIVE MUNICIPALITY. FELT SALE REFLECTED MARKET VALUE.

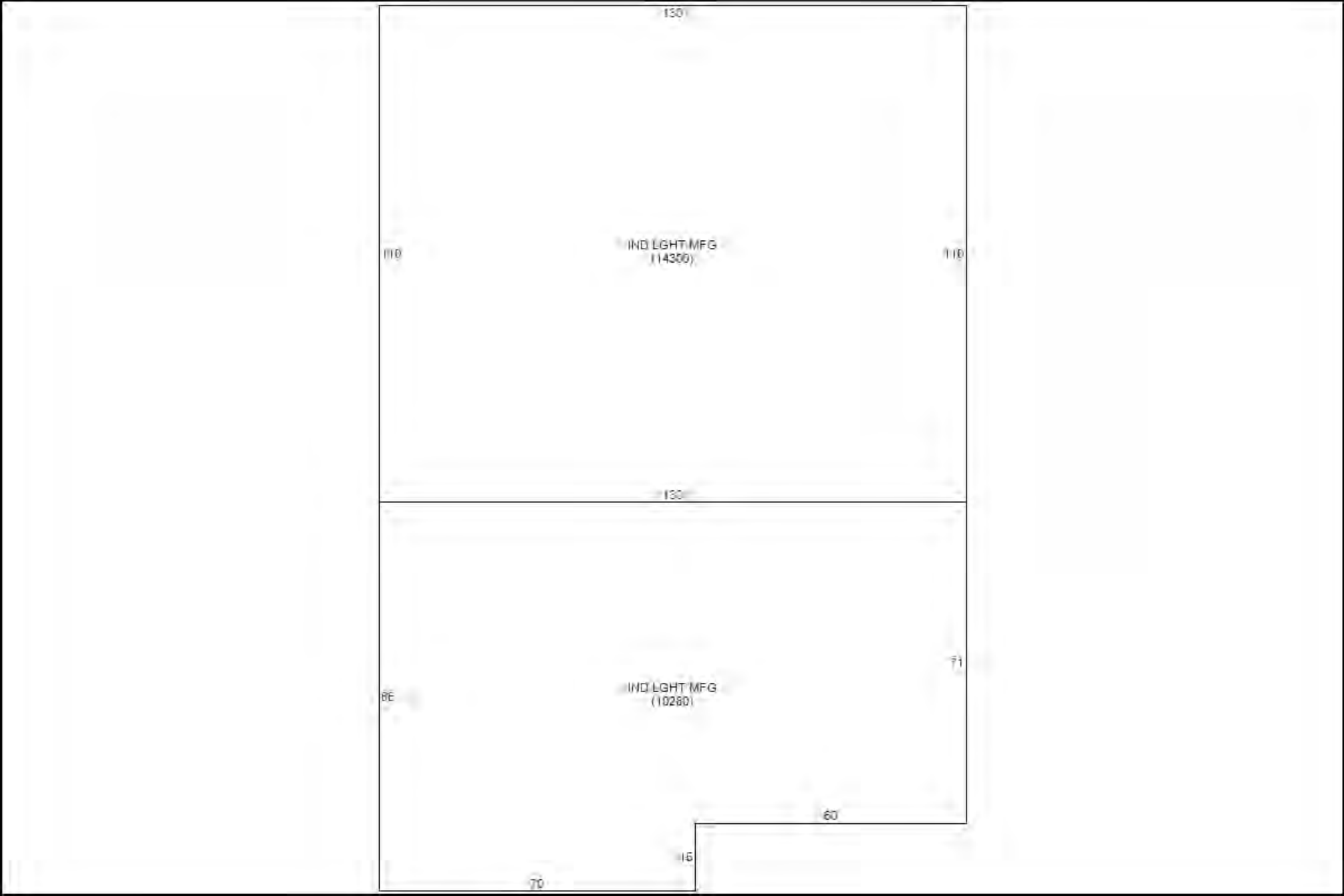
GRTE: BUYER IS A COMMERICAL BUSINESS THAT INTENDS TO USE THE PROPERTY FOR WAREHOUSE STORAGE OF PRODUCTS, FELT PURCHASE PRICE WAS MARKET VALUE.

PHYS: BUILDING WAS IN LOW FAIR CONDITION, DATED AND WORN CARPETING, SIGNS OF WATER LEAKAGE - CRACKING AND BUBBLING OF WALLS,1962 ROOF (30 YRS OLD FLAT ROOF) WAS LEAKING, PARKING LOT NEEDED TO BE REPAVED - LARGE POT HOLES/CRACKING, BUILDING TOPOGRAPHY CREATED FLOOD ZONE - WATER DAMAGE VISIABLE ON BRICKS.

ENVR: NO KNOWN ISSUES

FUNC: BUILDING IS A LIGHT INDUSTRIAL/WAREHOUSE BUILDING, MAJORITY ONE LEVEL, WITH 2ND LEVEL OFFICE.





**SALE REPORT**

State ID # 77-40-251-R000004382  
 County MILWAUKEE  
 Municipality MILWAUKEE  
 Local Parcel # 071-0061-000  
 Situs Address 8111 N 87th St  
 Situs Zip Code 53223  
 Appraiser HOLTSA

IPAS Sale Key # 170117  
 SIC Code 2782  
 Interior Inspection Date 06/15/2018  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 08/14/2019  
 Grantor 8111 NORTH 87TH STREET  
 Grantee AIC INCOME FUND TOWER LLC  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2782: Blankbooks & Looseleaf Binders-Mfg  
 Intended Use 0000: Commercial Parcel  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$5,000,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$5,000,000  
 Land Value \$360,700  
 Improvement Value \$4,639,300  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1994  
 Number of Building Sections 3  
 Predominant OCC Code 494  
 Primary Area 84,000  
 Additional Useable Area 0  
 Total Area 84,000  
 Basement Area  
 Office Area (SF) / (%) 14,000 17%  
 Sprinkler (SF) / (%) 84,000 100%  
 Air Conditioning (SF) / (%) 64,000 76%  
 Notable Features/OBYS  
 Stories 1  
 Non-office ave wall height 20  
 Non-office ave clear height 18  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 03: Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$59.52  
 Adj Sale Price Imps \$ / SF \$55.23  
 Acres 5.726  
 Land Value \$ / Acre \$62,993  
 SCR 2.97  
 RCN + OBY / SF \$68.97  
 Physical Res. % 82%  
 Functional Res. % 95%  
 Functional OBS 1 Layout  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 95%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 3 to 5 miles  
 Market Variance 108%

## COMMENTS

ENVR: NO CONFIRMED KNOWN ISSUES - METAL CHIP HOPPER IS REGISTERED AND APPROVED WITH DNR, HOWEVER DNR HAS RAISED CONCERNS ABOUT A POSSIBLE LEAK - NO OPEN CASES AT THIS TIME

FUNC: BUILDING SUFFERS FROM MULTIPLE INTERIOR WALLS.

PHYS: BUILDING IS IN GOOD CONDITION, PREVIOUS OWNERS/TENANTS ROUTINELY TOOK CARE OF BUILDING MAINTENANCE.

BRKR: BROKER STATED THAT SALE WAS AN ARM LENTH TRANSACTION BUT FELT THAT IT WAS NOT REFLECTIVE OF MARKET BEING THAT IT WAS AN INVESTMENT SALE.

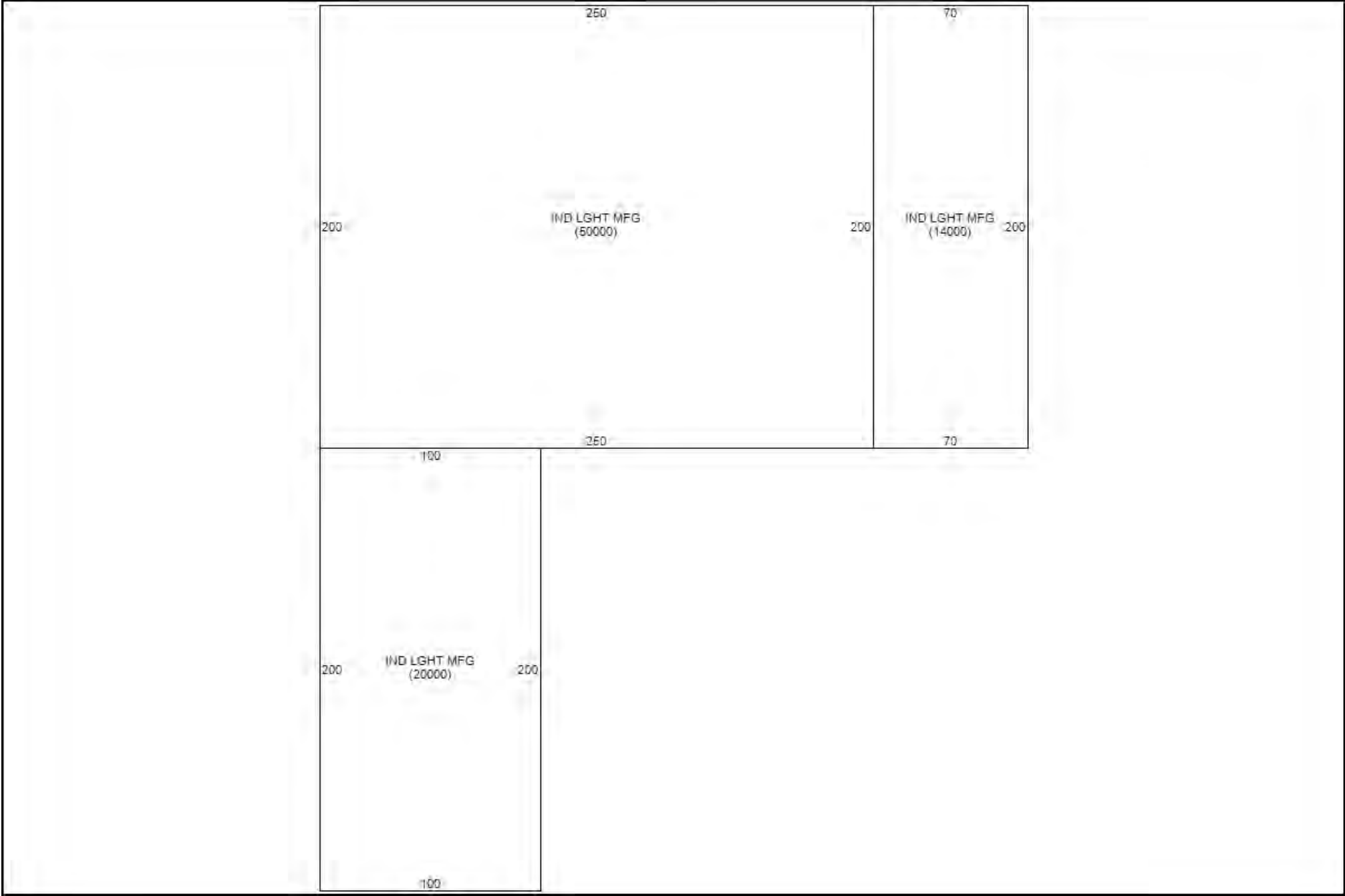
GRTR: NOT AVAILABLE FOR COMMENT

GRTE: NOT AVAILABLE FOR COMMENT

OTHR: LAND COMMENT: RECENT SALES AND CURRENT LISTINGS WERE TAKEN INTO CONSIDERATION AND ANALYZED FOR COMPARABILITY TO THE SUBJECT.







**SALE REPORT**

State ID # 77-40-251-R000004736  
 County MILWAUKEE  
 Municipality MILWAUKEE  
 Local Parcel # 273-1401-111  
 Situs Address 3832 N 3rd St  
 Situs Zip Code 53212  
 Appraiser HOLTSA

IPAS Sale Key # 170334  
 SIC Code 2653  
 Interior Inspection Date 08/17/2017  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 05/28/2019  
 Grantor US CORRUGATED OF MILWAUKEE INC

Grantee 3RD STREET INDUSTRIAL LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2653: Corrugated & Solid Fiber Boxes-Mfg  
 Intended Use 2653: Corrugated & Solid Fiber Boxes-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site YES

**SALE DATA**

Sale Price \$3,100,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$3,100,000  
 Land Value \$407,700  
 Improvement Value \$2,692,300  
 Time on Market 12 - 24 months  
 Recent Asking Price \$2,650,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1953  
 Number of Building Sections 19  
 Predominant OCC Code 494  
 Primary Area 431,511  
 Additional Useable Area 0  
 Total Area 431,511  
 Basement Area  
 Office Area (SF) / (%) 28,122 7%  
 Sprinkler (SF) / (%) 458,911 106%  
 Air Conditioning (SF) / (%) 15,468 4%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 21  
 Non-office ave clear height 19  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 04: Brick & Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$7.18  
 Adj Sale Price Imps \$ / SF \$6.24  
 Acres 12.942  
 Land Value \$ / Acre \$31,502  
 SCR 1.32  
 RCN + OBY / SF \$64.75  
 Physical Res. % 46%  
 Functional Res. % 51%  
 Functional OBS 1 Size  
 Functional OBS 2 Layout  
 Functional OBS 3 Site Coverage  
 Community rating % 100%  
 NBHD Rating / Other % 60%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 68%

## COMMENTS

GRTR: STATED THAT THEY FELT PRICE WAS BASED ON FAIR MARKET VALUE. NO PERONAL PROPRETY WAS SOLD WITH THE BUILDING, NO MAJOR RENOVATION COMPLETED PRIOR TO BUILDING BEING SOLD. MANUFACTURER STILL OCCUPIES BUILDING AS TENANT.

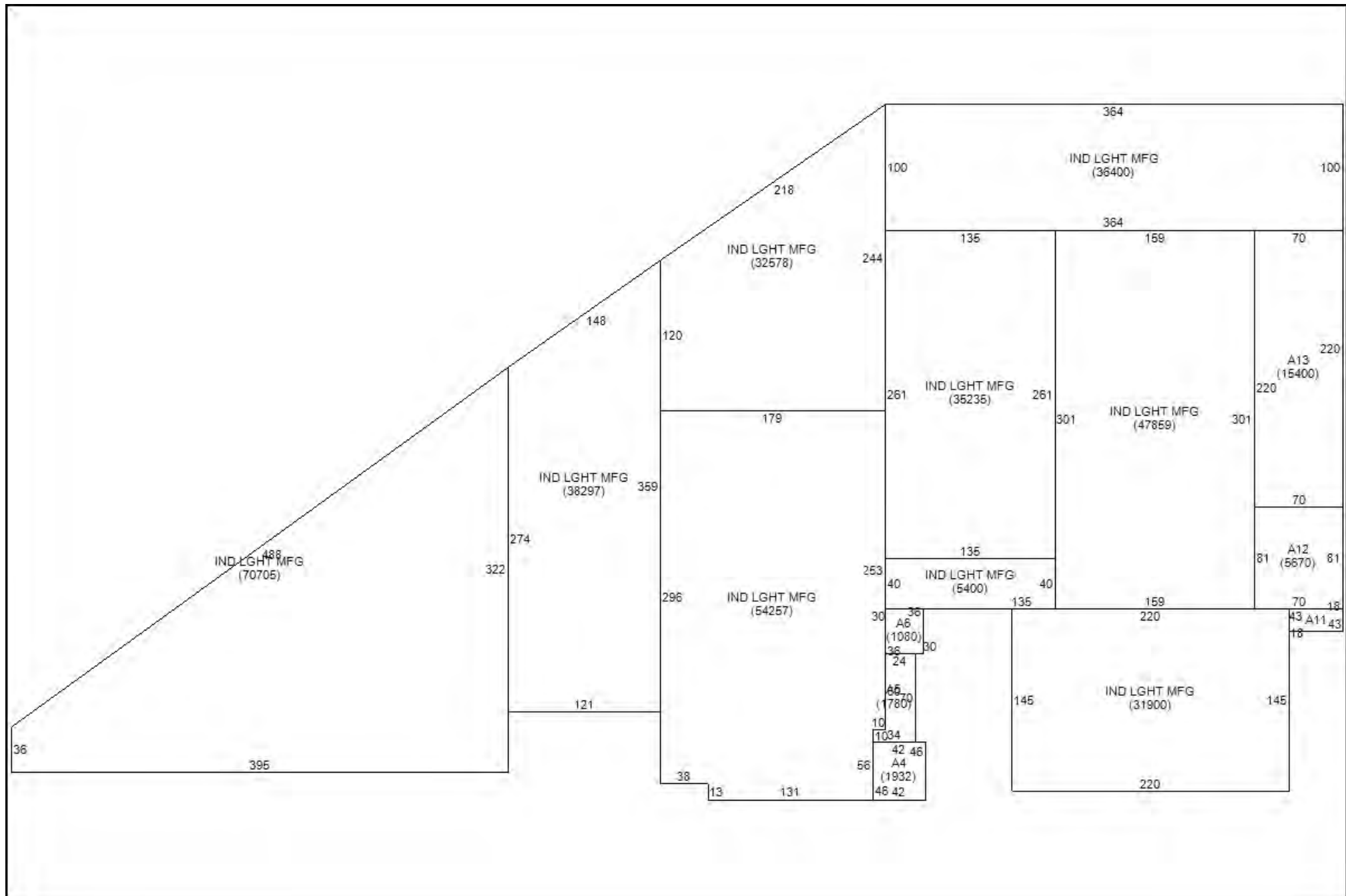
GRTE: UNABLE TO CONTACT

PHYS: OVERALL BUILDING WAS IN FAIR CONDTION AT TIME OF SALE. BUILDING CONDITION VARIED ON SECTIONS. NEW SECTION (TENANT) WAS IN HIGH MODERATE CONDITION. THE REMAINDER OF THE BUILDING WAS POOR.

FUNC: BUILDING SUFFERS FROM LAYOUT, OLD MECHANICS IN THE MAJORITY OF BUILDING, MULTIPLE INTERIOR WALLS, AND ODD/ANGLED CONFIGURATION.

ENVR: PROPERTY HAS HAD A HISTORY OF CONTAMINATION ISSUES. 2002 SPILL CAUSED BY TANK CRACK TO SEWER. 2004 LUBRCATING OIL GROUNDWATER/SOIL/SEWER





**SALE REPORT**

State ID # 77-40-251-R000005305  
 County MILWAUKEE  
 Municipality MILWAUKEE  
 Local Parcel # 506-0132-100  
 Situs Address 2715 S Gladstone Pl  
 Situs Zip Code 53207  
 Appraiser TOOKEAX

IPAS Sale Key # 170594  
 SIC Code 3566  
 Interior Inspection Date 01/07/2021  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 01/25/2019  
 Grantor BG HOLDINGS LLC

Grantee BAY VIEW COMMONS LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3566: Speed Changers Drives & Gears-Mfg  
 Intended Use 0000: Commercial Parcel  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$825,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$825,000  
 Land Value \$96,900  
 Improvement Value \$728,100  
 Time on Market 5 - 11 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1964  
 Number of Building Sections 14  
 Predominant OCC Code 494  
 Primary Area 34,082  
 Additional Useable Area 0  
 Total Area 34,082  
 Basement Area  
 Office Area (SF) / (%) 3,255 10%  
 Sprinkler (SF) / (%) 32,980 97%  
 Air Conditioning (SF) / (%) 3,255 10%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 16  
 Non-office ave clear height 14  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 03: Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$24.21  
 Adj Sale Price Imps \$ / SF \$21.36  
 Acres 1.114  
 Land Value \$ / Acre \$86,984  
 SCR 1.42  
 RCN + OBY / SF \$66.56  
 Physical Res. % 45%  
 Functional Res. % 70%  
 Functional OBS 1 Layout  
 Functional OBS 2 Bay Spacing  
 Functional OBS 3 Site Coverage  
 Community rating % 100%  
 NBHD Rating / Other % 90%  
 NBHD Rating / Other Econ Reason Neighborhood Rating

Major Thoroughfare 0 to 1 mile  
 Market Variance 113%

**COMMENTS**

OTHR: MARKET VARIANCE: MOTIVATED GRANTEE NEEDED A PROPERTY IN THIS POPULAR NEIGHBORHOOD.

ECON: LOCATED IN MILWAUKEE'S BAY VIEW NEIGHBORHOOD JUST OFF CHASE AVENUE, WHICH IS A MIXED USE CORRIDOR THAT HAS INDUSTRIAL, COMMERCIAL AND RESIDENTIAL PROPERTIES. GREAT ACCESS TO THOROUGHFARES, THE FREEWAY AND MITCHELL AIRPORT.

PHYS: DEFERRED MAINTENANCE, OLDER OFFICE FINISH. ROOF LEAKS.

FUNC: ADD ON CONSTRUCTION AND INTERIOR WALLS. LOW CEILING HEIGHT IN SOME SECTIONS. SCR.

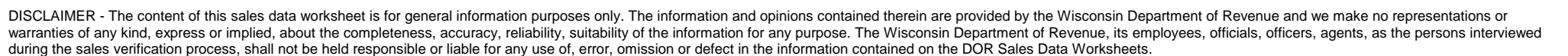
GRTE: WAS LOOKING FOR A PROPERTY NEAR HIS FORMER BUSINESS. WOULD LIKE TO LEASE THE BUILDING TO THE NEW OWNER OF HIS OLD BUSINESS AS ADDITIONAL WAREHOUSE SPACE. FELT HE PAID A PREMIUM BUT IT WAS WORTH IT DUE TO THE PROXITY TO HIS FORMER BUSINESS. AN APPRAISAL WAS PROVIDED THAT INDICATED A MARKET VALUE OF \$750,000. NEEDS CLEANING AND MAINTENANCE PRIOR TO NEW OCCUPANCY.

GRTR: MOVED BUSINESS TO WAUKESHA. NO LONGER NEEDED THIS LOCATION. FELT THE SALE PRICE WAS MARKET VALUE.

OTHR: LAND ANALYSIS: AN INVESTIGATION OF AVAILABLE DATA INCLUDING BUT NOT LIMITED TO SALE AND LISTING ACTIVITY, ASSESSOR'S RECORDS AND ECONOMIC TRENDS WERE USED TO DERIVE THE LAND VALUE.







**SALE REPORT**

State ID # 77-40-251-R000004920  
 County MILWAUKEE  
 Municipality MILWAUKEE  
 Local Parcel # 365-0067-110  
 Situs Address 3247 W Vliet St  
 Situs Zip Code 53208  
 Appraiser HOLTSA

IPAS Sale Key # 172056  
 SIC Code 2752  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 05/29/2019  
 Grantor DELTA PRINTING CORP

Grantee THOMAS STRAUB

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2752: Commercial Printing Lithographic-Mfg  
 Intended Use 1541: Industrial Buildings & Warehouses-Const  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$125,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$125,000  
 Land Value \$19,900  
 Improvement Value \$105,100  
 Time on Market 5 - 11 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1958  
 Number of Building Sections 1  
 Predominant OCC Code 494  
 Primary Area 7,200  
 Additional Useable Area 0  
 Total Area 7,200  
 Basement Area  
 Office Area (SF) / (%) 836 12%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYS

Stories 1  
 Non-office ave wall height 14  
 Non-office ave clear height 11  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$17.36  
 Adj Sale Price Imps \$ / SF \$14.60  
 Acres 0.330  
 Land Value \$ / Acre \$60,303  
 SCR 2  
 RCN + OBY / SF \$47.75  
 Physical Res. % 48%  
 Functional Res. % 90%  
 Functional OBS 1 Bay Spacing  
 Functional OBS 2 Ceiling Height  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 75%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 1 to 3 miles  
 Market Variance 94%

## COMMENTS

GRTR: SOLD BUILDING AFTER CLOSING DELTA PRINTING AND RETIRING. FELT HE RECEIVED A FAIR PRICE FOR THE PROPERTY.

GRTE: NOTED THAT THE PROPERTY WAS ON SALE AND FOR A DECENT PRICE, WANTED TO UTILIZE THE BUILDING FOR STORAGE PURPOSES FOR COMMERCIAL BUSINESS. FELT PAID MARKET FOR BUILDING AT TIME OF SALE.

PHYS: BUILDING WAS IN DECENT CONDITION, REQUIRED NO IMMEDIATE IMPROVEMENTS.

FUNC: BUILDING SUFFERS FROM LOW CEILING HEIGHTS, BUT INTERNAL SPACING ISSUES.

ECON: LOCATED IN THE MIXED USE COMMERCIAL AND RESIDENTIAL AREA OF COLD SPRING PARK NORTHEAST OF MILLER PARK VALLEY. AREA IS IN STABLE CONDITION WITH SLIGHT PEAKS OF RENOVATION TO THE AREA. AREA HAS EXCELLENT ACCESS AND CLOSE PROXIMITY TO MAJOR STREETS W WISCONSIN AVE AND W HIGHLAND BLD AND INTERSTATE 94.

OTHR: LAND ANALYSIS: RECENT SALES AND CURRENT LISTINGS WERE TAKEN INTO CONSIDERATION AND ANALYZED FOR COMPARABILITY TO THE SUBJECT.



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**SALE REPORT**

State ID # 77-40-251-R000004447  
 County MILWAUKEE  
 Municipality MILWAUKEE  
 Local Parcel # 107-9986-210  
 Situs Address 8331 W Calumet Rd  
 Situs Zip Code 53223  
 Appraiser HOLTSA

IPAS Sale Key # 172521  
 SIC Code 3679  
 Interior Inspection Date 06/13/2018  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 09/27/2019  
 Grantor THE RANDY D AND SHELBY J ROERING LIVING TRUST

Grantee POIEMA REAL ESTATE LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3679: Electronic Components Nec-Mfg  
 Intended Use 3679: Electronic Components Nec-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$380,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$380,000  
 Land Value \$130,300  
 Improvement Value \$249,700  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1969  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 8,617  
 Additional Useable Area 0  
 Total Area 8,617  
 Basement Area  
 Office Area (SF) / (%) 1,115 13%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 1,115 13%  
 Notable Features/OBYS

Stories 1  
 Non-office ave wall height 12  
 Non-office ave clear height 12  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 03: Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$44.10  
 Adj Sale Price Imps \$ / SF \$28.98  
 Acres 1.960  
 Land Value \$ / Acre \$66,480  
 SCR 9.91  
 RCN + OBY / SF \$65.49  
 Physical Res. % 62%  
 Functional Res. % 90%  
 Functional OBS 1 Layout  
 Functional OBS 2 Ceiling Height  
 Functional OBS 3 Office/Plant Ratio  
 Community rating % 100%  
 NBHD Rating / Other % 95%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 3 to 5 miles  
 Market Variance 83%

## COMMENTS

PHYS: BUILDING WAS IN FUNCTIONAL CONDITION AT THE TIME OF SALE. PREVIOUS OWNERS PERFORMED YEARLY MAINTENANCE AND WERE REQUIRED ON THE ROOF. AND COMPLETED MINOR FIXES BEFORE THE COMPLETION OF THE SALE, SUCH AS PAINTING, SIDEWALK REPAIR, AND DOOR REPLACEMENT.

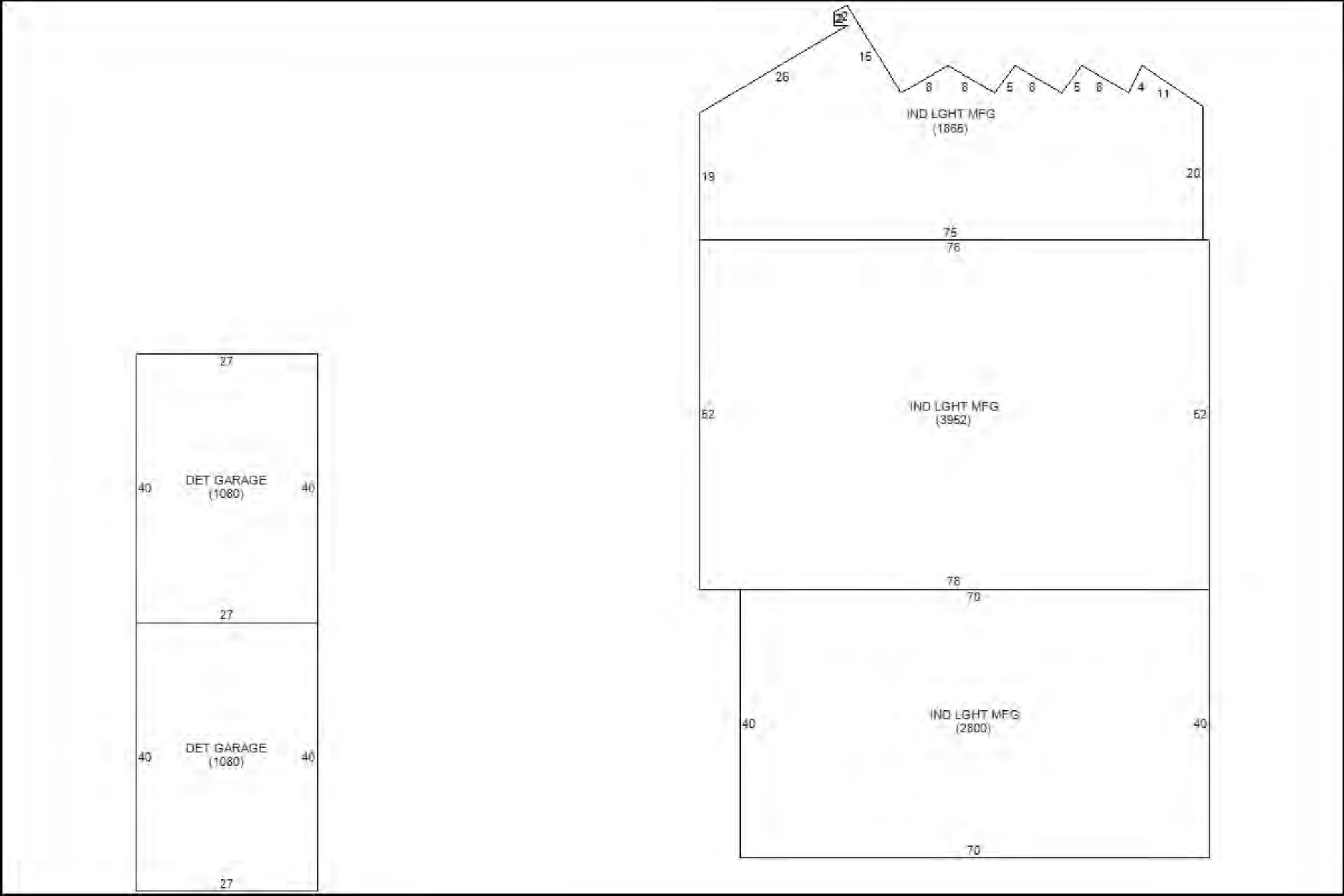
ECON: LOCATED IN THE ESTABLISHED CALUMET WOODS BUSINESS PARK. EXCELLENT HIGHWAY ACCESS TO I-41 AND GOOD HOPE RD.

GRTE: PURCHASED BUSINESS AND REAL ESTATE IN TWO SEPARATE TRANSACTIONS. BUILDING PRICE WAS BASED OFF OF A MARKET STUDY. THEY WERE INTERESTED IN MAINTAINING THE CONTUNITY OF THAT LOCATION, AS THE BUSINESS HAS BEEN IN THAT LOCATION FOR YEARS.

FUNC: BUILDING SUFFERS FROM MULTIPLE INTERIOR WALLS, LOW CEILING HEIGHTS, AND A HIGH PERCENTAGE OF OFFICE SPACE PER SIZE OF OVERALL BUILDING. (REVIEW FUNCTIONAL HT/OFFICE)







**SALE REPORT**

State ID # 77-40-251-R000082777  
 County MILWAUKEE  
 Municipality MILWAUKEE  
 Local Parcel # 156-9996-122  
 Situs Address 5800 W Douglas Ave  
 Situs Zip Code 53218  
 Appraiser HOLTSA

IPAS Sale Key # 172656  
 SIC Code 2430  
 Interior Inspection Date 11/09/2021  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2018

**TRANSACTION INFORMATION**

Conveyance Date 12/28/2018  
 Grantor JONCO PROPERTIES LLC

Grantee OVERSEAS HARDWOODS COMPANY INC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2992: Lubricating Oils & Greases-Mfg  
 Intended Use 2430: Millwork Plywood & Structural Members-M  
 No Months Vacant 0 - 1 years  
 Environmental Site

**SALE DATA**

Sale Price \$454,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$454,000  
 Land Value \$76,300  
 Improvement Value \$377,700  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1962  
 Number of Building Sections 1  
 Predominant OCC Code 494  
 Primary Area 22,600  
 Additional Useable Area 0  
 Total Area 22,600  
 Basement Area  
 Office Area (SF) / (%) 1,920 8%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 1,920 8%  
 Notable Features/OBYS

Stories 1  
 Non-office ave wall height 18  
 Non-office ave clear height 16  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 04: Brick & Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$20.09  
 Adj Sale Price Imps \$ / SF \$16.71  
 Acres 1.017  
 Land Value \$ / Acre \$75,025  
 SCR 1.96  
 RCN + OBY / SF \$65.07  
 Physical Res. % 38%  
 Functional Res. % 95%  
 Functional OBS 1 Layout  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 80%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 1 to 3 miles  
 Market Variance 89%

## **COMMENTS**

GRTE: NEW OWNERS PURCHASED BUILDING WITH INTENT TO OCCUPY SPACE. FELT THE BUILDING WAS OLD AND DATED BUT IN A DECENT AREA, FULLY OCCUPIED. PRICE WAS NEGOTIATED.

PHYS: BUILDING WAS IN FUNCTIONAL CONDITION AT THE TIME OF SALE.

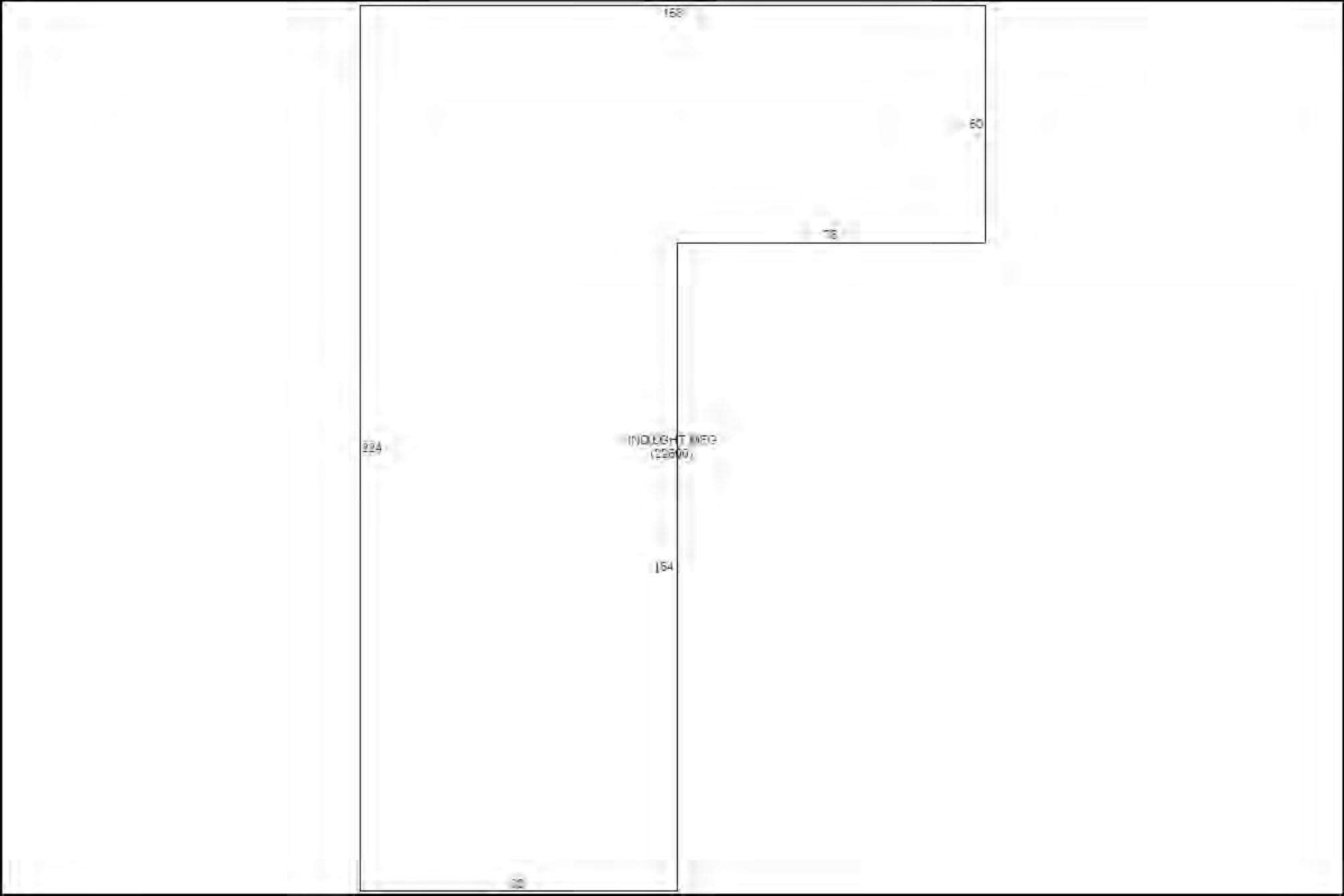
FUNC: BUILDING HAS L SHAPE, GOOD FOR PRIOR(LIGHT MFG - PACKAGING) AND CURRENT (STORAGE) ACTIVITY.

ECON: LOCATED IN THE HAVENWOODS NORTHERN INDUSTRIAL/COMMERCIAL MIXED USE AREA, HAS EXCELLENT ACCESS AND CLOSE PROXIMITY TO MAJOR STREETS N 60TH AND W SILVER SPRING DR AND INTERSTATES 41 AND 43.

GRTR: TENANT VACATED PROPERTY IN 2016, FELT IT WAS TIME TO SALE.

OTHR: NOTE: THIS PARCEL IS IN AN AREA WHICH IS EXPERIENCING HIGH VACANCY RATES OF INDUSTRIAL AND COMMERCIAL BUILDINGS.





**SALE REPORT**

State ID # 77-40-251-R000004968  
 County MILWAUKEE  
 Municipality MILWAUKEE  
 Local Parcel # 392-0231-100  
 Situs Address 125 - 129 N Water St  
 Situs Zip Code 53202  
 Appraiser HOLTSA

IPAS Sale Key # 172694  
 SIC Code 2842  
 Interior Inspection Date 10/16/2018  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 04/30/2019  
 Grantor HARRI HOFFMAN CO INC

Grantee 125 WATER LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2842: Polishes & Sanitation Goods-Mfg  
 Intended Use 2842: Polishes & Sanitation Goods-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$3,325,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$3,325,000  
 Land Value \$1,358,100  
 Improvement Value \$1,966,900  
 Time on Market 5 - 11 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1891  
 Number of Building Sections 1  
 Predominant OCC Code 494  
 Primary Area 39,960  
 Additional Useable Area 0  
 Total Area 39,960  
 Basement Area  
 Office Area (SF) / (%) 1,320 3%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs

Stories 5  
 Non-office ave wall height 11  
 Non-office ave clear height 9  
 Frame Type 02: Masonry Load Bearing  
 Exterior Wall Type 04: Brick & Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$83.21  
 Adj Sale Price Imps \$ / SF \$49.22  
 Acres 0.330  
 Land Value \$ / Acre \$4,115,455  
 SCR 2.16  
 RCN + OBY / SF \$89.87  
 Physical Res. % 68%  
 Functional Res. % 70%  
 Functional OBS 1 Layout  
 Functional OBS 2 Multi Story  
 Functional OBS 3 Building Mechanics  
 Community rating % 100%  
 NBHD Rating / Other % 105%  
 NBHD Rating / Other Econ Reason Demand for Space

Major Thoroughfare 0 to 1 mile  
 Market Variance 110%

**COMMENTS**

GRTR: OWNER REPRESENTATIVE - BUILDING WAS PLACED ON MARKET AFTER BUSINESS OWNERES PASSING. PROPERTY APPRAISED FOR 2,500,000 IN 2018 AND WAS LISTED FOR SALE FOR 3,500,000. FELT THEY RECIEVED MARKET FOR PROPERTY.

GRTE: A RESIDENTIAL DEVELOPER LOCATED IN THE VILLAGE OF HALES CORNERS, A SMALL SUBURB OF MILWAUKEE COUNTY. ALTHOUGH THEY SAY THEY HAVE NO IMMEDIATE PLANS FOR THE PROPERTY, THEY DO DEVELOP, BUILD AND MANAGE APARTMENTS AND OTHER RESIDENTIAL HOUSING

PHYS: BUILDING WAS IN VERY POOR CONDITON AT THE TIME OF SALE THAT WOULD REQUIRE ROOF REPLACEMENT, CEILING TILES REPLACEMENT, WALL PATCHING, AND PAINTING.

FUNC: FIVE STORY BUILDING BUILT IN 1892 AS A MANUFACTURING FACILITY. THE AGING MULTI-STORY FACILITY HAS MANY FUNCTIONAL ISSUES PERTAINING TO THIS TYPE/AGE OF BUILDING, INCLUDING ACCESS, CEILING HEIGHTS, BAY SPACING, ETC.

ECON: LOCATED IN MILWAUKEE'S HISTORIC THIRD WARD NEIGHBORHOOD. THIS IS THE CITY'S THRIVING ARTS AND FASHION DISTRICT. HOME TO ART GALLERIES AND STUDIOS IN FORMER WAREHOUSES. AN UPSCALE AND TRENDY AREA

OTHR: MARKET VARIANCE IS ATTRIBUTED TO THE DRAW OF THE LOCATION AND THE POSSIBILITY OF CHANGING USE. SAVVY BUYERS MAY PAY MORE TO ACQUIRE THESE HISTORICAL MULTI-STORY BUILDINGS BECAUSE THEY CAN USE FEDERAL AND STATE HISTORIC PRESERVATION TAX CREDITS TO PAY FOR A PORTION OF THE REHAB FEES.





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**SALE REPORT**

State ID # 77-40-251-R000005155  
 County MILWAUKEE  
 Municipality MILWAUKEE  
 Local Parcel # 431-0962-100  
 Situs Address 123 - 133 E Walker St  
 Situs Zip Code 53204  
 Appraiser TOOKEAX

IPAS Sale Key # 173436  
 SIC Code 3625  
 Interior Inspection Date 10/10/2017  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 02/24/2020  
 Grantor ROCKWELL AUTOMATION INC

Grantee REPUBLIC HOLDINGS LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3625: Relays & Industrial Controls-Mfg  
 Intended Use 5900: Miscellaneous Retail-Retail  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$1,200,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$1,200,000  
 Land Value \$189,000  
 Improvement Value \$1,011,000  
 Time on Market 0 - 4 months  
 Recent Asking Price \$1,745,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1918  
 Number of Building Sections 1  
 Predominant OCC Code 494  
 Primary Area 26,600  
 Additional Useable Area 0  
 Total Area 26,600  
 Basement Area  
 Office Area (SF) / (%) 0 0%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYS

Stories 2  
 Non-office ave wall height 15  
 Non-office ave clear height 13  
 Frame Type 05: Wood Joist Typical Wood  
 Exterior Wall Type 04: Brick & Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$45.11  
 Adj Sale Price Imps \$ / SF \$38.01  
 Acres 0.482  
 Land Value \$ / Acre \$392,116  
 SCR 1.58  
 RCN + OBY / SF \$62.07  
 Physical Res. % 43%  
 Functional Res. % 90%  
 Functional OBS 1 Multi Story  
 Functional OBS 2 Site Coverage  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 95%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 167%

**COMMENTS**

GRTR: OWNS NUMEROUS PROPERTIES IN THE AREA AND DECIDED TO SELL THIS PROPERTY BECAUSE IT WAS NO LONGER NEEDED. FELT THE SALE PRICE WAS MARKET VALUE.

OTHR: MARKET VARIANCE: ADJACENT OWNER LOOKING EXPAND WAS MOTIVATED TO OBTAIN THIS LOCATION. IN ADDITION, DUE TO THE DESIRE TO CONVERT THE PROPERTY TO OFFICE SPACE, THE SUBJECT'S PHYSICAL CONDITION WAS NO A MAJOR CONCERN.

FUNC: VERY OLD AND MINIMALLY MAINTAINED. USED AS A WAREHOUSE AND MAINTENANCE AREA.

OTHR: LAND ANALYSIS: AN INVESTIGATION OF AVAILABLE DATA INCLUDING BUT NOT LIMITED TO SALE AND LISTING ACTIVITY, ASSESSOR'S RECORDS AND ECONOMIC TRENDS WERE USED TO DERIVE THE LAND VALUE.

GRTE: OWNS AN ADJACENT PROPERTY AND THEIR COMPANY IS GROWING, SO THEY NEEDED MORE SPACE. LIKED THE 2 STORY DESIGN AND PARKING AREA. THEY WANT TO CONVERT THE PROPERTY INTO AN OFFICE BUILDING. NO APPRAISAL. FELT THE SALE PRICE IS FAIR MARKET VALUE.

ECON: LOCATED IN MILWAUKEE'S WALKER'S POINT NEIGHBORHOOD. THE LOCATION ENJOY GOOD PROXIMITY TO MILWAUKEE'S MAJOR BUSINESS DISTRICTS AND THE FREEWAY SYSTEM. PROPERTIES IN THIS NEIGHBORHOOD CONSIST OF COMMERICAL, INDUSTRIAL AND RESIDENTIAL. SOME PETTY CRIME IN THE AREA, BUT OVERALL IS CONSIDERED TO BE A DESIRABLE AREA.

PHYS: VERY OLD AND MINIMALLY MAINTAINED. USED AS A WAREHOUSE AND MAINTENANCE AREA.



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**SALE REPORT**

State ID # 77-40-251-R000030131  
 County MILWAUKEE  
 Municipality MILWAUKEE  
 Local Parcel # 156-9997-100  
 Situs Address 6360 N 60th St  
 Situs Zip Code 53218  
 Appraiser HOLTSA

IPAS Sale Key # 173507  
 SIC Code 3081  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 07/22/2019  
 Grantor NOHL REAL ESTATE INVESTMENTS LLC  
 Grantee HAVENWOODS 6360 LLC  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3081: Unsupported Plastics Film & Sheet-Mfg  
 Intended Use 0000: Commercial Parcel  
 No Months Vacant 1 - 3 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$1,150,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$1,150,000  
 Land Value \$384,700  
 Improvement Value \$765,300  
 Time on Market over 24 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1998  
 Number of Building Sections 4  
 Predominant OCC Code 494  
 Primary Area 44,254  
 Additional Useable Area 0  
 Total Area 44,254  
 Basement Area  
 Office Area (SF) / (%) 4,392 10%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 4,392 10%  
 Notable Features/OBYs  
 Stories 1  
 Non-office ave wall height 20  
 Non-office ave clear height 18  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 03: Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$25.99  
 Adj Sale Price Imps \$ / SF \$17.29  
 Acres 3.960  
 Land Value \$ / Acre \$97,146  
 SCR 3.9  
 RCN + OBY / SF \$67.04  
 Physical Res. % 54%  
 Functional Res. % 80%  
 Functional OBS 1 Layout  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 80%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 3 to 5 miles  
 Market Variance 75%

**COMMENTS**

GRTR: NON RESPONSIVE. SPOKE WITH LISTING BROKER. PROPERTY WAS ON MARKET FOR UNEXPECTEDLY LONGER THAN ANTICIPATED. SALES PRICE HAD BEEN REDUCED PRIOR TO ACCEPTED OFFER FROM THE INTIAL 1,495,000 ASKING TO 1,425,000. FELT SALE WAS AN INDICATOR OF THE MARKET IN THAT AREA AT THE TIME OF SALE.

GRTE: OWNER CHRISTOPHER FOUND PROPERTY ON HIS OWN. HAD BEEN LOOKING FOR A PROPERTY FOR HIS BUSINESS FOR A WHILE (YEARS) WHEN HE DISCOVERED THIS PROPERTY WAS FOR SALE. PUT IN AN OFFER, PURCHASED BUILDING THOURGH CONVENTIONAL FINANCING AND FELT HE PAID MARKET VALUE AS IT WAS BASED ON APPRAISAL. THE PROPERTY WAS VACANT FROM THE BEGINNING OF THE PROCESS BUT IS NOT CERTAIN HOW LONG IT WAS VACANT. STATED BEST ASPECT OF BUILDING IS SIZE, WORST LOCATION.

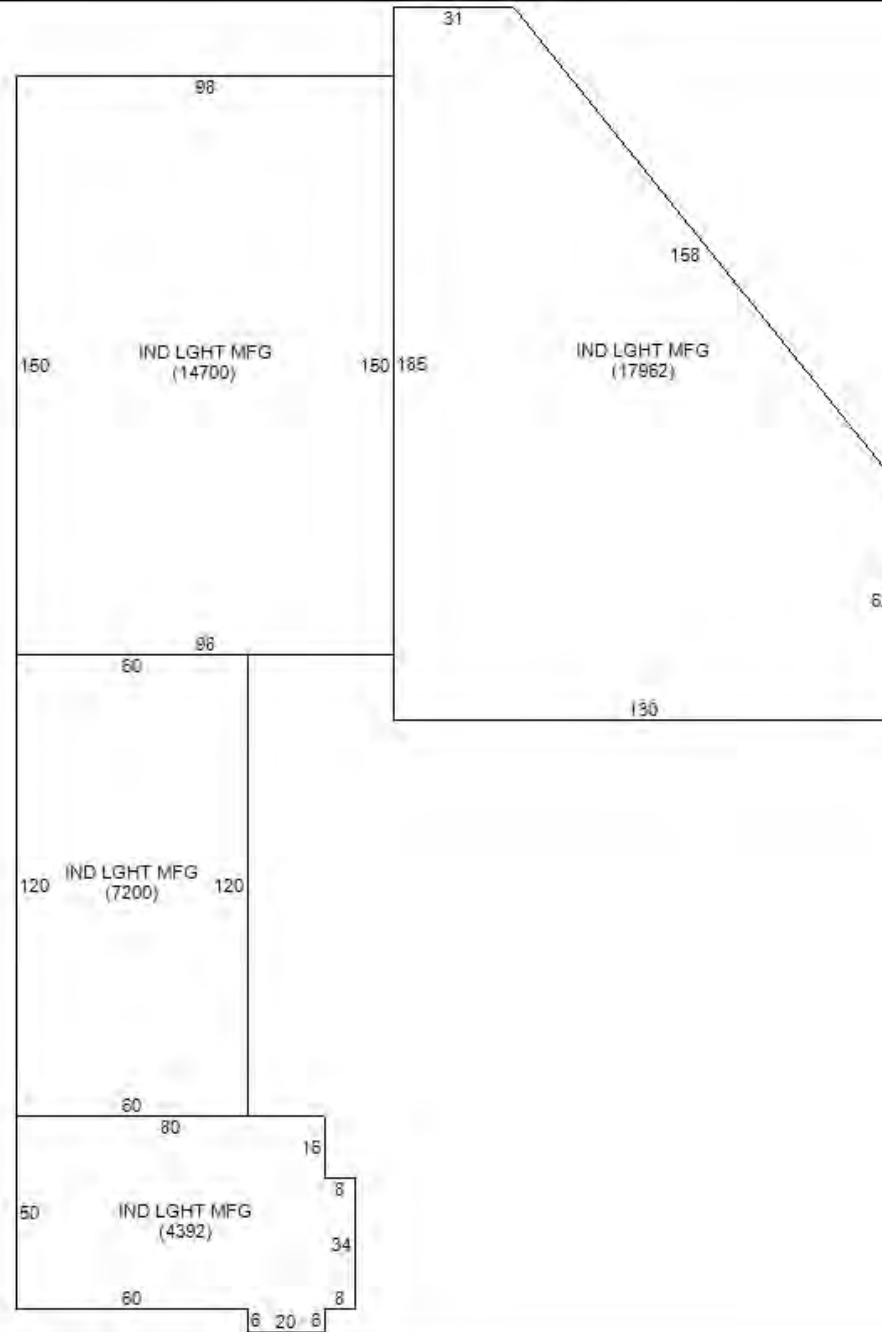
PHYS: BUILDING WAS FUNCTIONAL AT THE TIME OF SALE. BUYER STATED THE BUILDING ONLY REQUIRED COSMETIC RELATED UPDATES

FUNC: BUILDING SUFFERS FROM POOR LAYOUT CAUSED BY THE 2005 ADD ON CONSTRUCTION

ECON: LOCATION IS WITHIN DECENT ACCESS TO MAJOR STREETS AND FAIRWAYS SUCH AS N 76TH ST, GOOD HOPE RD AND I-42







**SALE REPORT**

State ID # 77-40-251-R000036862  
 County MILWAUKEE  
 Municipality MILWAUKEE  
 Local Parcel # 178-9982-115  
 Situs Address 5900 N 94th St  
 Situs Zip Code 53225  
 Appraiser HOLTSA

IPAS Sale Key # 173601  
 SIC Code 2434  
 Interior Inspection Date 08/13/2021  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 3  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 09/19/2019  
 Grantor RBRF III LLC  
 Grantee MHK LLC  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2434: Wood Kitchen Cabinets-Mfg  
 Intended Use 5712: Furniture Stores-Retail  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$300,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$300,000  
 Land Value \$79,100  
 Improvement Value \$220,900  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1970  
 Number of Building Sections 3  
 Predominant OCC Code 494  
 Primary Area 7,603  
 Additional Useable Area 0  
 Total Area 7,603  
 Basement Area  
 Office Area (SF) / (%) 323 4%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 792 10%  
 Notable Features/OBYS  
 Stories 1  
 Non-office ave wall height 12  
 Non-office ave clear height 10  
 Frame Type 05: Wood Joist Typical Wood  
 Exterior Wall Type 03: Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$39.46  
 Adj Sale Price Imps \$ / SF \$29.05  
 Acres 1.210  
 Land Value \$ / Acre \$65,372  
 SCR 6.93  
 RCN + OBY / SF \$65.31  
 Physical Res. % 58%  
 Functional Res. % 90%  
 Functional OBS 1 Layout  
 Functional OBS 2 Ceiling Height  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 90%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 3 to 5 miles  
 Market Variance 95%

**COMMENTS**

GRTR: PREVIOUS OWNER RETIRED, WAS AWARE OF AN EMPLOYEE INTERESTED IN STATING HIS OWN BUSINESS AND APPROACHED HIM BEFORE LISTING BUILDING. NEGOTIATED BUILDING PRICE.

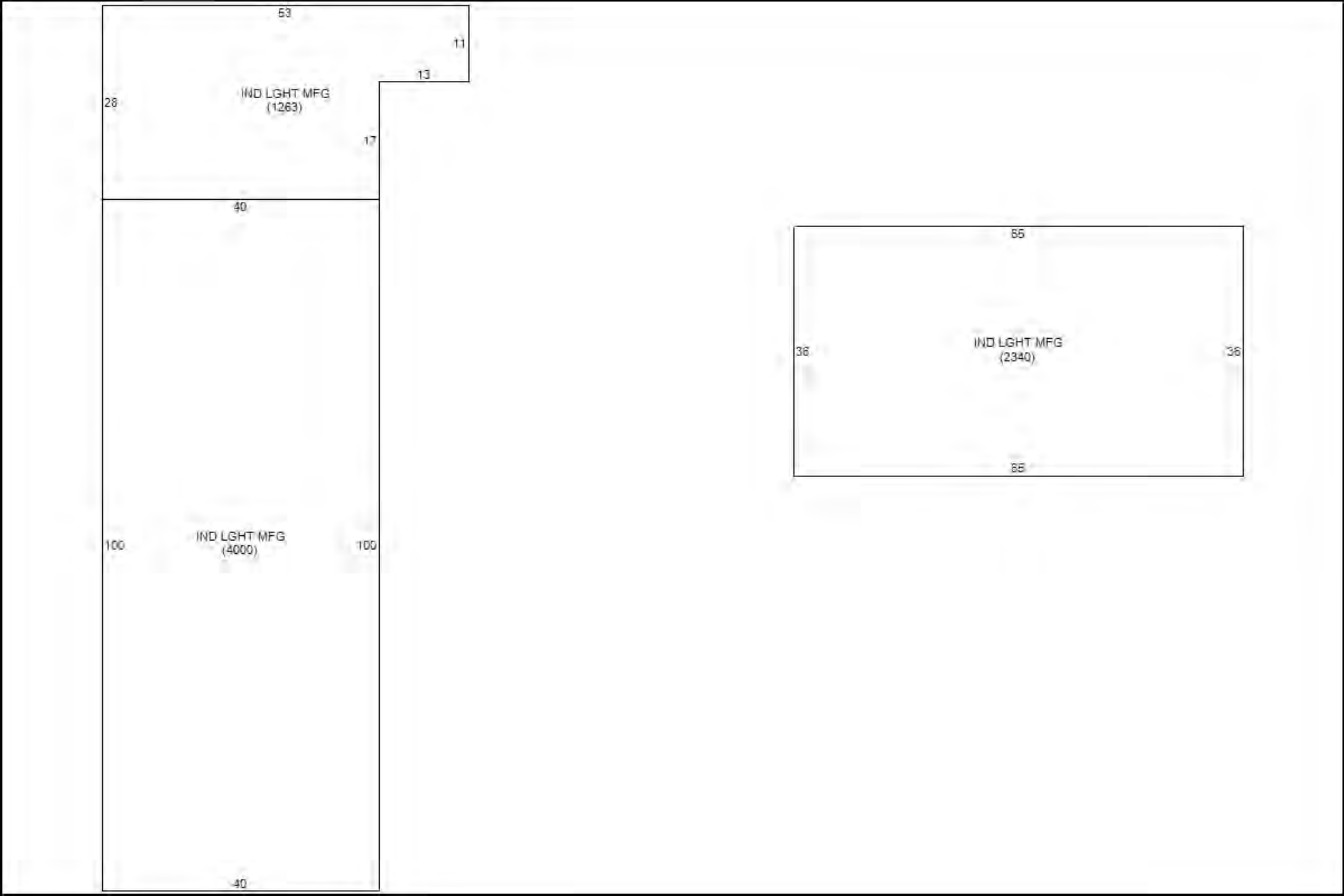
ECON: LOCATED IN THE SILVERSWAN AREA, HAS EXCELLENT ACCESS AND CLOSE PROXIMITY TO THE TIMMERMAN AIRPORT, INTERSTATE 41, AND MAJOR STREETS/ FAIRWAYS SUCH AS FOND-DU-LAC FWY, FOND-DU-LAC AVE, W SILVER SPRING DR., AND W APPLETON AVE.

OTHR: MARKET VARIANCE: THE MARKET VARIANCE ASSOCIATED WITH THIS PARCEL IS DUE TO ITS SIZE, WHICH PROVIDES A SLIGHTLY HIGHER THAN NORMAL RCN PER SQUARE FOOT.

PHYS: BUILDING WAS IN FUNCTIONAL CONDITION AT THE TIME OF SALE. OWNER HAD COMPLETED LIGHT IMPROVEMENTS REQUIRED ON PROPERTY THROUGHOUT OWNERSHIP.

FUNC: BUILDINGS SUFFERS FROM LOW CEILING HEIGHTS, TWO SEPARATE BUILDINGS.





**SALE REPORT**

State ID # 77-40-251-R000033332  
 County MILWAUKEE  
 Municipality MILWAUKEE  
 Local Parcel # 158-9997-120  
 Situs Address 3825 W Mill Rd  
 Situs Zip Code 53209  
 Appraiser HOLTSA

IPAS Sale Key # 175960  
 SIC Code 3536  
 Interior Inspection Date 08/02/2017  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 03/16/2020  
 Grantor 3825 LLC

Grantee 3825 W MILL ROAD LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3536: Hoists Cranes & Monorails-Mfg  
 Intended Use 3536: Hoists Cranes & Monorails-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$281,500  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$281,500  
 Land Value \$59,100  
 Improvement Value \$222,400  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1985  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 16,244  
 Additional Useable Area 0  
 Total Area 16,244  
 Basement Area  
 Office Area (SF) / (%) 2,244 14%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 2,244 14%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 24  
 Non-office ave clear height 24  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$17.33  
 Adj Sale Price Imps \$ / SF \$13.69  
 Acres 1.160  
 Land Value \$ / Acre \$50,948  
 SCR 3.11  
 RCN + OBY / SF \$66.93  
 Physical Res. % 50%  
 Functional Res. % 100%  
 Functional OBS 1 Office/Plant Ratio  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 80%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 1 to 3 miles  
 Market Variance 51%

**COMMENTS**

BRKR: CLOSING ATTORNEY DAN STATED THAT BUYER HAD ANOTHER PROPERTY IN AREA THAT WAS RELATED TO CONSTRUCTION AND BUILDING IMPROVEMENTS. NOTED THAT THE PURCHASE PRICE SEEMED AMICABLE OF WHERE THE SELLER WAS HAPPY WITH THE PURCHASE PRICE AND ABILITY TO RETAIN BUSINESS AT LOCATION AS TENANT. HAVE REQUESTED LEASING AGREEMENT INFORMATION AFTER LEARNING BUSINESS HAS BEEN RETAINED BY FAMILY RELATION OF SELLER (BUILDING TENANT). NO LEASING INFORMATION HAS BEEN PROVIDED.

GRTR: SELLER WAS APPROACHED BY BUYER REGARDING POSSIBLE SALE FOR YEARS. READY TO RETIRE ACCEPTED AN ACCEPTABLE OFFER AFTER NEGOTIATIONS.

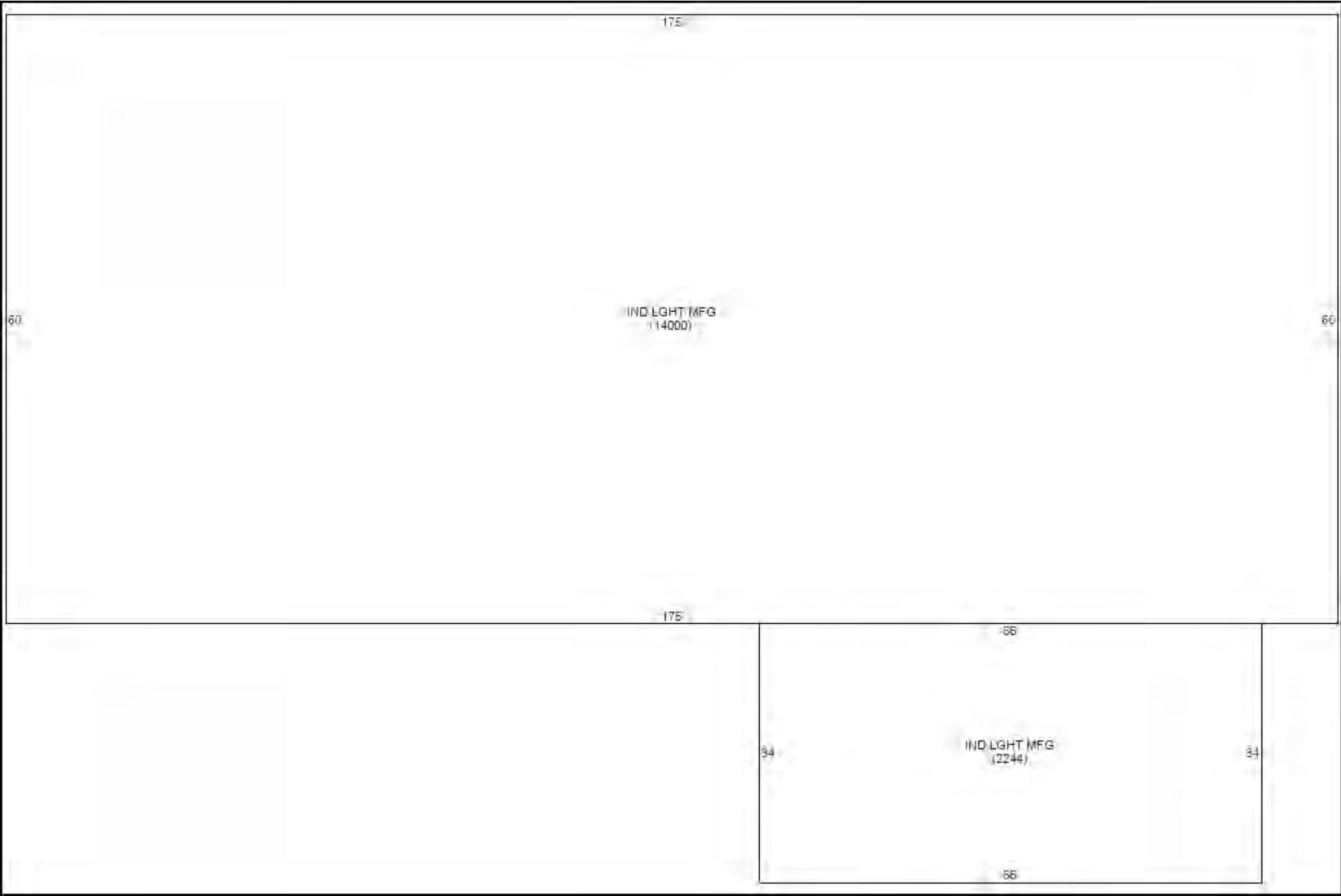
ECON: LOCATIONS PREDOMINANT USE IS COMMERCIAL AND INDUSTRIAL. GOOD HIGHWAY ACCESS TO I-43. IN CLOSE PROXIMITY TO MAJOR MAIN STREETS SUCH AS SHERMAN BLVD, 60TH ST, AND W SILVER SPRING DR.

FUNC: BUILDING IS A BELOW AVERAGE 1990'S METAL BUILDING WITH A SLIGHTLY EXCESSIVE OFFICE PERCENTAGE DUE TO SMALL, BUT DESIRABLE SIZE.

OTHR: MARKET VARIANCE: FAMILY OF PREVIOUS BUYER CONTINUES ON AS TENANT OF PROPERTY. REQUESTED LEASING DOCUMENTS THAT HAVE NOT BEEN PROVIDED. HOWEVER, PRICE OF PROPERTY FOR LOCATION IS NOT OUT OF RANGE TO DISCREDIT AS A VALID SALE.







**SALE REPORT**

State ID # 77-40-251-R000031620  
 County MILWAUKEE  
 Municipality MILWAUKEE  
 Local Parcel # 039-0332-000  
 Situs Address 11225 W Heather Av Ave  
 Situs Zip Code 53224  
 Appraiser HOLTSA

IPAS Sale Key # 177082  
 SIC Code 2676  
 Interior Inspection Date 06/14/2017  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 03/17/2020  
 Grantor 11225 HEATHER LLC

Grantee REBEL REALTY LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2761: Manifold Business Forms-Mfg  
 Intended Use 2380: Miscellaneous Apparel & Accessories-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$4,770,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$4,770,000  
 Land Value \$536,000  
 Improvement Value \$4,234,000  
 Time on Market 5 - 11 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1999  
 Number of Building Sections 3  
 Predominant OCC Code 494  
 Primary Area 95,260  
 Additional Useable Area 0  
 Total Area 95,260  
 Basement Area  
 Office Area (SF) / (%) 11,422 12%  
 Sprinkler (SF) / (%) 95,260 100%  
 Air Conditioning (SF) / (%) 94,622 99%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 30  
 Non-office ave clear height 28  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 14: Concrete Tilt-up

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$50.07  
 Adj Sale Price Imps \$ / SF \$44.45  
 Acres 9.009  
 Land Value \$ / Acre \$59,496  
 SCR 4.12  
 RCN + OBY / SF \$89.38  
 Physical Res. % 78%  
 Functional Res. % 90%  
 Functional OBS 1 Size  
 Functional OBS 2 Layout  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 95%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 1 to 3 miles  
 Market Variance 75%

**COMMENTS**

GRTR: SPOKE WITH MARY CRANDALL. NOTED PROPERTY HAD BEEN ON AND OFF MARKET FOR A COUPLE OF YEARS. RELISTED ON THE MARKET IN JULY 2019 AFTER TENANT (IFS FILING SYSTEMS LLC) BEGAN VACATING PROPERTY AND INFORMED THEY WOULD BE FILING FOR BANKRUPTCY. STATED THAT SHE FELT THE PRICE WAS AGREEABLE AND REFLECTIVE OF THE MARKET, AND HAPPENED QUICKLY.

GRTE: SPOKE WITH ROBIN WIEDENHOEFT. STATED THAT SHE FELT THE SALE WAS VALID AS IT HAD BEEN APPRAISAL BASED. STATED THE OWNER WAS CURRENTLY RENOVATING THE LOCATION WITH NO SET MOVE-IN DATE. STATED RENOVATION WAS INTENSIVE BUT DID NOT HAVE THE PARTICULARS OF WHAT WAS BEING REMODELED.

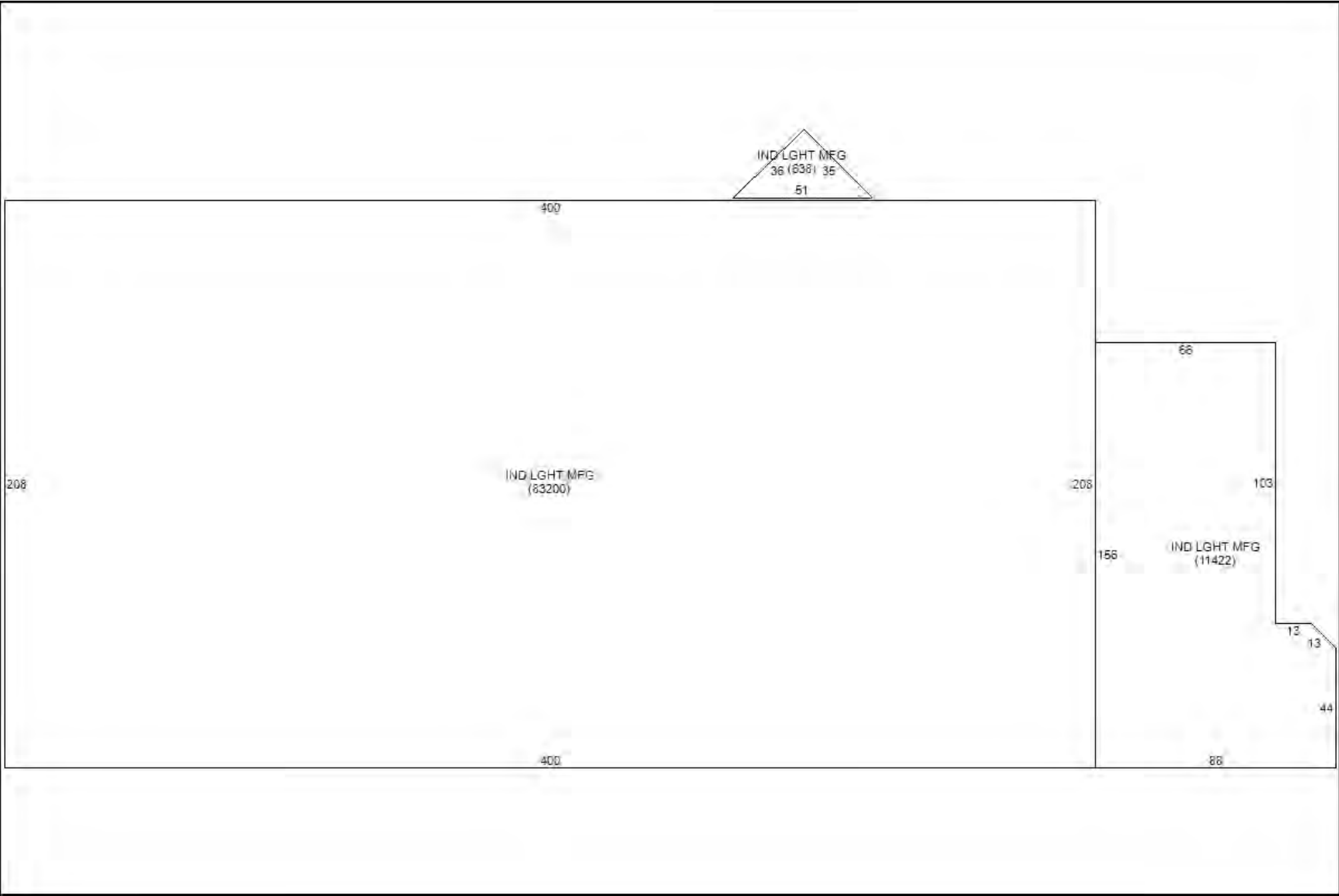
FUNC: BUILDING CONFIGURATION/SIZE MAKE IT DIFFICULT FOR EXPANSION.

PHYS: BUILDING WAS IN FUNCTIONAL CONDITION AT THE TIME OF SALE, BUT DISPLAYED SIGNS OF STRUCTURAL DECAY - EXCESSIVE CRACKING, WORN FLOORS, AND STAINED WALLS.

ECON: LOCATED ON THE TOWNE CORPORATE PARK, HAS EXCELLENT ACCESS AND CLOSE PROXIMITY TO THE INTERSTATE 41, AND MAJOR STREETS/ FAIRWAYS SUCH AS 107TH ST - 124TH ST, AND BROWN DEER RD.

OTHR: MARKET VARIANCE (83%): THE MARKET VARIANCE ASSOCIATED WITH THIS PARCEL MAYBE DUE TO THE PUBLICIZED LOST OF TENANT (NO LONGER VALUED AS AN INVESTMENT PROPERTY), THE PREVIOUSLY AGGRESSIVE INITIAL ASKING PRICE FOR THIS AREA THAT MAY HAVE STIGMATIZED THE PROPERTY DUE TO THE TIME ON THE MARKET. NOTE: TIME ON THE MARKET HAS BEEN 4 YEARS OFF AND ON. IFS FILING SYSTEMS (TENANT) DECLARED BANKRUPTCY IN MARCH, OFFICIALLY CLOSED IN JUNE 2020.





**SALE REPORT**

State ID # 77-40-251-R000139659  
 County MILWAUKEE  
 Municipality MILWAUKEE  
 Local Parcel # 152-0508-400  
 Situs Address 8634 W Kaul Ave  
 Situs Zip Code 53224  
 Appraiser HOLTSA

IPAS Sale Key # 179208  
 SIC Code 5084  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 08/07/2020  
 Grantor JANET L DOYEN

Grantee DYNAMIC ENTERPRIZES LLC

Affinity Adjacent Owner  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 4225: General Warehousing & Storage-Trans  
 Intended Use 5084: Industrial Machinery & Equipment-WholeSL  
 No Months Vacant 1 - 3 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$160,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$160,000  
 Land Value \$14,200  
 Improvement Value \$145,800  
 Time on Market 12 - 24 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1972  
 Number of Building Sections 1  
 Predominant OCC Code 494  
 Primary Area 6,240  
 Additional Useable Area 0  
 Total Area 6,240  
 Basement Area  
 Office Area (SF) / (%) 0 0%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 16  
 Non-office ave clear height 14  
 Frame Type 00: None  
 Exterior Wall Type 03: Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$25.64  
 Adj Sale Price Imps \$ / SF \$23.37  
 Acres 0.226  
 Land Value \$ / Acre \$62,832  
 SCR 1.58  
 RCN + OBY / SF \$48.35  
 Physical Res. % 65%  
 Functional Res. % 85%  
 Functional OBS 1 Layout  
 Functional OBS 2 Site Coverage  
 Functional OBS 3 Ceiling Height  
 Community rating % 100%  
 NBHD Rating / Other % 90%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 97%

**COMMENTS**

PHYS: BUILDING WAS OF AVERAGE CONDITION. REQUIRED A NEW ROOF AT TIME OF SALE.

FUNC: PROPERTY SUFFERS FROM POOR LAYOUT (-10), MULTIPLE (SHARED) WALLS, POOR SITE COVERAGE (COMMON IN AREA) AND LOW CEILING HEIGHT. (COMBINED -5)

GRTE: BUYER AT THE TIME OF PURCHASED BELIEVED THAT IT REFLECTED THE MARKET, STATED THAT IF HE HAD KNOWN THE PROGRESSION OF COVID HE WOULD HAVE OFFERED LESS OR PURCHASED A DIFFERENT BUILDING.

GRTR: PREVIOUS OWNERS WIFE SOLD PROPERTY AFTER HIS PASSING. SISTER IN LAW SOLD THE PROPERTY AND STATED THAT SHE FELT THE PROPERTY SOLD SLIGHTLY BELOW MARKET ALTHOUGH ALSO STATED THAT THE PRICE WAS BASED OFF BUYERS BANK APPRAISAL.PROPERTY HAD BEEN ON THE MARKET FOR A YEAR BEFORE SOLD.

ECON: AREA SUFFERS FROM PETTY CRIME AND NUISANCE NEIGHBORING BUSINESS (ROCK CRUSHERS OF WHICH GRANTEE STATED THEY HAVE A 10 YEAR PERMIT).





INDO LIGHT MPB  
(52492)

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**SALE REPORT**

State ID # 77-40-251-R000035517  
 County MILWAUKEE  
 Municipality MILWAUKEE  
 Local Parcel # 069-0083-000  
 Situs Address 8050 N Granville Woods Rd  
 Situs Zip Code 53223  
 Appraiser HOLTSA

IPAS Sale Key # 181627  
 SIC Code 3440  
 Interior Inspection Date 08/08/2017  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 07/15/2020  
 Grantor BRUSCHI USA INC

Grantee WESSEL PROPERTIES LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3440: Fabricated Structural Metal Products-Mfg  
 Intended Use 3440: Fabricated Structural Metal Products-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$1,400,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$1,400,000  
 Land Value \$281,900  
 Improvement Value \$1,118,100  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 2004  
 Number of Building Sections 1  
 Predominant OCC Code 494  
 Primary Area 21,600  
 Additional Useable Area 0  
 Total Area 21,600  
 Basement Area  
 Office Area (SF) / (%) 2,400 11%  
 Sprinkler (SF) / (%) 24,000 111%  
 Air Conditioning (SF) / (%) 2,400 11%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 25  
 Non-office ave clear height 23  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$64.81  
 Adj Sale Price Imps \$ / SF \$51.76  
 Acres 4.239  
 Land Value \$ / Acre \$66,502  
 SCR 8.55  
 RCN + OBY / SF \$70.91  
 Physical Res. % 74%  
 Functional Res. % 95%  
 Functional OBS 1 Office/Plant Ratio  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 95%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 3 to 5 miles  
 Market Variance 109%

**COMMENTS**

GRTR: SPOKE WITH PREVIOUS OWNER ACCOUNTANT AND BROKER. FELT THAT SALE WAS ARM-LENGTH TRANSACTION. PROPERTY WAS ON THE MARKET FOR ONLY 2 WEEKS. BUYER AND SELLER WERE UNRELATED BUT WERE UNCERTAIN OF CURRENT OWNERS OPERATING ACTIVITIES.

GRTE: BUYER NOT AVAILABLE FOR COMMENT.

PHYS: BUILDING WAS IN GREAT CONDITION, PROPERTY HAD BEEN RECENTLY IMPROVED PRIOR TO SALE.

FUNC: BUILDING SUFFERS FROM A HIGH AMOUNT OF OFFICE SPACE.

ECON: LOCATION IS WITHIN EXCELLENT ACCESS AND CLOSE PROXIMITY TO THE INTERSTATE 41 & 43, AND MAJOR STREETS/ FAIRWAYS SUCH AS 76TH, GOOD HOPE RD, AND N GREEN BAY RD.



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**SALE REPORT**

State ID # 77-40-251-R000004768  
 County MILWAUKEE  
 Municipality MILWAUKEE  
 Local Parcel # 281-1853-000  
 Situs Address 3225 N Pierce St  
 Situs Zip Code 53212  
 Appraiser TOOKEAX

IPAS Sale Key # 184383  
 SIC Code 3281  
 Interior Inspection Date 07/23/2021  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 11/10/2020  
 Grantor 3225 PIERCE LLC

Grantee 3225 NORTH PIERCE LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3281: Cut Stone & Stone Products-Mfg  
 Intended Use 3444: Sheet Metalwork-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$780,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$780,000  
 Land Value \$113,000  
 Improvement Value \$667,000  
 Time on Market 5 - 11 months  
 Recent Asking Price \$830,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1919  
 Number of Building Sections 4  
 Predominant OCC Code 494  
 Primary Area 33,708  
 Additional Useable Area 0  
 Total Area 33,708  
 Basement Area  
 Office Area (SF) / (%) 6,000 18%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 1,200 4%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 19  
 Non-office ave clear height 15  
 Frame Type 05: Wood Joist Typical Wood  
 Exterior Wall Type 03: Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$23.14  
 Adj Sale Price Imps \$ / SF \$19.79  
 Acres 1.076  
 Land Value \$ / Acre \$105,019  
 SCR 1.81  
 RCN + OBY / SF \$65.14  
 Physical Res. % 40%  
 Functional Res. % 75%  
 Functional OBS 1 Multi Story  
 Functional OBS 2 Layout  
 Functional OBS 3 Site Coverage  
 Community rating % 100%  
 NBHD Rating / Other % 85%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 119%

**COMMENTS**

FUNC: ADD ON CONSTRUCTION WITH VARYING ROOF HEIGHTS AND INTERIOR WALLS. MORE OFFICE SPACE THAN MANY POTENTIAL USERS WOULD REQUIRE.

ECON: LOCATED IN THE MILWAUKEE'S RIVERWEST NEIGHBORHOOD. AN ESTABLISHED AND DENSELY POPULATED NEIGHBORHOOD THAT IS SEEING INCREASED DEMAND FOR SPACE AND ONGOING DEVELOPMENT. MIXED USE AREA WITH COMMERCIAL, INDUSTRIAL AND RESIDENTIAL USERS IN THE IMMEDIATE AREA.

OTHR: MARKET VARIANCE: MOTIVATED BUYER HAD THE OPPORTUNITY TO PURCHASE NEAR THEIR CURRENT OPERATIONS.

GRTR: CLOSED BUSINESS. NO LONGER NEEDED THE PROPERTY. FELT THE SALE WAS MARKET VALUE.

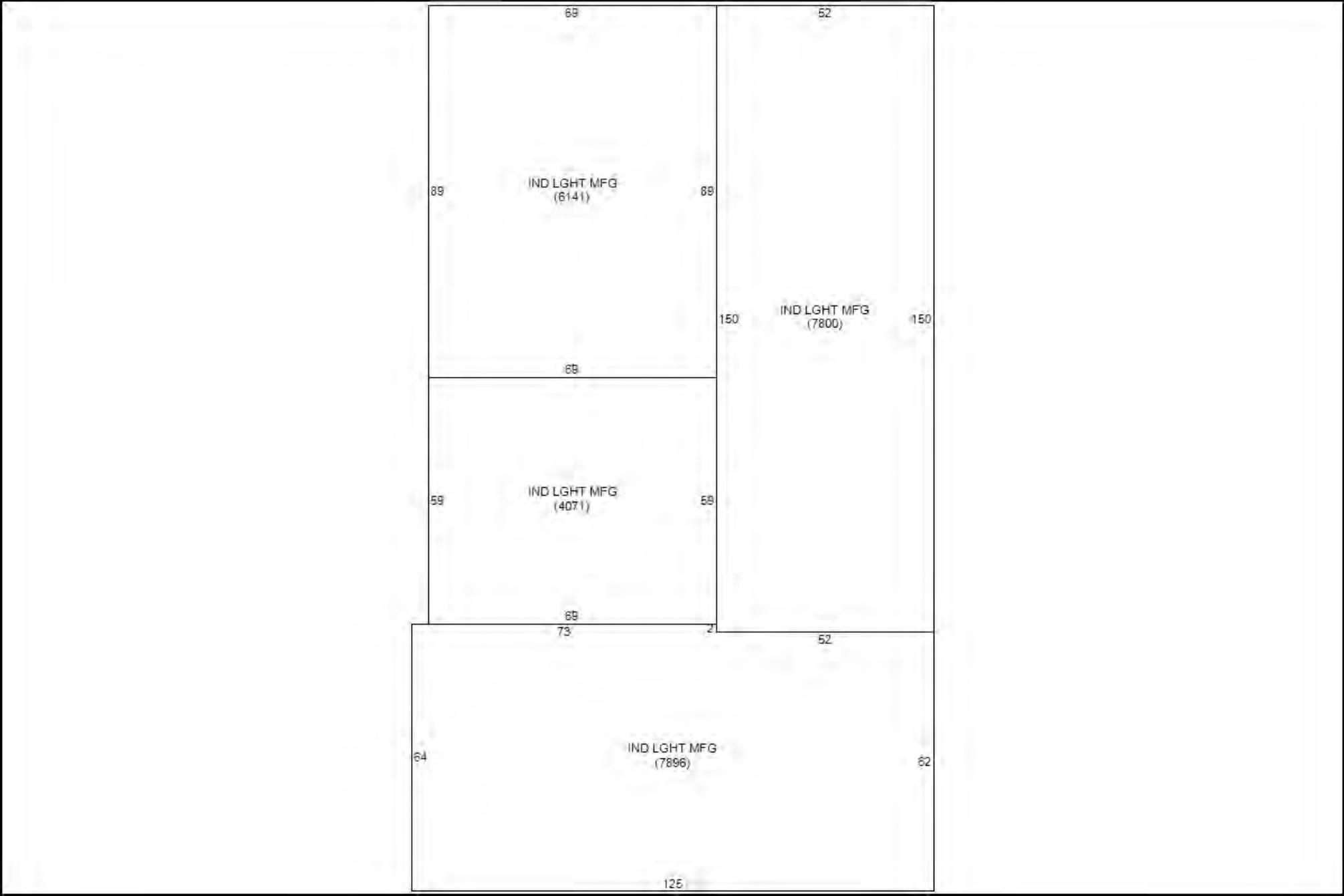
PHYS: OLD BUILDING THAT HAS DEFERRED MAINTENANCE. UPPER OFFICE AREA HAS BEEN UNUSED AREA FOR MANY YEARS AND HAS THE ORIGINAL FINISH. THIS SQUARE FOOTAGE WOULD REQUIRE CLEANING AND REMODELING TO BE USEABLE.

GRTE: OWNS THE PROPERTY ACROSS THE STREET. NEEDED MORE PARKING SPACE FOR THEIR MOVING BUSINESS. PLANS TO LEASE 40% OF THE BUILDING TO A BUSINESS IN THE NEIGHBORHOOD. NO APPRAISAL. MOTIVATED TO MAKE THE PURCHASE, BUT FELT THE SALE PRICE WAS CLOSE TO MARKET VALUE. SIGNIFICANT ROOF WORK AND A FENCE WERE ADDED FOLLOWING THE SALE.

OTHR: LAND ANALYSIS: AN INVESTIGATION OF AVAILABLE DATA INCLUDING BUT NOT LIMITED TO SALE AND LISTING ACTIVITY, ASSESSOR'S RECORDS AND ECONOMIC TRENDS WERE USED TO DERIVE THE LAND VALUE.







**SALE REPORT**

State ID # 77-40-251-R000146959  
 County MILWAUKEE  
 Municipality MILWAUKEE  
 Local Parcel # 625-0182-000  
 Situs Address 5050 5060 S 13th St  
 Situs Zip Code 53217  
 Appraiser TOOKEAX

IPAS Sale Key # 186048  
 SIC Code 2449  
 Interior Inspection Date 08/06/2021  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 10/18/2019  
 Grantor FOX & OWL ENTERPRISES INC

Grantee CODE PROPERTIES LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 0000: Commercial Parcel  
 Intended Use 2449: Wood Containers Nec-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$3,350,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$3,350,000  
 Land Value \$547,800  
 Improvement Value \$2,802,200  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1995  
 Number of Building Sections 1  
 Predominant OCC Code 494  
 Primary Area 60,000  
 Additional Useable Area 0  
 Total Area 60,000  
 Basement Area  
 Office Area (SF) / (%) 14,436 24%  
 Sprinkler (SF) / (%) 60,000 100%  
 Air Conditioning (SF) / (%) 15,036 25%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 27  
 Non-office ave clear height 25  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 14: Concrete Tilt-up

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$55.83  
 Adj Sale Price Imps \$ / SF \$46.70  
 Acres 5.463  
 Land Value \$ / Acre \$100,275  
 SCR 3.97  
 RCN + OBY / SF \$75.44  
 Physical Res. % 65%  
 Functional Res. % 100%  
 Functional OBS 1  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 95%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 100%

## COMMENTS

GRTR: GRANTOR: UNABLE TO CONTACT.

FUNC: PHYSICAL: NO PHYSICAL ISSUES, BUT THE ROOF IS OLDER, AND THE OWNER ANTICIPATES MAINTENANCE ISSUES IN THE NEXT FEW YEARS.

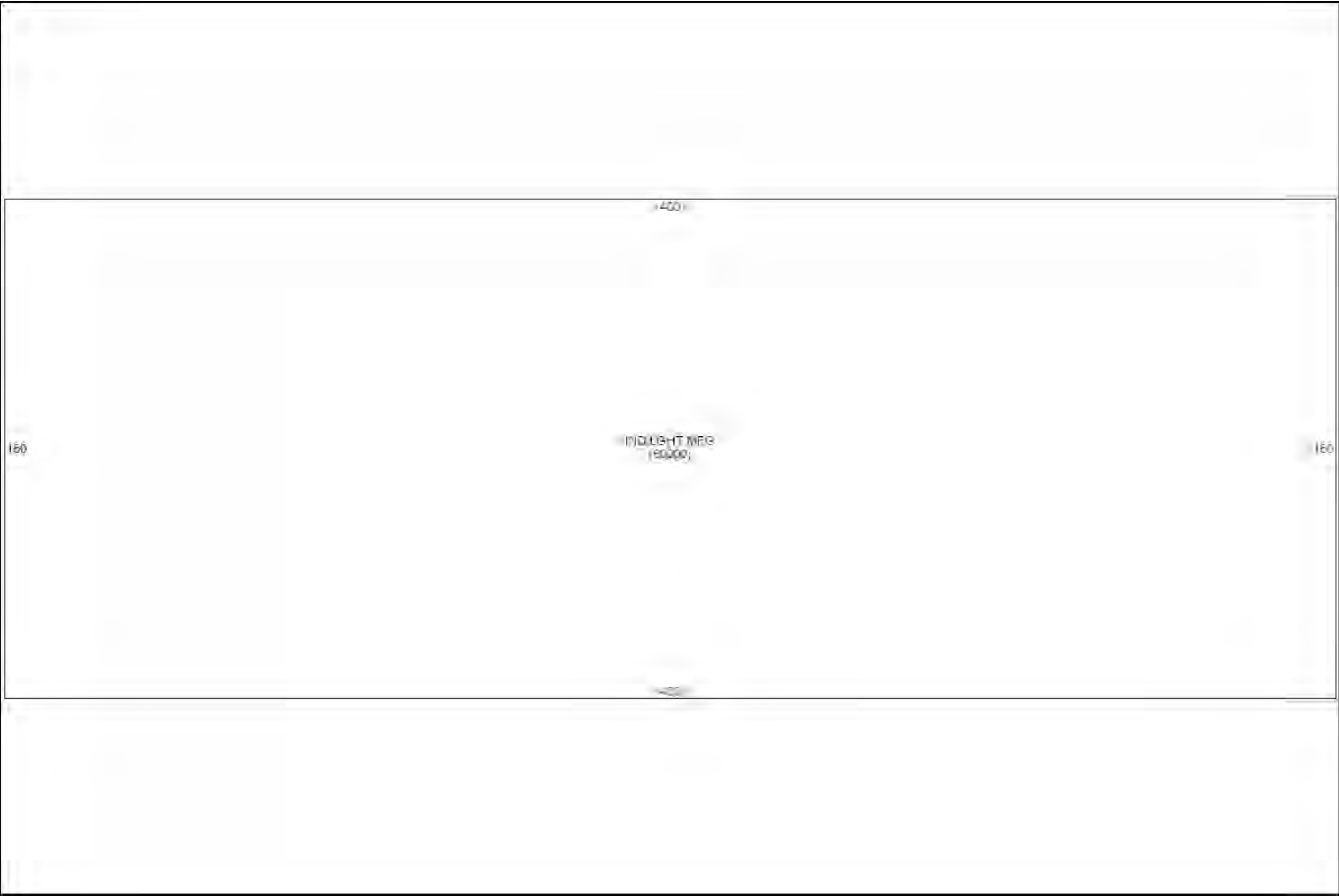
OTHR: LAND ANALYSIS: AN INVESTIGATION OF AVAILABLE DATA INCLUDING BUT NOT LIMITED TO SALE AND LISTING ACTIVITY, ASSESSOR'S RECORDS AND ECONOMIC TRENDS WERE USED TO DERIVE THE LAND VALUE.

ECON: ECONOMIC: GREAT ACCESS TO LOCAL THOROUGHFARES AND THE MILWAUKEE FREEWAY SYSTEM. LOCATED NEAR MITCHELL AIRPORT.

FUNC: FUNCTIONAL: NO FUNCTIONAL ISSUES. TWO TENANT DESIGN.

GRTE: GRANTEE: LOOKING FOR A LARGER FACILITY FOR THEIR GROWING BUSINESSES. LOOKED AT NUMEROUS FACILITIES AND STRUGGLED TO FIND A SUITABLE BUILDING. PROPERTY WAS AVAILABLE FOR LEASE, BUT THE GRANTEE REQUESTED TO PURCHASE. THE PARTIES NEGOTIATED TO THE SALE PRICE. NO APPRAISAL. NOT ON THE OPEN MARKET.





**SALE REPORT**

State ID # 77-40-251-R000004806  
 County MILWAUKEE  
 Municipality MILWAUKEE  
 Local Parcel # 287-1144-110  
 Situs Address 3319 - 3329 N 35th St  
 Situs Zip Code 53216  
 Appraiser BROOKKX

IPAS Sale Key # 187529  
 SIC Code 2013  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 12/23/2020  
 Grantor 3329 N 35TH ST LLC  
 Grantee 3300 LLC  
 Affinity Business  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2013: Sausages & Other Prepared Meats-Mfg  
 Intended Use 0000: Commercial Parcel  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$400,000  
 Adjustment \$18,000  
 Adjusted Reason Personal Property Included  
 Adjusted Sale Price \$382,000  
 Land Value \$37,500  
 Improvement Value \$344,500  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1959  
 Number of Building Sections 8  
 Predominant OCC Code 494  
 Primary Area 19,046  
 Additional Useable Area 0  
 Total Area 19,046  
 Basement Area  
 Office Area (SF) / (%) 1,918 10%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 1,918 10%  
 Notable Features/OBYs  
 Stories 1  
 Non-office ave wall height 13  
 Non-office ave clear height 11  
 Frame Type 02: Masonry Load Bearing  
 Exterior Wall Type 03: Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$20.06  
 Adj Sale Price Imps \$ / SF \$18.09  
 Acres 0.853  
 Land Value \$ / Acre \$43,962  
 SCR 2.27  
 RCN + OBY / SF \$58.20  
 Physical Res. % 46%  
 Functional Res. % 75%  
 Functional OBS 1 Layout  
 Functional OBS 2 Site Coverage  
 Functional OBS 3 Ceiling Height  
 Community rating % 100%  
 NBHD Rating / Other % 70%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 1 to 3 miles  
 Market Variance 129%

**COMMENTS**

GRTR: GRANTOR WAS READY TO RETIRE. GRANTEE HEARD GRANTOR WAS READY TO RETIRE THROUGH A FRIEND, AND HAD A BROKER TO APPROACH THE GRANTOR. GRANTOR WAS READY TO MAKE A DEAL. GRANTEE MADE APPOINTMENT TO SEE THE SUBJECT, AND LIKED THE SUBJECT. BROKER TOLD GRANTOR \$400,000 WOULD MAKE THE SALE HAPPEN. GRANTOR FELT IT WAS FAIR MARKET SALE.

GRTE: GRANTEE HEARD GRANTOR WAS READY TO RETIRE THROUGH A FRIEND, AND HAD A BROKER TO APPROACH THE GRANTOR. GRANTOR WAS READY TO MAKE A DEAL. GRANTEE MADE APPOINTMENT TO SEE THE SUBJECT, AND LIKED THE SUBJECT.

PHYS: THE SUBJECT IS IN FAIR CONDITION. OFFICE IS DATED. ROOF HAS BEEN REPAIRED AS NEEDED. INTERIOR HAS NORMAL WEAR AND TEAR. THE EXTERIOR HAS SOME STEP CRACKING AND SHOWING SIGNS OF WEAR ON UPPER TRIM IN REAR. ALSO GRASS GROWING THROUGH THE CONCRETE ON NORTH REAR SIDE.

FUNC: LAYOUT, CEILING HEIGHT, AND SITE COVERAGE. THE BUILDING HAS EIGHT SECTIONS AND INTERIOR WALLS.

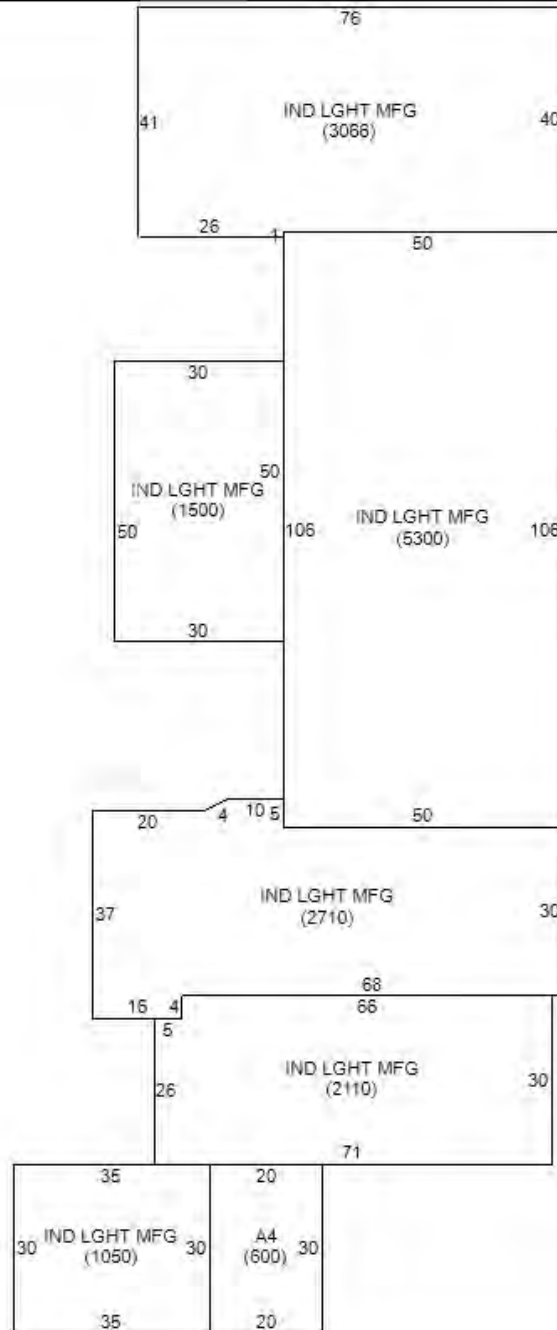
ECON: THIS IS AN OLDER STABLE MIX USE AREA. IT'S LOCATED ON 35TH STREET WHICH IS A GOOD TRUCK ROUTE. NEWER BUSINESSES HAVE MOVE INTO THE FORMER A.O. SMITH, AND CRIME HAS GONE DOWN. NEWER APARTMENTS WERE BUILT AROUND 2014 TO THE NORTH BETWEEN VIENNA AVE AND MELVINA ST.

OTHR: LAND ANALYSIS: AN INVESTIGATION OF AVAILABLE DATA INCLUDING BUT NOT LIMITED TO SALE AND LISTING ACTIVITY, ASSESSOR'S RECORDS AND ECONOMIC TRENDS WERE USED TO DERIVE THE LAND VALUE.

OTHR: THE FREEZERS AND COOLERS ARE PERSONAL PROPERTY AND WAS ADDED INTO THE PURCHASE PRICE OF \$400,000. THE GRANTEE PAID \$18,000 FOR THE FREEZERS AND COOLERS. AN NEGATIVE ADJUSTMENT OF \$18,000 WAS MADE TO THE PURCHASE PRICE. THE ADJUSTED SALES PRICE IS \$382,000.







DISCLAIMER - The content of this sales data worksheet is for general information purposes only. The information and opinions contained therein are provided by the Wisconsin Department of Revenue and we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, suitability of the information for any purpose. The Wisconsin Department of Revenue, its employees, officials, officers, agents, as the persons interviewed during the sales verification process, shall not be held responsible or liable for any use of, error, omission or defect in the information contained on the DOR Sales Data Worksheets.

**SALE REPORT**

State ID # 77-40-251-R000148246  
 County MILWAUKEE  
 Municipality MILWAUKEE  
 Local Parcel # 080-0007-000  
 Situs Address 7834 7844 N Faulkner Rd  
 Situs Zip Code 53224  
 Appraiser HOLTSA

IPAS Sale Key # 188350  
 SIC Code 0000  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 02/01/2021  
 Grantor MRA INVESTMENTS LLC

Grantee ELM INDUSTRIAL LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 0000: Commercial Parcel  
 Intended Use 0000: Commercial Parcel  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$1,035,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$1,035,000  
 Land Value \$343,514  
 Improvement Value \$691,486  
 Time on Market  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1979  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 30,564  
 Additional Useable Area 0  
 Total Area 30,564  
 Basement Area  
 Office Area (SF) / (%) 1,150 4%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 20  
 Non-office ave clear height 18  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 03: Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$33.86  
 Adj Sale Price Imps \$ / SF \$22.62  
 Acres 5.450  
 Land Value \$ / Acre \$63,030  
 SCR 7.77  
 RCN + OBY / SF \$63.61  
 Physical Res. % 54%  
 Functional Res. % 95%  
 Functional OBS 1 Layout  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 95%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 73%

## COMMENTS

GRTR: NON-RESPONSE OF PREVIOUS OWNER/MANAGEMENT COMPANY.

GRTE: PURCHASED BUILDING WITH LEASE IN MIND. FELT THE BUILDING WAS OLD AND DATED BUT IN A DECENT AREA, FULLY OCCUPIED. PRICE WAS NEGOTIATED.

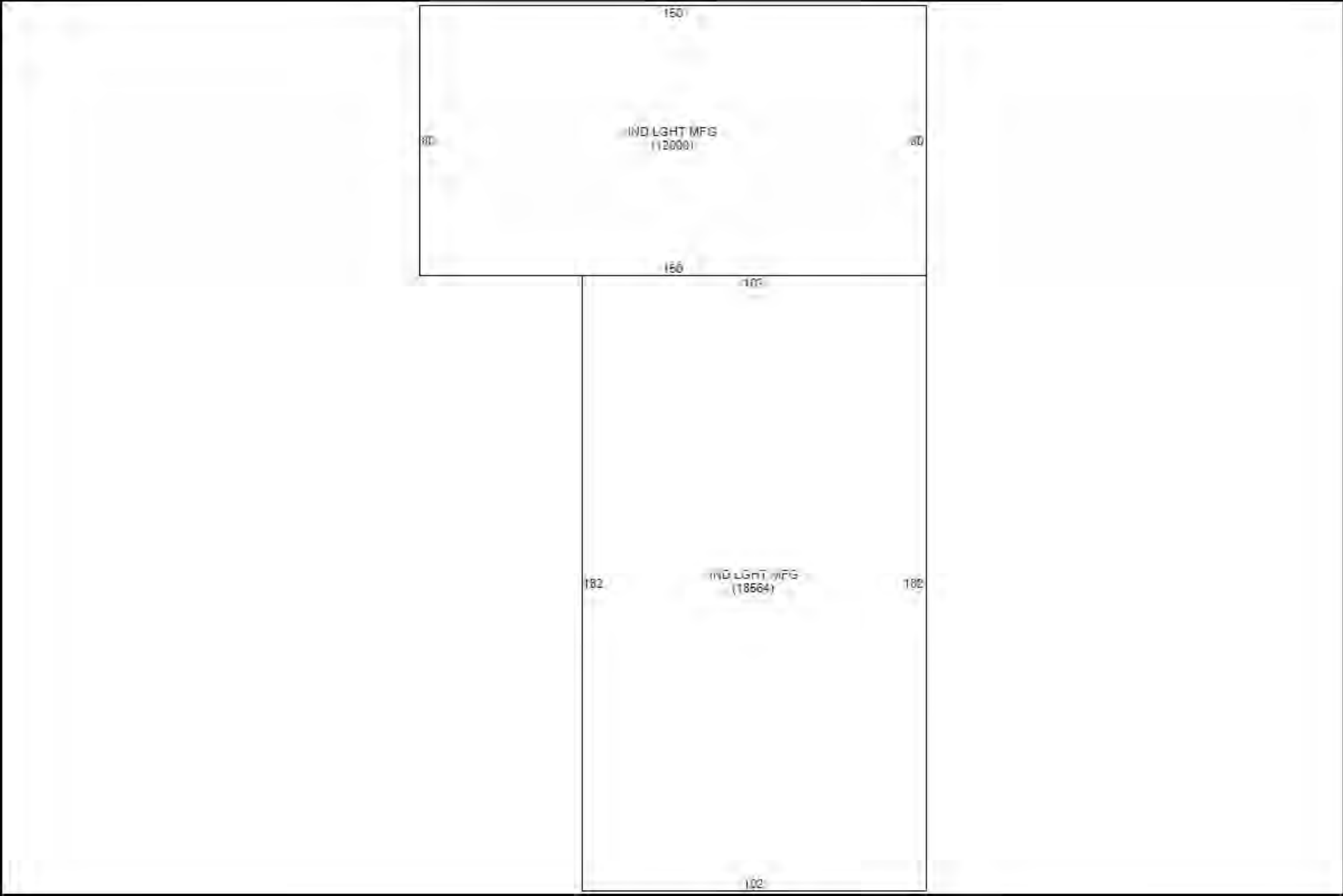
PHYS: BUILDING WAS IN FUNCTIONAL CONDITION AT THE TIME OF SALE. OWNER HAD COMPLETED LIGHT IMPROVEMENTS IN 2019 DUE TO DAMAGE BY VEHICLE.

FUNC: BUILDING HAS SOME INTERNAL WALLS, AND SLIGHTLY AWKWARD DESIGN FROM ADDITIONS.

ECON: LOCATED IN THE BRADLEY INDUSTRIAL PARK CLOSE TO INTERSTATE 41, AND MAJOR STREETS/ FAIRWAYS SUCH AS BROWN DEER ROAD AND GOOD HOPE RD.

OTHR: LAND: RECENT SALES AND CURRENT LISTINGS WERE TAKEN INTO CONSIDERATION AND ANALYZED FOR COMPARABILITY TO THE SUBJECT.





**SALE REPORT**

State ID # 77-40-251-R000148256  
 County MILWAUKEE  
 Municipality MILWAUKEE  
 Local Parcel # 042-0023-000  
 Situs Address 8485 W Brown Deer Rd  
 Situs Zip Code 53224  
 Appraiser HOLTSA

IPAS Sale Key # 188369  
 SIC Code 0000  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 4  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 04/15/2021  
 Grantor SG2 LLC  
 Grantee MICROPROPERTIES CORNER LLC  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 0000: Commercial Parcel  
 Intended Use 0000: Commercial Parcel  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$925,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$925,000  
 Land Value \$126,000  
 Improvement Value \$799,000  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1975  
 Number of Building Sections 3  
 Predominant OCC Code 353  
 Primary Area 7,386  
 Additional Useable Area 0  
 Total Area 7,386  
 Basement Area  
 Office Area (SF) / (%) 0 0%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 7,386 100%  
 Notable Features/OBYs  
 Stories 1  
 Non-office ave wall height 16  
 Non-office ave clear height 16  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 03: Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$125.24  
 Adj Sale Price Imps \$ / SF \$108.18  
 Acres 0.480  
 Land Value \$ / Acre \$262,500  
 SCR 2.83  
 RCN + OBY / SF \$113.88  
 Physical Res. % 52%  
 Functional Res. % 95%  
 Functional OBS 1 Layout  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 95%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 202%

## COMMENTS

GRTE: PURCHASED BUILDING WITH LEASE IN MIND. FELT THE BUILDING WAS OLD AND DATED BUT IN A DECENT AREA, FULLY OCCUPIED. PRICE WAS NEGOTIATED.

PHYS: BUILDING WAS IN FUNCTIONAL/ GOOD CONDITION AT THE TIME OF SALE.

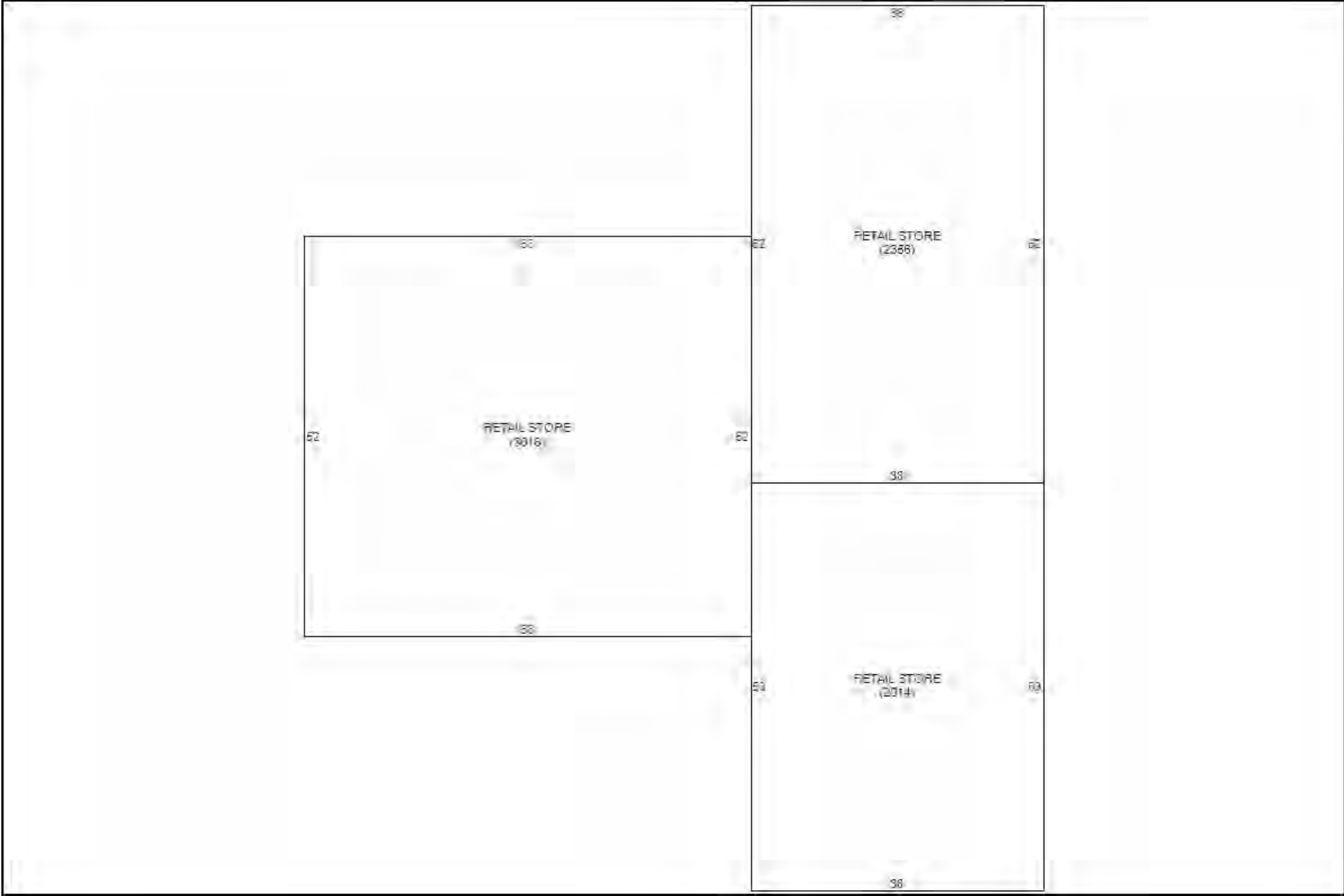
FUNC: BUILDING HAS ODD SHAPE FOR MULTITENANT USE, FUNCTIONAL FOR CURRENT ACTIVITY.

ECON: LOCATED IN THE BROWN DEER BUSINESS PARK AREA, HAS EXCELLENT ACCESS AND CLOSE PROXIMITY TO INTERSTATE 41 AND 43, ON MAJOR STREET W BROWN DEER RD.

OTHR: MARKET VARIENCE: THE MARKET VARIANCE ASSOCIATED WITH THIS PARCEL IS DUE TO ITS SIZE, WHICH PROVIDES A SLIGHTLY HIGHER THAN NORMAL RCN PER SQUARE FOOT.







**SALE REPORT**

State ID # 77-40-251-R000004414  
 County MILWAUKEE  
 Municipality MILWAUKEE  
 Local Parcel # 082-0012-000  
 Situs Address 7020 W Parkland Ct  
 Situs Zip Code 53223  
 Appraiser HOLTSA

IPAS Sale Key # 188543  
 SIC Code 2541  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 02/02/2021  
 Grantor EMPOWER PROPERTIES LLC

Grantee PARKLAND 7020 LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2541: Wood Partitions & Fixtures-Mfg  
 Intended Use 0000: Commercial Parcel  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$4,350,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$4,350,000  
 Land Value \$378,000  
 Improvement Value \$3,972,000  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1979  
 Number of Building Sections 1  
 Predominant OCC Code 406  
 Primary Area 120,317  
 Additional Useable Area 0  
 Total Area 120,317  
 Basement Area  
 Office Area (SF) / (%) 2,665 2%  
 Sprinkler (SF) / (%) 120,317 100%  
 Air Conditioning (SF) / (%) 2,665 2%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 30  
 Non-office ave clear height 28  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 03: Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$36.15  
 Adj Sale Price Imps \$ / SF \$33.01  
 Acres 6,000  
 Land Value \$ / Acre \$63,000  
 SCR 2.17  
 RCN + OBY / SF \$66.13  
 Physical Res. % 58%  
 Functional Res. % 90%  
 Functional OBS 1 Size  
 Functional OBS 2 Building Mechanics  
 Functional OBS 3 Layout  
 Community rating % 100%  
 NBHD Rating / Other % 95%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 5 to 10 miles  
 Market Variance 101%

**COMMENTS**

GRTR: OWNER UTILIZED BROKER NEWMARK FOR THE SALE OF THE BUILDING. FELT IT WAS A GOOD TIME TO SALE, THAT THE CONDITION OF THE BUILDING WAS GOOD OVERALL MINUS THE OFFICES, THAT THE BUILDING HAD GREAT CEILING HEIGHT AND TRUCK ACCESS. FELT THEY RECIVED MARKET PRICE FOR THE PROPERTY.

GRTE: PURCHASED PROPERTY THROUGH BUYERS BROKER. SELLER WAS ALLOWED TO UTILIZE SPACE FOR 2 MONTHS AFTER SALE TO REMOVE PERSONAL PROPERTY. NO PERSONAL PROPERTY SOLD WITH BUILDING.

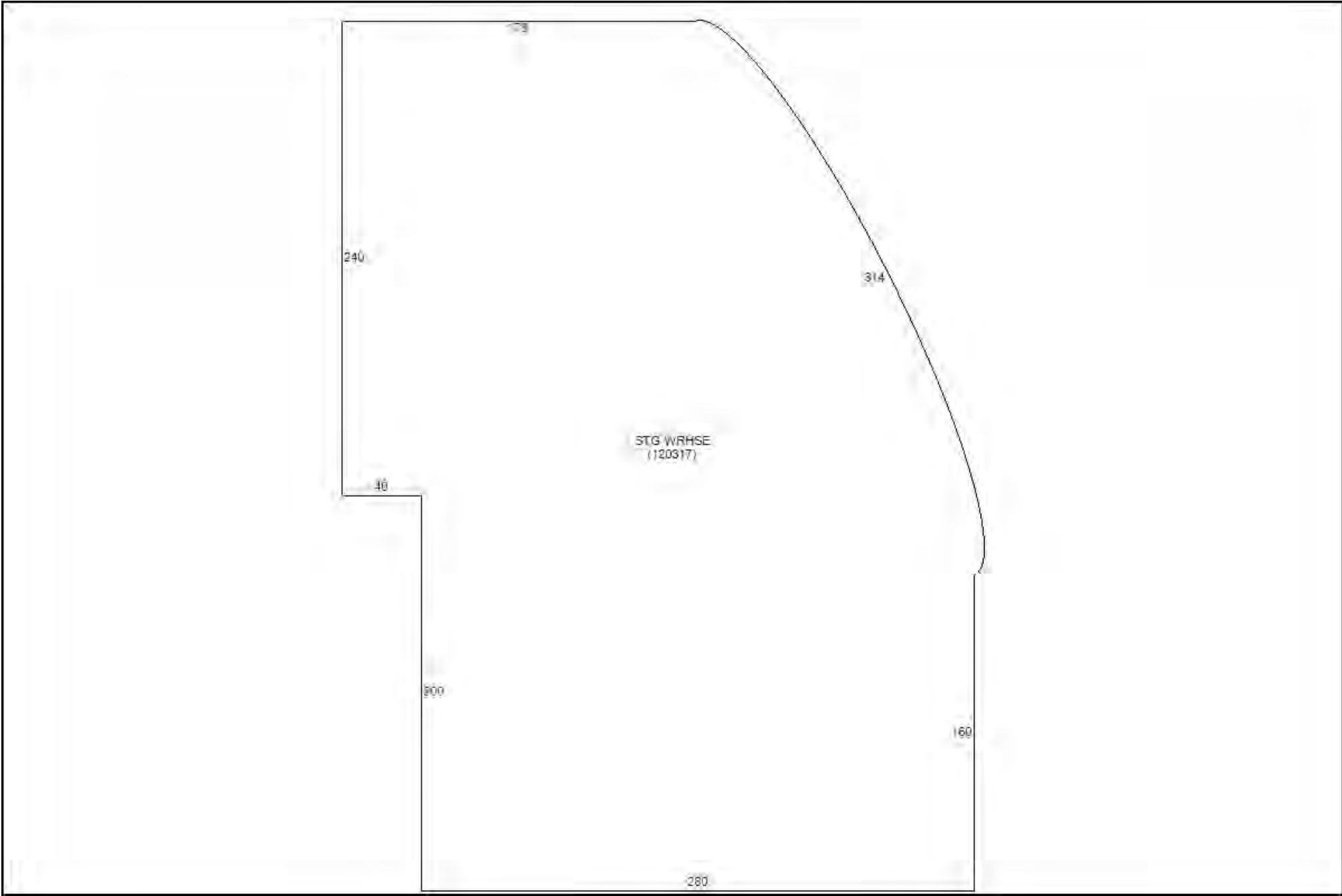
PHYS: BUILDING WAS IN FUNCTIONAL CONDITION AT THE TIME OF SALE. OFFICES WERE IN BELOW AVERAGE CONDITION.

FUNC: UNIQUELY SHAPED CURVED BUILDING, WITH DATED MECHANICALS. BUILDING IS SLIGHTLY LARGER THAN MOST BUILDINGS IN THIS BUSINESS PARK, ESPECIALLY IN COMPARISON TO SITE COVERAGE.

ECON: LOCATED IN THE BRADLEY INDUSTRIAL PARK. STALE NEIGHBORHOOD WITH GOOD ACCESS TO INTERSTATES I-41 & I-43, MAIN STREETS GOOD HOPE RD AND BROWN DEER RD

OTHR: LAND: RECENT SALES AND CURRENT LISTINGS WERE TAKEN INTO CONSIDERATION AND ANALYZED FOR COMPARABILITY TO THE SUBJECT.





**SALE REPORT**

State ID # 77-40-251-R000124229  
 County MILWAUKEE  
 Municipality MILWAUKEE  
 Local Parcel # 427-0135-110  
 Situs Address 913 W Bruce St  
 Situs Zip Code 53204  
 Appraiser TOOKEAX

IPAS Sale Key # 191196  
 SIC Code 3479  
 Interior Inspection Date 08/19/2019  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 09/02/2021  
 Grantor RAPHAEL INDUSTRIES INC

Grantee SUR NATURAL HEALTH BRANDS LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3479: Metal Coating & Allied Services-Mfg  
 Intended Use 4225: General Warehousing & Storage-Trans  
 No Months Vacant 1 - 3 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$440,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$440,000  
 Land Value \$60,500  
 Improvement Value \$379,500  
 Time on Market 12 - 24 months  
 Recent Asking Price \$650,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1958  
 Number of Building Sections 3  
 Predominant OCC Code 494  
 Primary Area 33,800  
 Additional Useable Area 0  
 Total Area 33,800  
 Basement Area  
 Office Area (SF) / (%) 1,600 5%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs

Stories 3  
 Non-office ave wall height 16  
 Non-office ave clear height 13  
 Frame Type 05: Wood Joist Typical Wood  
 Exterior Wall Type 06: Masonry & Frame

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$13.02  
 Adj Sale Price Imps \$ / SF \$11.23  
 Acres 0.485  
 Land Value \$ / Acre \$124,742  
 SCR 1.41  
 RCN + OBY / SF \$61.35  
 Physical Res. % 39%  
 Functional Res. % 60%  
 Functional OBS 1 Multi Story  
 Functional OBS 2 Layout  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 85%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 92%

**COMMENTS**

GRTR: CONSOLIDATED HIS BUSINESS TO HIS WEST ALLIS LOCATION AND NO LONGER NEEDED THIS FACILITY. THE PROPERTY WAS ON THE MARKET A LONG TIME. TOOK THE BEST OFFER.

OTHR: LAND ANALYSIS: AN INVESTIGATION OF AVAILABLE DATA INCLUDING BUT NOT LIMITED TO SALE AND LISTING ACTIVITY, ASSESSOR'S RECORDS AND ECONOMIC TRENDS WERE USED TO DERIVE THE LAND VALUE.

FUNC: MULTI-STORY. ADD ON CONSTRUCCION. LAYOUT ISSUES.

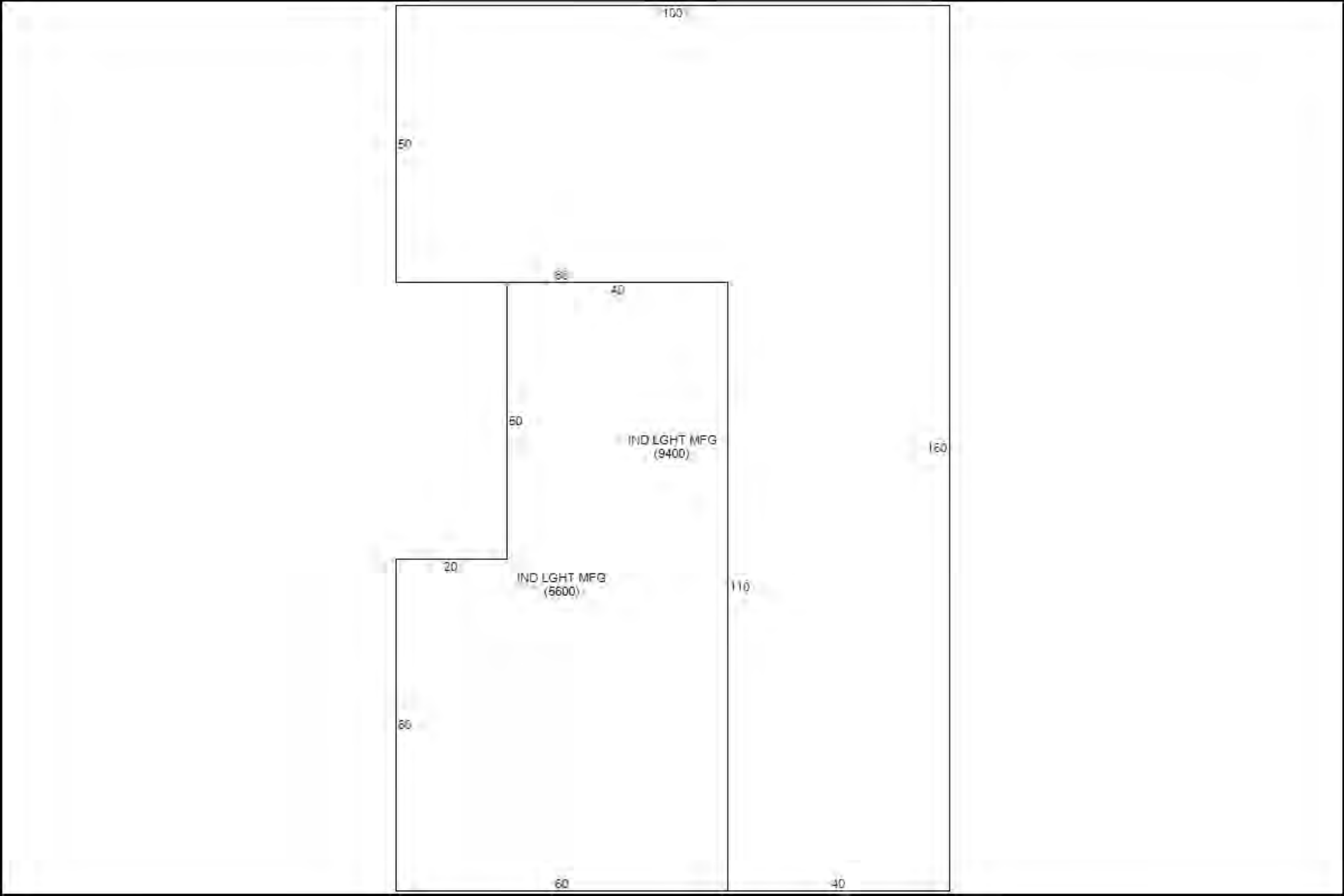
PHYS: OLDER BUILDING WITH OLDER OFFICE FINISH. MINIMAL MAINTENANCE THROUGHOUT THE LISTING PERIOD.

ECON: LOCATED JUST SOUTH OF MILWAUKEE'S MENOMONEE VALLEY. THE AREA IS A MIX OF RESIDENTIAL AND INDUSTRIAL PROPERTIES. GOOD PROXIMITY TO DOWNTOWN AND THE LOCAL FREEWAY SYSTEM. MINOR CRIME IS A PERSISTENT ISSUE IN THIS NEIGHBORHOOD.

GRTE: NEEDED WAREHOUSE SPACE FOR THEIR GROWING OPERATIONS. FELT THE SALE PRICE IS MARKET VALUE GIVEN THE PROLONGED SURGE IN REAL ESTATE PRICES. CONCERNED THAT THEY ARE BUYING AT THE MARKET PEAK. A LOT OF MAINTENANCE AND CLEANING IS NEEDED PRIOR TO OCCUPANCY. NO APPRAISAL. THEY PAID CASH FOR THE PROPERTY.







**SALE REPORT**

State ID # 77-40-265-R000005397  
 County MILWAUKEE  
 Municipality OAK CREEK  
 Local Parcel # 764-9047-000  
 Situs Address 7221 S 10th St  
 Situs Zip Code 53154  
 Appraiser MEGNASP

IPAS Sale Key # 164053  
 SIC Code 2819  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2019

**TRANSACTION INFORMATION**

Conveyance Date 02/15/2019  
 Grantor MURPHY REAL ESTATE LLC  
 Grantee 10TH STREET HOLDINGS LLC  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2819: Industrial Inorganic Chemicals Nec-Mfg  
 Intended Use 0000: Commercial Parcel  
 No Months Vacant  
 Environmental Site

**SALE DATA**

Sale Price \$2,250,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$2,250,000  
 Land Value \$700,000  
 Improvement Value \$1,550,000  
 Time on Market  
 Recent Asking Price \$2,500,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1995  
 Number of Building Sections 5  
 Predominant OCC Code 494  
 Primary Area 44,227  
 Additional Useable Area 0  
 Total Area 44,227  
 Basement Area  
 Office Area (SF) / (%) 21,540 49%  
 Sprinkler (SF) / (%) 45,006 102%  
 Air Conditioning (SF) / (%) 19,897 45%  
 Notable Features/OBYs  
 Stories 1  
 Non-office ave wall height 24  
 Non-office ave clear height 22  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 03: Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$50.87  
 Adj Sale Price Imps \$ / SF \$35.05  
 Acres 6.539  
 Land Value \$ / Acre \$107,050  
 SCR 6.44  
 RCN + OBY / SF \$80.83  
 Physical Res. % 74%  
 Functional Res. % 90%  
 Functional OBS 1 Layout  
 Functional OBS 2 Office/Plant Ratio  
 Functional OBS 3  
 Community rating % 98%  
 NBHD Rating / Other % 94%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 71%

COMMENTS

GRTR: GRANTOR:

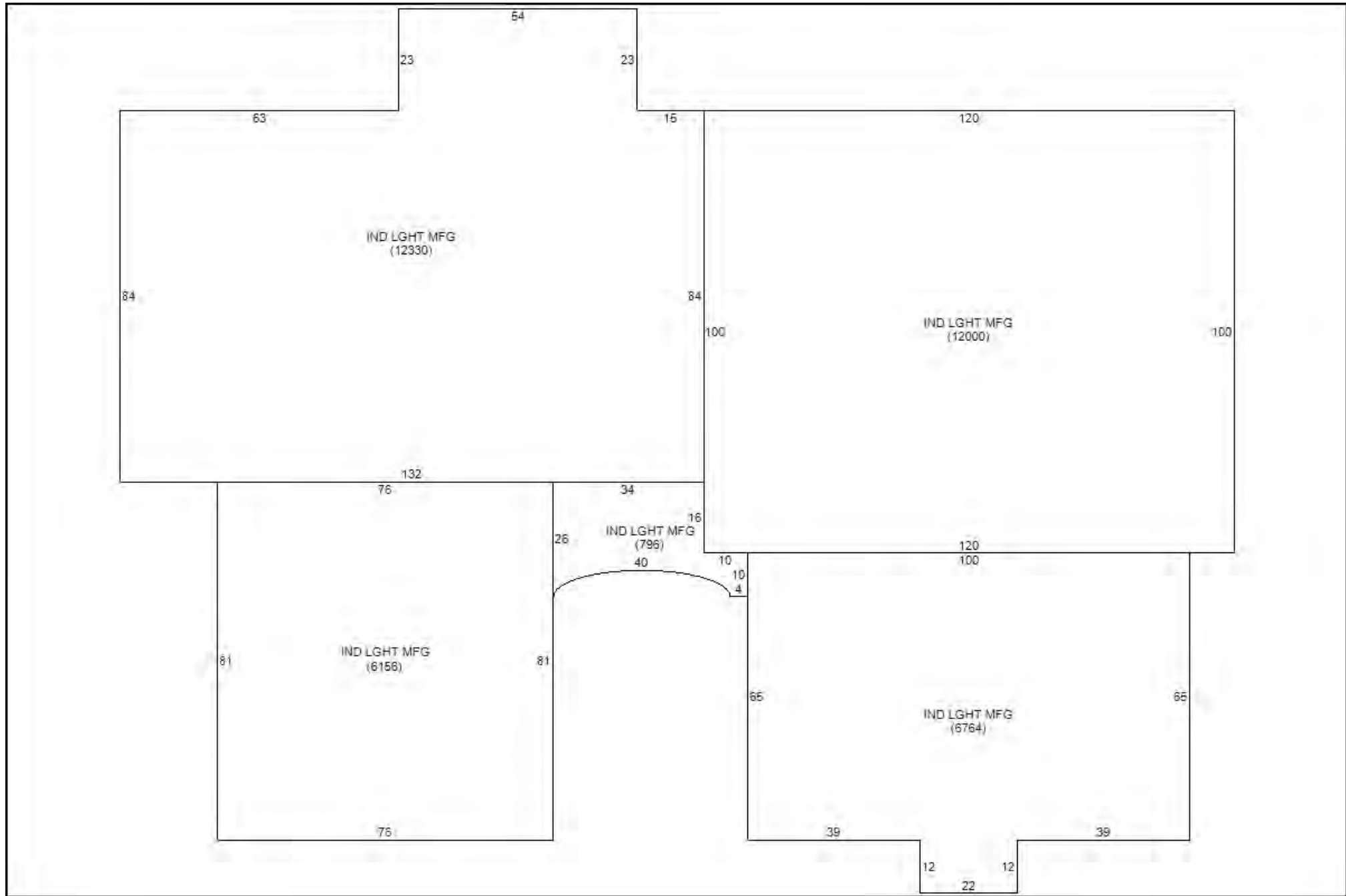
GRTE:

PHYS:

FUNC:

ECON:





**SALE REPORT**

State ID # 77-40-292-R000005693  
 County MILWAUKEE  
 Municipality WEST ALLIS  
 Local Parcel # 476-0263-001  
 Situs Address 1931 S 73rd St  
 Situs Zip Code 53219  
 Appraiser MEYERWJ

IPAS Sale Key # 169152  
 SIC Code 2499  
 Interior Inspection Date 09/14/2017  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 09/06/2019  
 Grantor HELEN M COWEN LIVING TRUST DATED JULY 27 2004  
 Grantee JS CREW LLC A WISCONSIN LIMITED LIABILITY COMPANY  
 Affinity Adjacent Owner  
 Conveyance Type Trustees Deed  
 Prior Use 2499: Wood Products Nec-Mfg  
 Intended Use 0000: Commercial Parcel  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$333,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$333,000  
 Land Value \$50,600  
 Improvement Value \$282,400  
 Time on Market 0 - 4 months  
 Recent Asking Price \$333,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1969  
 Number of Building Sections 1  
 Predominant OCC Code 494  
 Primary Area 7,475  
 Additional Useable Area 0  
 Total Area 7,475  
 Basement Area  
 Office Area (SF) / (%) 400 5%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs  
 Stories 1  
 Non-office ave wall height 14  
 Non-office ave clear height 12  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 03: Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$44.55  
 Adj Sale Price Imps \$ / SF \$37.78  
 Acres 0.281  
 Land Value \$ / Acre \$180,071  
 SCR 1.64  
 RCN + OBY / SF \$62.98  
 Physical Res. % 68%  
 Functional Res. % 100%  
 Functional OBS 1 Site Coverage  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 95%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 1 to 3 miles  
 Market Variance 93%

**COMMENTS**

GRTR: UNABLE TO CONTACT GRANTOR. DID HOWEVER SPEAK WITH GRANTOR'S SON AND HE STATED THAT THE BUYER HAD PROPERTY ONE BLOCK AWAY.

GRTE: GRANTEE STATED THAT THE PROPERTY WAS WELL MAINTAINED AND THAT THERE IS AN INTERNAL LOADING DOCK. GRANTEE ALSO STATED THAT HE OWNS A BUILDING ONE BLOCK AWAY AND WILL BE USING THIS BUILDING FOR STORAGE.

BRKR: PER LISTING REALTOR, PROPERTY ON THE MARKET FOR ONE DAY AND GRANTEE PAID ASKING PRICE. REALTOR DID MARKET ANALYSIS TO DETERMINE LISTING PRICE.

PHYS: ONE STORY CONCRETE BLOCK BUILDING. SOME EXTERIOR PAINT IS PEELING. GRANTEE RECENTLY ASPHALT PAVED THE GRAVEL DRIVE ON THE NORTH SIDE OF THE BUILDING. ALSO HAS AN INTERNAL LOADING DOCK.

FUNC: ADJUSTED FUNCTIONAL PERCENT FROM 90 TO 95% DUE TO I FEEL THE CEILING HEIGHT IS NOT A DETRIMENT TO THE PROPERTY. THE ONLY IMPACT WOULD BE THE SITE COVERAGE. THERE IS 400 SF OF OFFICE AREA.

ECON: THE PROPERTY IS LOCATED IN A MIXED NEIGHBORHOOD WITH A FEW OTHER COMMERCIAL BUILDING AND ABUTS RESIDENTIAL HOUSING.

OTHR: ADDITIONAL USEABLE AREA-THERE IS 400 SF OF OFFICE, 604 SF OF STORAGE MEZZ. AND TOTAL SF OF 7475 SF.

OTHR: LAND ANALYSIS-MARKET ADJUSTMENT WAS DONE TO REFLECT CURRENT MARKET CONDITIONS; LOOKED AT FOUR SURROUNDING PARCELS AND ADJUSTED ON A PER SQUARE FOOT BASIS.

OTHR: EFFECTIVE AGE-ADJUSTED EFFECTIVE AGE FROM 1991 TO 1993 TO BRING CURRENT WITH SALE DATE.

OTHR: MARKET VARIANCE-MARKET VARIANCE IS GREATER THAN 20%. PROPERTY WAS ON THE MARKET FOR ONE DAY AND GRANTEE PAID ASKING PRICE AND OWNS A COMMERCIAL BUILDING ONE BLOCK AWAY.





[illegible]

**SALE REPORT**

State ID # 77-40-292-R000130656  
 County MILWAUKEE  
 Municipality WEST ALLIS  
 Local Parcel # 474-0264-005  
 Situs Address 2121 S 55th St  
 Situs Zip Code 53219  
 Appraiser MEYERWJ

IPAS Sale Key # 169471  
 SIC Code 0000  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 07/01/2019  
 Grantor COOPELLA LLC

Grantee SS LAND LLC

Affinity Tenant  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 0000: Commercial Parcel  
 Intended Use 0000: Commercial Parcel  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$775,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$775,000  
 Land Value \$146,100  
 Improvement Value \$628,900  
 Time on Market 12 - 24 months  
 Recent Asking Price \$850,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1990  
 Number of Building Sections 3  
 Predominant OCC Code 406  
 Primary Area 23,379  
 Additional Useable Area 0  
 Total Area 23,379  
 Basement Area  
 Office Area (SF) / (%) 4,816 21%  
 Sprinkler (SF) / (%) 21,379 91%  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYS

Stories 1  
 Non-office ave wall height 20  
 Non-office ave clear height 18  
 Frame Type 02: Masonry Load Bearing  
 Exterior Wall Type 03: Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$33.15  
 Adj Sale Price Imps \$ / SF \$26.90  
 Acres 0.807  
 Land Value \$ / Acre \$181,041  
 SCR 1.85  
 RCN + OBY / SF \$66.50  
 Physical Res. % 50%  
 Functional Res. % 80%  
 Functional OBS 1 Layout  
 Functional OBS 2 Site Coverage  
 Functional OBS 3 Office/Plant Ratio  
 Community rating % 100%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason

Major Thoroughfare 1 to 3 miles  
 Market Variance 101%

**COMMENTS**

GRTR: GRANTOR STATED HE OCCUPIED APPROX. 50% OF THE BUILDING AND LEASED OUT THE OTHER HALF TO A LANDSCAPE BUSINESS & STORAGE.

GRTE: SPOKE TO GRANTEE VIA PHONE, HE WAS UNCOMFORTABLE WITH ANSWERING QUESTIONS AND I EMAILED HIM A QUESTIONNAIRE, NO RESPONSE.

APPR: PROPERTY WAS ON THE MARKET FOR APPROX. ONE YEAR WITH ASKING PRICE AT \$850,K. THE TENANT WHO HAS THE LANDSCAPE BUSINESS PURCHASED THE PROPERTY.  
NOTE: THIS PROPERTY IS LOCALLY ASSESSED.

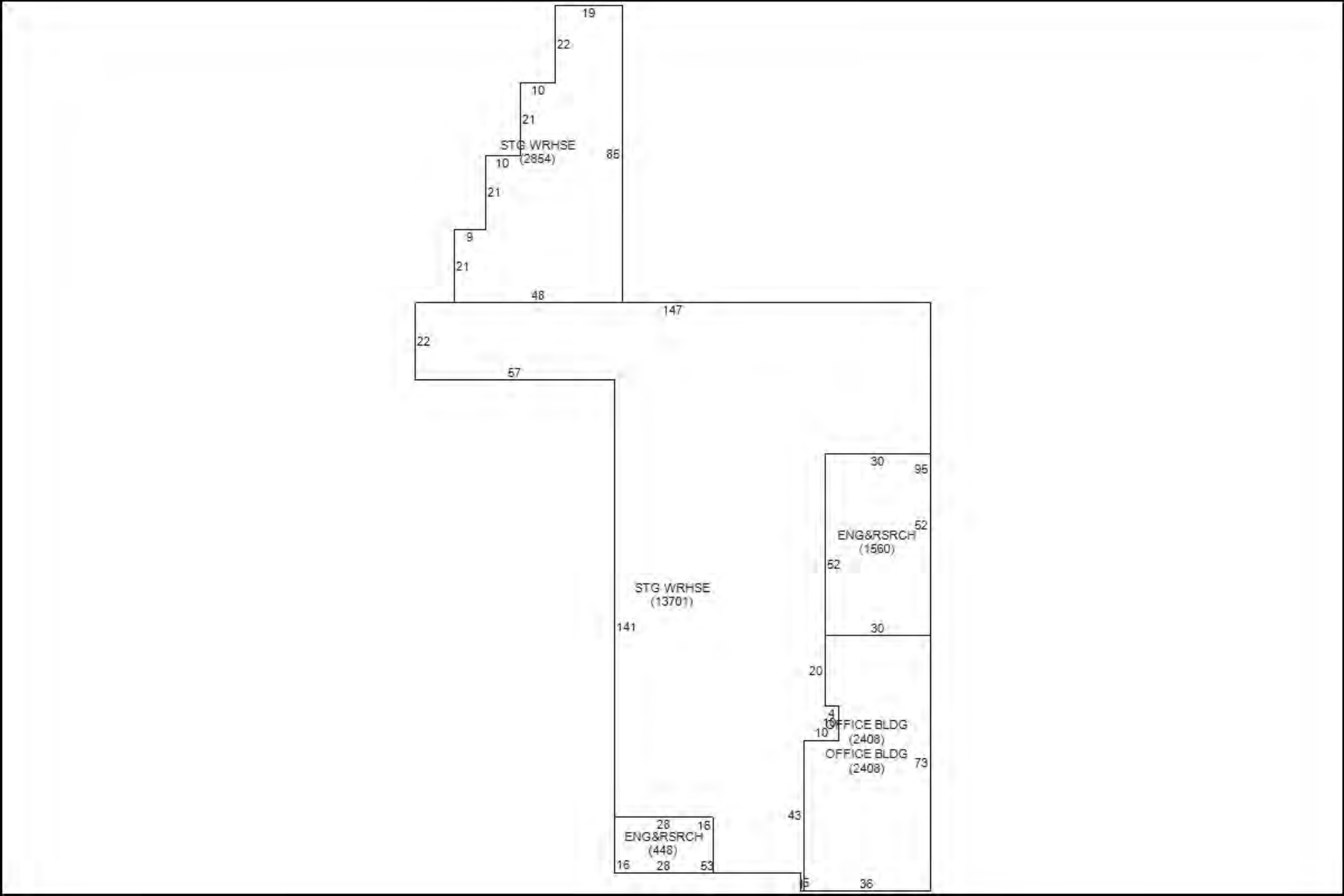
PHYS: OFFICE / WAREHOUSE BUILDING. WAREHOUSE BUILDING HAS 16,555 SF WITH TWO STORAGE MEZZ., OFFICE AREA IS 2 STY WITH 4,816 TOTAL SF. THERE ARE STEP CRACKS IN THE CONCRETE BLOCKS IN VARIOUS AREAS OF THE BUILDING.

FUNC: THERE WAS ADJUSTMENTS MADE FOR FUNCTIONAL OBSOLESCENCE FOR LAYOUT, SITE COVERAGE & OFFICE/PLANT RATIO.

ECON: PROPERTY IS LOCATED IN A POCKET THAT HAS OTHER COMMERCIAL PROPERTIES AND IS SURROUNDED BY RESIDENTIAL HOMESITES. PROPERTY ABUTS TWO STREETS WITH A RAILROAD TRACKS ACROSS THE STREET. APPEARS THAT THERE ARE OTHER COMMERCIAL BUILDINGS THAT ARE RENTED OUT.

OTHR: LAND ANALYSIS: AN INVESTIGATION OF AVAILABLE DATA INCLUDING BUT NOT LIMITED TO SALE AND LISTING ACTIVITY, ASSESSOR'S RECORDS AND ECONOMIC TRENDS WERE USED TO DERIVE THE LAND VALUE ALONG WITH THE CURRENT LOCAL RATIO.





**SALE REPORT**

State ID # 77-40-292-R000111894  
 County MILWAUKEE  
 Municipality WEST ALLIS  
 Local Parcel # 478-0123-002  
 Situs Address 1907 S 89th St  
 Situs Zip Code 53227  
 Appraiser MEYERWJ

IPAS Sale Key # 173404  
 SIC Code 2890  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 12/20/2019  
 Grantor BENZ ENTERPRISES LLC  
 Grantee CITY BLOCK INVESTMENTS LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2890: Miscellaneous Chemical Products-Mfg  
 Intended Use 2890: Miscellaneous Chemical Products-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site YES

**SALE DATA**

Sale Price \$500,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$500,000  
 Land Value \$71,400  
 Improvement Value \$428,600  
 Time on Market 0 - 4 months  
 Recent Asking Price \$750,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1955  
 Number of Building Sections 7  
 Predominant OCC Code 494  
 Primary Area 32,064  
 Additional Useable Area 0  
 Total Area 32,064  
 Basement Area  
 Office Area (SF) / (%) 2,825 9%  
 Sprinkler (SF) / (%) 32,064 100%  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 13  
 Non-office ave clear height 12  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 03: Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$15.59  
 Adj Sale Price Imps \$ / SF \$13.37  
 Acres 1.147  
 Land Value \$ / Acre \$62,249  
 SCR 1.95  
 RCN + OBY / SF \$72.53  
 Physical Res. % 40%  
 Functional Res. % 75%  
 Functional OBS 1 Site Coverage  
 Functional OBS 2 Ceiling Height  
 Functional OBS 3 Layout  
 Community rating % 100%  
 NBHD Rating / Other % 80%  
 NBHD Rating / Other Econ Reason Neighborhood Rating

Major Thoroughfare 1 to 3 miles  
 Market Variance 77%

**COMMENTS**

GRTR: SPOKE TO GRANTOR WAYNE BENZ, HE STATED THAT THE ORIGINAL ASKING PRICE WAS AT \$790,K. HAD ONE OTHER OFFER AT \$620,K BUT THAT PARTY WANTED HIM TO DO UPKEEP AND REPAIRS ON THE BUILDING SINCE HE WAS STILL GOING TO BE OCCUPYING THE BUILDING. HE ALSO MENTIONED THAT THE UPKEEP WAS TO MUCH FOR HIM TO HANDLE AND THAT HE WILL CONTINUE TO OPERATE BOTH OF HIS BUSINESSES OUT OF THE BUILDING BUT HAVEN'T WORKED OUT A LEASE YET WITH THE NEW OWNER.SPOKE TO GRANTOR'S ATTORNEY LARRY TREBON, HE STATED THE PROPERTY WAS LISTED THROUGH MLS FOR APPROX. 4 MONTHS AND THOUGHT THE ASKING PRICE WAS AT \$750,K. LISTING PRICE WAS DETERMINED BY REALTOR DOING A MARKET ANALYSIS, HE THOUGHT IT WAS A GOOD SALE CONSIDERING THE SMALL SQUARE FOOTAGE OF THE BUILDING AND THAT THE PROPERTY DOES HAVE CONTAMINATION AND THE CLEAN UP (GROUND WATER) WILL EXTEND A TOTAL OF 25-30 YEARS. THERE WAS ONE OTHER OFFER BUT FELL THROUGH DUE TO CONTINGENCIES. NO PP INCLUDED IN THE SALE. LASTLY, THIS SALE INCLUDED A SMALL LOCALLY ASSESSED RESIDENTIAL VACANT LAND ACROSS THE STREET.

GRTE: GRANTEE THOUGHT HE GOT THE PROPERTY FOR A GOOD PRICE AT \$500,K. HE IS CURRENTLY WORKING ON A LEASE WITH A CURRENT TENANT/GRANTOR HAVING A TRIPLE NET AND \$6,K PER MONTH; UNSURE OF TERM AS OF YET. THOUGHT BUILDING WAS IN GOOD CONDITION AND MAY GET PAPERWORK STATING THAT CONTAMINATION IS CLEANED UP.

BRKR: OUT ON VACATION.

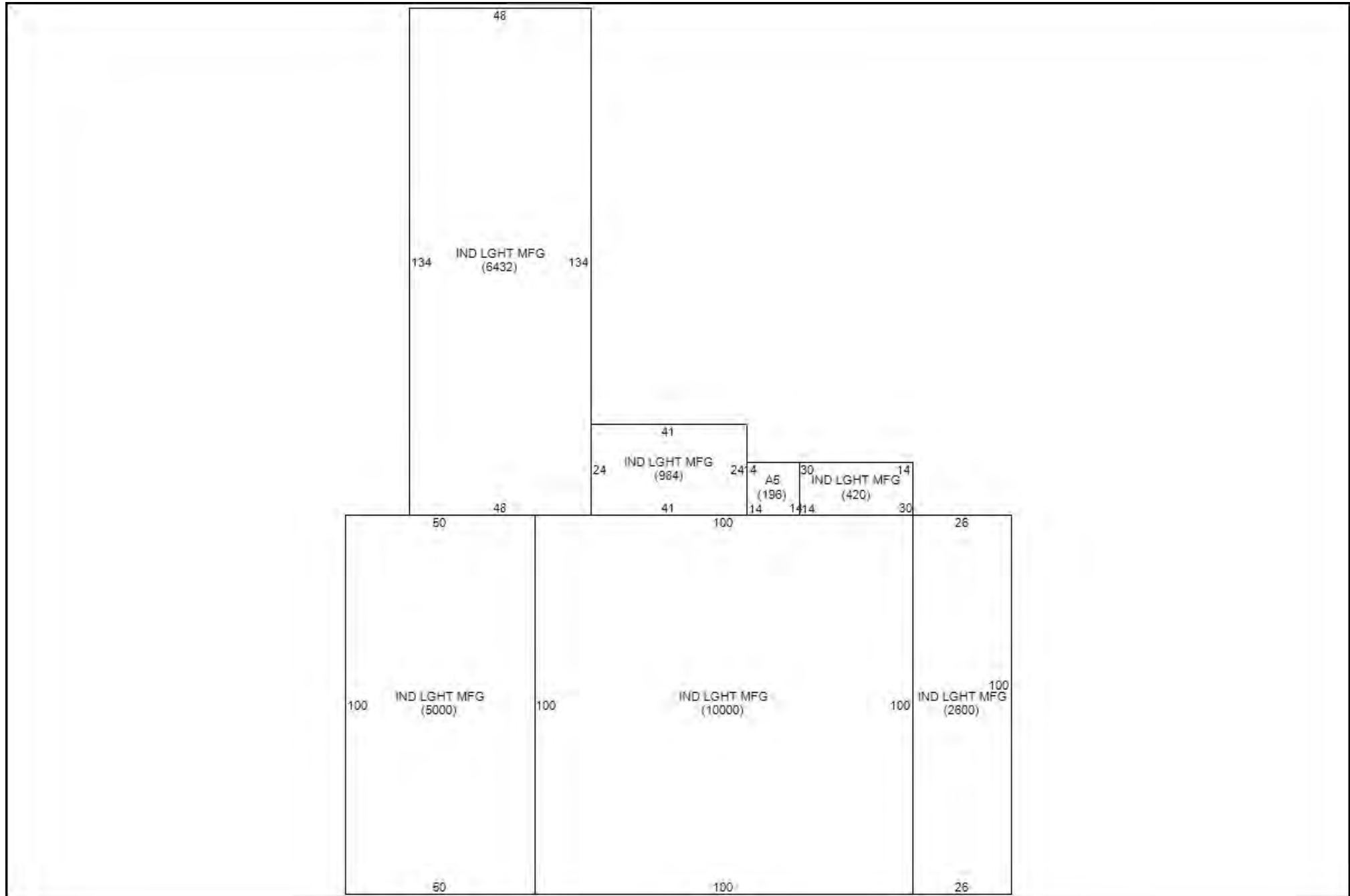
PHYS: ONE STORY CONC BLK BLDG. WITH A SMALLER SECTION HAVING A SECOND FLOOR WAREHOUSE. NEIGHBORHOOD IS MAINLY RESIDENTIAL WITH SOME MANUFACTURING HUGGING THE RAILROAD TRACKS. LAST FA FOR 2019 INDICATES INTERIOR VERY DIRTY, FLOORS ARE WORN, PITTED AND STAINED WITH CHEMICAL RESIDUE. OFFICE IS SOMEWHAT DATED AND HEAT DOES NOT CURRENTLY WORK IN OFFICE, BOILERS FOR BALANCE OF PLANT WORK WELL BUT ARE ORIGINAL. 2ND FLOOR ROOF FRAME RUSTY. EXTERIOR PAINT IS PEELING, LOTS OF STEP CRACKING, BLOCK DETERIORATING NEAR DOCKS. 2 STORY SECTION BUILT INTO THE HILL.

FUNC: FUNCTIONAL OBS FOR SITE COVERAGE, CEILING HEIGHT & LAYOUT.

ENVR: PROPERTY DOES HAVE CONTAMINATION AND COULD TAKE DECADES TO CLEAN UP, SEE DOCS IN IPAS AND ALSO NOTED IN 2019 FA IN IPAS DOCS







**SALE REPORT**

State ID # 79-41-004-R000034964  
 County MONROE  
 Municipality ANGELO  
 Local Parcel # 004-00184-0000  
 Situs Address 14205 Cty Hwy Q  
 Situs Zip Code 54656  
 Appraiser BELLDP

IPAS Sale Key # 190974  
 SIC Code 3087  
 Interior Inspection Date 09/01/2021  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 01/08/2020  
 Grantor RJ SCHAUF LLC

Grantee FAST FIBERGLASS REAL ESTATE LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3087: Custom Compound Purchased Resins-Mfg  
 Intended Use 3087: Custom Compound Purchased Resins-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$180,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$180,000  
 Land Value \$90,000  
 Improvement Value \$90,000  
 Time on Market 5 - 11 months  
 Recent Asking Price \$180,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1969  
 Number of Building Sections 3  
 Predominant OCC Code 494  
 Primary Area 8,460  
 Additional Useable Area 0  
 Total Area 8,460  
 Basement Area  
 Office Area (SF) / (%) 1,920 23%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYS

Stories 1  
 Non-office ave wall height 13  
 Non-office ave clear height 12  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$21.28  
 Adj Sale Price Imps \$ / SF \$10.64  
 Acres 9.300  
 Land Value \$ / Acre \$9,677  
 SCR 48.35  
 RCN + OBY / SF \$49.81  
 Physical Res. % 36%  
 Functional Res. % 75%  
 Functional OBS 1 Layout  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 85%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 93%

## COMMENTS

GRTR: UNABLE TO BE REACHED FOR COMMENT

GRTE: ORIGINALLY WANTED BUSINESS SALE BUT BANK WOULDN'T ALLOW IT. PURCHASE OF REAL ESTATE ONLY, APPRAISAL USED FOR SALE PRICE, FELT SALE PRICE REPRESENTED FAIR MARKET VALUE.

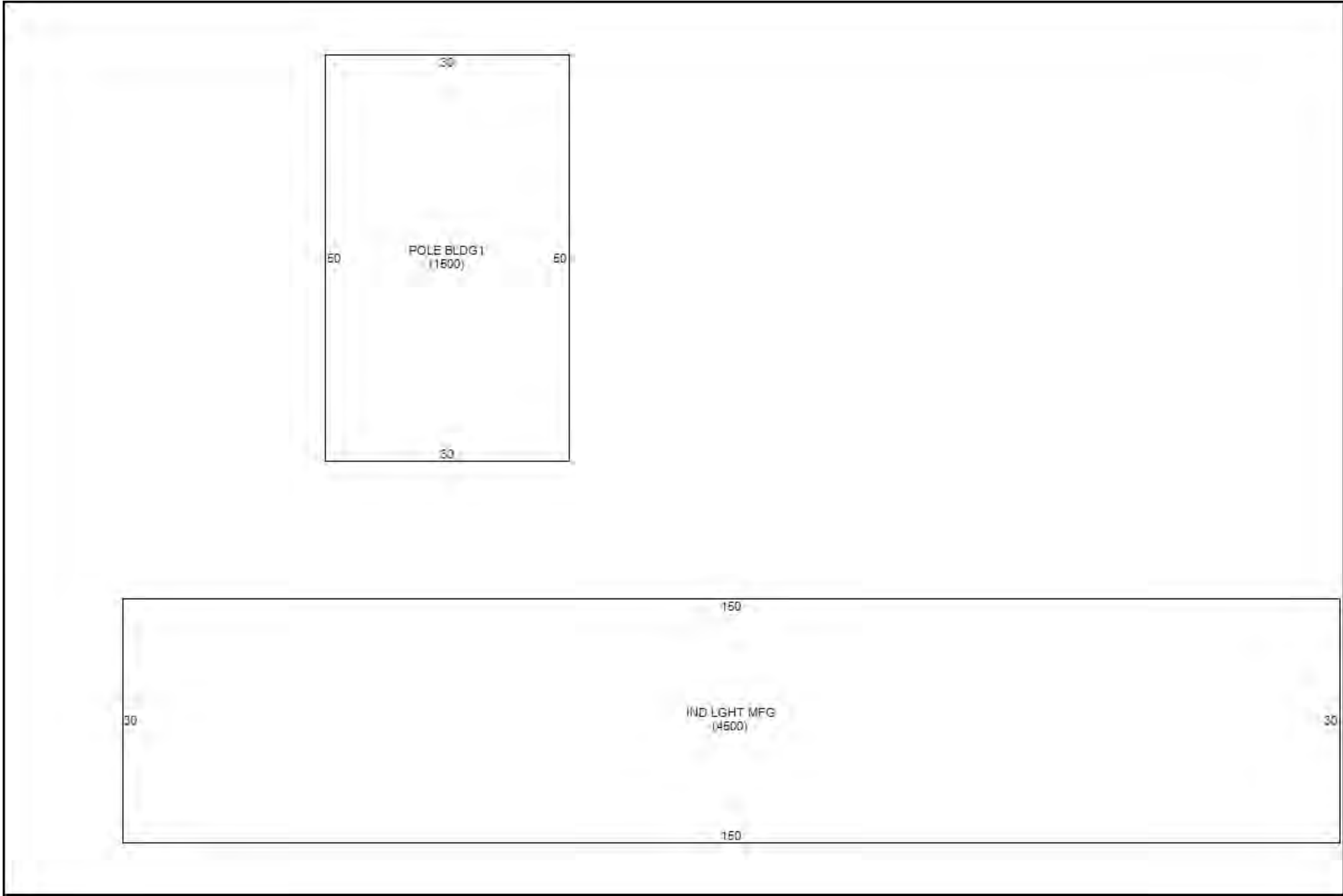
PHYS: PAINT IS CHIPPING ON MAIN CONCRETE BLOCK PRODUCTION AREA, CONVERTED OFFICE IS FORMER BARN IN NEED OF INTERIOR/EXTERIOR UPDATES, MOST COMPONENTS OF BOTH BUILDINGS APPEAR TO BE ORIGINAL

FUNC: LAYOUT IS LESS THAN IDEAL WITH OFFICE ON DIFFERENT PARCEL AND 300' AWAY FROM THE PRODUCTION AREA

ECON: LOCATED JUST TO THE NORTH OF C SPARTA NEAR OTHER BUSINESSES

OTHR: LAND ANALYSIS: ANALYSIS OF NEARBY VACANT SALES





**SALE REPORT**

State ID # 79-41-281-R000128440  
 County MONROE  
 Municipality SPARTA  
 Local Parcel # 281-02513-9948  
 Situs Address 2350 Commercial Dr  
 Situs Zip Code 54656  
 Appraiser BELLDP

IPAS Sale Key # 167540  
 SIC Code 4841  
 Interior Inspection Date 08/28/2019  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 02/19/2019  
 Grantor DESO PROPERTIES  
  
 Grantee NESNAH GROUP REAL ESTATE  
  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 4841: Cable & Other Pay Tv Services-Trans  
 Intended Use 7991: Physical Fitness Facilities-Svcs  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$575,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$575,000  
 Land Value \$75,000  
 Improvement Value \$500,000  
 Time on Market 12 - 24 months  
 Recent Asking Price \$595,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 2007  
 Number of Building Sections 2  
 Predominant OCC Code 406  
 Primary Area 8,280  
 Additional Useable Area 0  
 Total Area 8,280  
 Basement Area  
 Office Area (SF) / (%) 3,960 48%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 3,960 48%  
 Notable Features/OBYs  
  
 Stories 1  
 Non-office ave wall height 18  
 Non-office ave clear height 18  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$69.44  
 Adj Sale Price Imps \$ / SF \$60.39  
 Acres 3,000  
 Land Value \$ / Acre \$25,000  
 SCR 15.78  
 RCN + OBY / SF \$75.26  
 Physical Res. % 84%  
 Functional Res. % 90%  
 Functional OBS 1 Office/Plant Ratio  
 Functional OBS 2 Layout  
 Functional OBS 3  
 Community rating % 90%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 118%

**COMMENTS**

GRTR: LISTED PROPERTY ON MLS IN JUNE-17, WHICH EXPIRED ONE YEAR LATER. GRANTEE APPROACHED THEM 6MO AFTER EXPIRATION WITH AN OFFER. BUYER WAS LOOKING TO LEASE A COUPLE YEARS AGO, BUT NEVER WORKED OUT. ASKING PRICE/APPRaised VALUE WERE \$595,000, LEAKING ROOF LED GRANTOR TO REDUCING PRICE TO \$575,000

GRTE: NESNAH GROUP OWNS STAR BLENDS (MFG ACCOUNTS IN MONROE AND CHIPPEWA). DIDN'T SPEAK WITH GRANTEE DIRECTLY, BUT HAVE QUESTIONNAIRE FROM EQ COMMERCIAL PROJECT. HAS BLENDING FACILITY WITHIN 1 MILE OF THIS OFFICE.

PHYS: BUILT IN 2007, BUILDING IS IN OVERALL GOOD CONDITION. INTERIOR OFFICE RECENTLY REMODELED, LEAKING ROOF AT TIME OF SALE.

FUNC: HIGH OFFICE/PLANT RATIO. OFFICES SEPARATED WITH TWO ENTRANCES AND DIVIDER WALL.

ECON: HIGH VISIBILITY FROM HWY-16 (MAIN ROAD LEADING FROM I-90 TO DOWNTOWN SPARTA), NEAR OTHER COMMERCIAL AND MANUFACTURING PROPERTIES, WITHIN 1 MILE OF INTERSTATE 90

OTHR: LAND ANALYSIS: LIMITED VACANT SALES IN THIS AREA OF SPARTA. ECONOMIC DEVELOPMENT DEPARTMENT HAD PROGRAM WHERE LAND WAS FREE IF YOU BROUGHT YOUR BUSINESS HERE. REVIEWED SALES IN SIMILAR COMMUNITIES, AS WELL AS LOCAL COMMERCIAL AND MANUFACTURING ASSESSMENT VALUES TO DETERMINE LAND VALUE

OTHR: MARKET VARIANCE: COULD BE DUE TO PROXIMITY TO GRANTEE'S BLENDING FACILITY.







**SALE REPORT**

State ID # 79-41-286-R000128319  
 County MONROE  
 Municipality TOMAH  
 Local Parcel # 286-02649-0000  
 Situs Address 1620 Winnebago Ave  
 Situs Zip Code 54660  
 Appraiser BELLDP

IPAS Sale Key # 167492  
 SIC Code 7538  
 Interior Inspection Date 08/28/2019  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 04/24/2018  
 Grantor KRAEMER INVESTMENT PROPERTIES

Grantee PETERBILT OF WINONA INC

Affinity Tenant  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 7538: General Automotive Repair Shops-Svcs  
 Intended Use 7538: General Automotive Repair Shops-Svcs  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$725,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$725,000  
 Land Value \$121,200  
 Improvement Value \$603,800  
 Time on Market 0 - 4 months  
 Recent Asking Price \$725,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1995  
 Number of Building Sections 1  
 Predominant OCC Code 528  
 Primary Area 8,800  
 Additional Useable Area 0  
 Total Area 8,800  
 Basement Area  
 Office Area (SF) / (%) 1,484 17%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 1,484 17%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 17  
 Non-office ave clear height 17  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$82.39  
 Adj Sale Price Imps \$ / SF \$68.61  
 Acres 6.923  
 Land Value \$ / Acre \$17,507  
 SCR 34.27  
 RCN + OBY / SF \$86.00  
 Physical Res. % 67%  
 Functional Res. % 100%  
 Functional OBS 1  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 95%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 125%

**COMMENTS**

GRTR: UNABLE TO CONTACT

GRTE: WAS TENANT AT TIME OF SALE, NOT LISTED ON THE OPEN MARKET. SALE PRICE DETERMINED BY 3RD PARTY APPRAISAL, WAS NOT ABLE TO OBTAIN COPY OF THE APPRAISAL.

APPR: THERE IS STORAGE MEZZANINE ABOVE OFFICE AREA, THE SQUARE FOOTAGE OF MEZZANINE IS NOT INCLUDED IN PRIMARY AREA. THERE IS HIGHER TRAFFIC/VISIBILITY DUE TO PROXIMITY TO INTERSTATE.

PHYS: FACILITY BUILT IN MID-90'S AND WELL MAINTAINED. INTERIOR DATED BUT STRUCTURALLY SOUND.

FUNC: NO FUNCTIONAL OBSOLESCENCE.

ECON: LOCATED IN COMMERCIAL AREA ON HWY 12, WITHIN 1/2 MILE FROM I-90 AND 2.5 MILES FROM I-94

OTHR: LAND ANALYSIS: DETERMINED BY AN ANALYSIS OF VACANT LAND SALES AND AREA ASSESSED VALUES IN MONROE COUNTY.



**DISCLAIMER** - The content of this sales data worksheet is for general information purposes only. The information and opinions contained therein are provided by the Wisconsin Department of Revenue and we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, suitability of the information for any purpose. The Wisconsin Department of Revenue, its employees, officials, officers, agents, as the persons interviewed during the sales verification process, shall not be held responsible or liable for any use of, error, omission or defect in the information contained on the DOR Sales Data Worksheets.

**SALE REPORT**

State ID # 79-41-286-R000140126  
 County MONROE  
 Municipality TOMAH  
 Local Parcel # 286-02606-5800  
 Situs Address 201 Sime Ave  
 Situs Zip Code 54660  
 Appraiser BELLDP

IPAS Sale Key # 180792  
 SIC Code 1711  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 07/14/2020  
 Grantor ROBERT STORKEL

Grantee COUNTRYSIDE INVESTMENTS LLC

Affinity Adjacent Owner  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 1711: Plumbing Heating Air-Conditioning-Cons  
 Intended Use 5074: Plumbing & Hydronic Heating Supplies-Who  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$185,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$185,000  
 Land Value \$25,000  
 Improvement Value \$160,000  
 Time on Market 0 - 4 months  
 Recent Asking Price \$185,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1987  
 Number of Building Sections 2  
 Predominant OCC Code 406  
 Primary Area 3,000  
 Additional Useable Area 0  
 Total Area 3,000  
 Basement Area  
 Office Area (SF) / (%) 600 20%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 600 20%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 11  
 Non-office ave clear height 11  
 Frame Type 07: Wood Pole  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

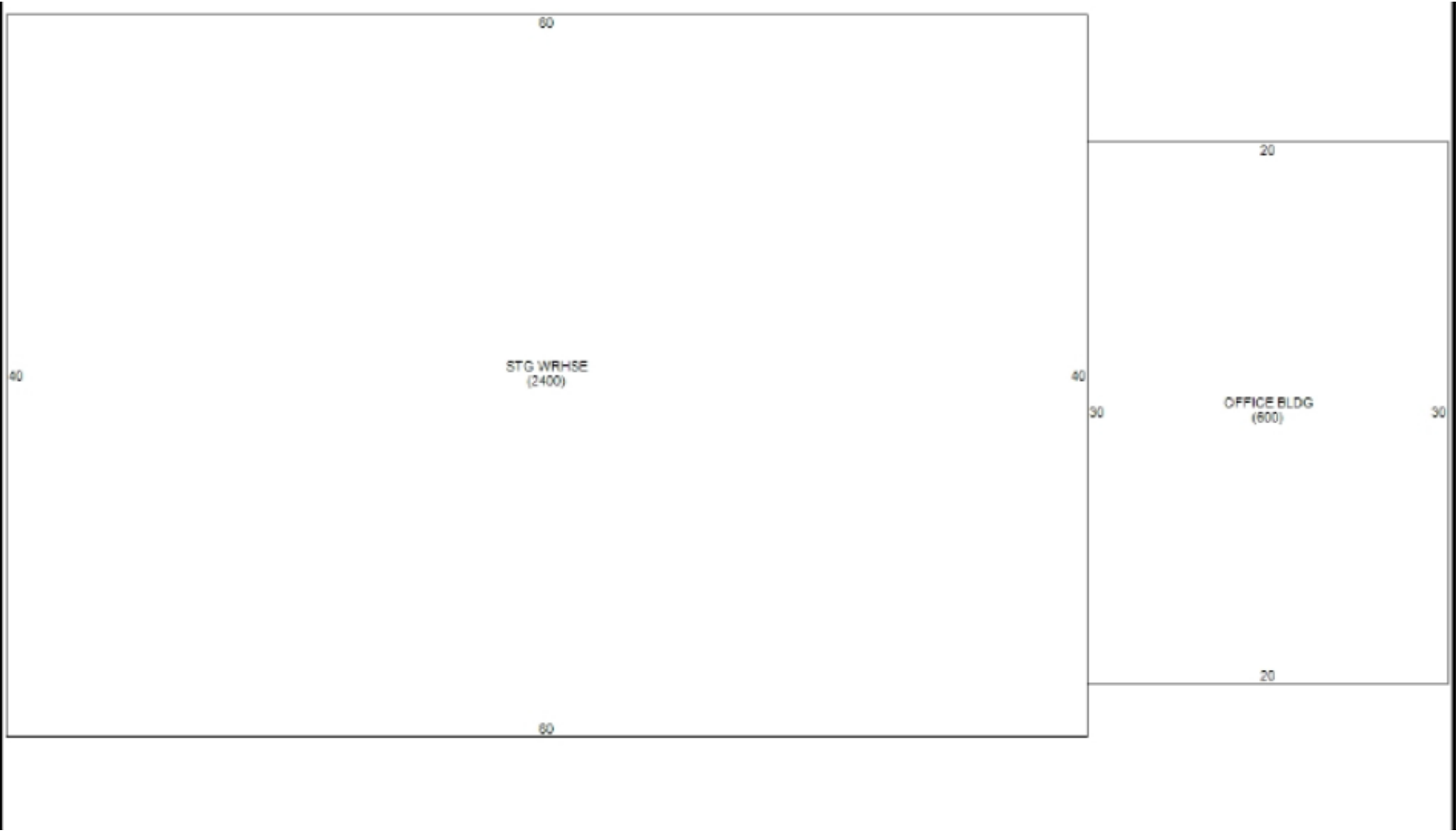
Adj Sale Price \$ / SF \$61.67  
 Adj Sale Price Imps \$ / SF \$53.33  
 Acres 1,000  
 Land Value \$ / Acre \$25,000  
 SCR 14.52  
 RCN + OBY / SF \$64.96  
 Physical Res. % 69%  
 Functional Res. % 95%  
 Functional OBS 1 Ceiling Height  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 95%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 132%

COMMENTS

APPR: GRANTOR: ACCEPTED OFFER AT ASKING PRICE, LISTED WITH AGENT, AGENT RECOMMENDED ASKING PRICE GRANTEE: COULD NOT BE REACHED FOR  
COMMENT, OWNS ADJACENT. INVESTMENT COMPANY PURCHASED, RENTING TO CULLIGAN. PHYSICAL: OFFICE AND BATHROOM HASN'T BEEN UPDATED SINCE  
CONSTRUCTION FUNCTIONAL: CEILING HEIGHT ECONOMIC: PROPERTY IS LOCATED IN INDUSTRIAL PARK IN NORTHEAST TOMAH LAND  
ANALYSIS: BASED ON ANALYSIS OF SALES IN THE AREA BROKER: UNABLE TO BE REACHED FOR COMMENT REMARKS: COULD HAVE SOLD WITH HIGH  
MARKET VARIANCE DUE TO ADJACENT OWNER PURCHASING PROPERTY. HOWEVER THEY DIDN'T GO ABOVE ASKING PRICE.







**SALE REPORT**

State ID # 79-41-286-R000140221  
 County MONROE  
 Municipality TOMAH  
 Local Parcel # 286-02694-0000  
 Situs Address 935 N Superior Ave  
 Situs Zip Code 54660  
 Appraiser BELLDP

IPAS Sale Key # 181323  
 SIC Code 5560  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 05/29/2020  
 Grantor JOSEPH AND LINDA BUBNICH  
 Grantee CRETESTONE PROPERTIES LLC  
 Affinity None  
 Conveyance Type Trustees Deed  
 Prior Use 5560: Recreational Vehicle Dealers-Retail  
 Intended Use 0000: Commercial Parcel  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$500,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$500,000  
 Land Value \$156,000  
 Improvement Value \$344,000  
 Time on Market 0 - 4 months  
 Recent Asking Price \$560,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1991  
 Number of Building Sections 2  
 Predominant OCC Code 471  
 Primary Area 7,526  
 Additional Useable Area 0  
 Total Area 7,526  
 Basement Area  
 Office Area (SF) / (%) 2,116 28%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs  
 Stories 1  
 Non-office ave wall height 14  
 Non-office ave clear height 14  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$66.44  
 Adj Sale Price Imps \$ / SF \$45.71  
 Acres 2.600  
 Land Value \$ / Acre \$60,000  
 SCR 15.05  
 RCN + OBY / SF \$69.25  
 Physical Res. % 68%  
 Functional Res. % 90%  
 Functional OBS 1 Layout  
 Functional OBS 2 Office/Plant Ratio  
 Functional OBS 3  
 Community rating % 95%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 114%

COMMENTS

APPR: GRANTOR: LISTED THROUGH REALTOR, ON MLS. UNABLE TO BE REACHED FOR COMMENT. GRANTEE: PURCHASED WITH THE INTENT OF RENTING OUT TO COMMERCIAL LESSEE. NOT LEASED AT TIME OF INTERVIEW. PURCHASED WITH CASH, FELT SALE PRICE REFLECTED MARKET VALUE. PHYSICAL: EXTERIOR SHOWING SIGNS OF WEAR AND TEAR, INTERIOR COMPONENTS IN GOOD WORKING ORDER. FUNCTIONAL: OBSOLESCENCE OBSERVED FOR ADD ON CONSTRUCTION IMPACTING LAYOUT. LAND ANALYSIS: BASED ON ANALYSIS OF SALES IN THE AREA BROKER: UNABLE TO BE REACHED FOR COMMENT.





**SALE REPORT**

State ID # 81-42-026-R000010957  
 County OCONTO  
 Municipality MAPLE VALLEY  
 Local Parcel # 026-18180021201  
 Situs Address 8888 County Road V  
 Situs Zip Code 54174  
 Appraiser BARRERM

IPAS Sale Key # 172435  
 SIC Code 2499  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 06/20/2019  
 Grantor DEWITT INVESTMENTS LLC  
 Grantee STUYVENBERG PROPERTIES LLC  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2499: Wood Products Nec-Mfg  
 Intended Use 4225: General Warehousing & Storage-Trans  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$229,500  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$229,500  
 Land Value \$16,600  
 Improvement Value \$212,900  
 Time on Market 12 - 24 months  
 Recent Asking Price \$275,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1991  
 Number of Building Sections 11  
 Predominant OCC Code 494  
 Primary Area 20,343  
 Additional Useable Area 0  
 Total Area 20,343  
 Basement Area  
 Office Area (SF) / (%) 1,040 5%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYS  
 Stories 1  
 Non-office ave wall height 14  
 Non-office ave clear height 14  
 Frame Type 07: Wood Pole  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$11.28  
 Adj Sale Price Imps \$ / SF \$10.47  
 Acres 4.880  
 Land Value \$ / Acre \$3,402  
 SCR 10.4  
 RCN + OBY / SF \$56.50  
 Physical Res. % 51%  
 Functional Res. % 75%  
 Functional OBS 1 Layout  
 Functional OBS 2 Ceiling Height  
 Functional OBS 3  
 Community rating % 80%  
 NBHD Rating / Other % 90%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 67%

**COMMENTS**

GRTR: GRANTOR: HAD A PARTIAL TENANT IN BUILDING AND WAS SEEKING A MANUFACTURING TYPE TENANT FOR THE REST OF BUILDING. WHEN UNABLE TO FIND ANOTHER TENANT, PUT SUBJECT UP FOR SALE WITH REALTOR. WAS ON OPEN MARKET FOR 24 MONTHS BEFORE SALE.

GRTE: GRANTEE: GRANTEE PURCHASED SUBJECT WITH THE INTENTION OF CONVERTING TO STORAGE UNITS. NEGOTIATED WITH GRANTOR TO SALE PRICE.

PHYS: PHYSICAL: WOOD FRAMED, METAL SIDED BUILDING BUILT IN SECTIONS BETWEEN 1985 AND 2000. OFFICE SECTION HOUSED IN A SEPARATE LOG CABIN STYLE BUILDING. INTERIOR PHOTOS FROM SALES LISTING WERE USED TO HELP DETERMINE CONDITION AT TIME OF SALE. AT TIME OF EXTERIOR PHOTOS (OVER A YEAR AFTER SALE), SUBJECT HAD ALREADY BEEN CONVERTED TO STORAGE UNITS.

FUNC: FUNCTIONAL: FUNCTIONAL ISSUES NOTED FOR LAYOUT, AS THERE ARE MULTIPLE SECTIONS AND A SEPARATE OFFICE BUILDING. CEILING HEIGHT IS ALSO LOW.

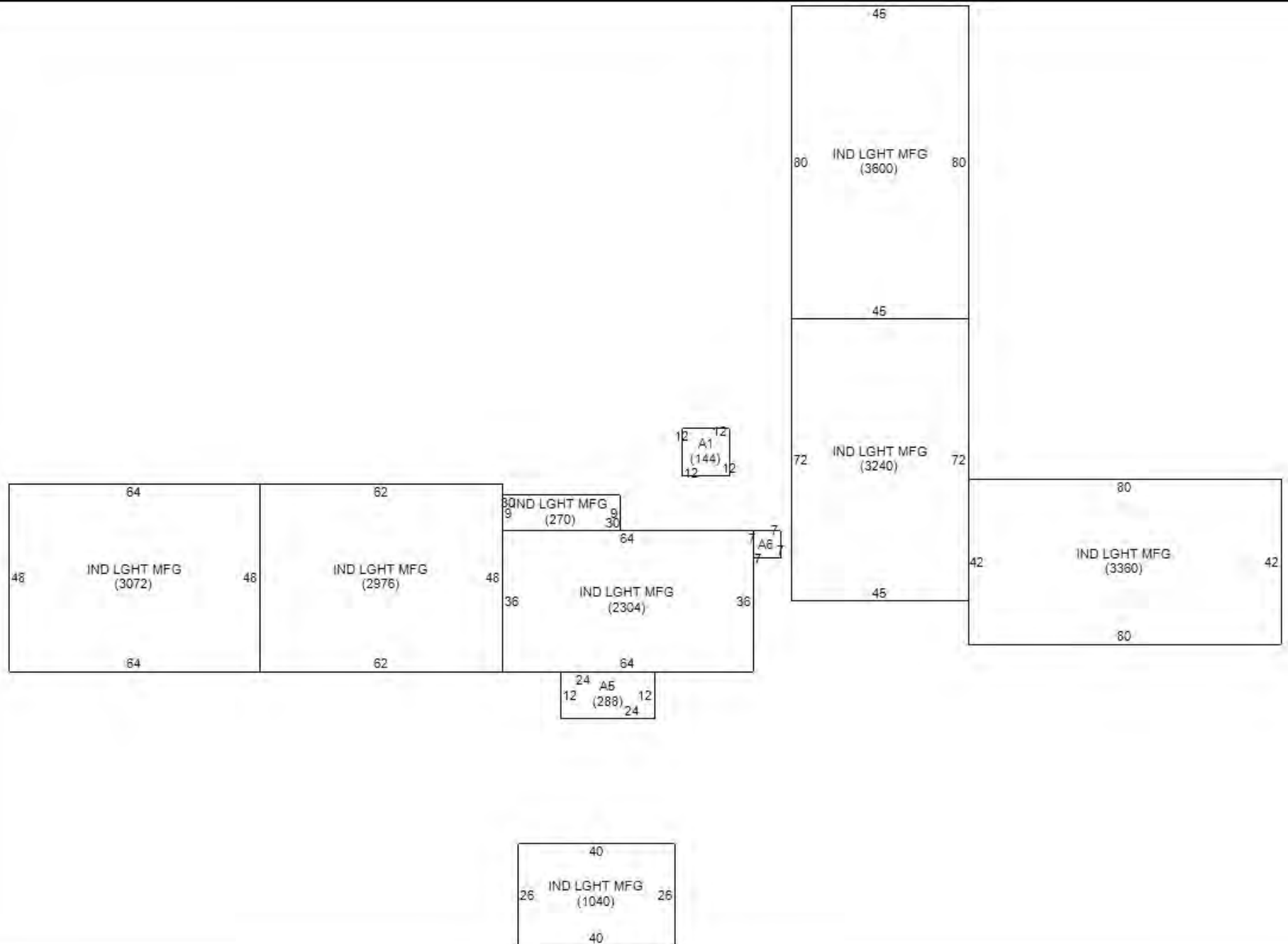
ECON: ECONOMIC: LOCATED IN A RURAL AREA ALONG STATE HIGHWAY 32, CLOSE TO THE VILLAGE OF SURING (POPULATION AROUND 600).

OTHR: LAND ANALYSIS: LOCAL LAND ASSESSMENTS WERE ANALYZED TO DETERMINE VALUE.

OTHR: MARKET VARIANCE: NO DISCERNABLE REASON, WAS ON OPEN MARKET FOR TWO YEARS.







DISCLAIMER - The content of this sales data worksheet is for general information purposes only. The information and opinions contained therein are provided by the Wisconsin Department of Revenue and we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, suitability of the information for any purpose. The Wisconsin Department of Revenue, its employees, officials, officers, agents, as the persons interviewed during the sales verification process, shall not be held responsible or liable for any use of, error, omission or defect in the information contained on the DOR Sales Data Worksheets.

**SALE REPORT**

State ID # 81-42-029-R000138707  
 County OCONTO  
 Municipality MOUNTAIN  
 Local Parcel # 029-7711081OLD2  
 Situs Address 13945 State Hwy 32 64  
 Situs Zip Code 54149  
 Appraiser BARRERM

IPAS Sale Key # 178642  
 SIC Code 4225  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 05/16/2020  
 Grantor DAVID YOKEUM

Grantee TNT CONSTRUCTION LLC

Affinity None  
 Conveyance Type Land Contract  
 Prior Use 4225: General Warehousing & Storage-Trans  
 Intended Use 4225: General Warehousing & Storage-Trans  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$58,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$58,000  
 Land Value \$28,900  
 Improvement Value \$29,100  
 Time on Market 12 - 24 months  
 Recent Asking Price \$58,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1950  
 Number of Building Sections 2  
 Predominant OCC Code 326  
 Primary Area 2,096  
 Additional Useable Area 0  
 Total Area 2,096  
 Basement Area  
 Office Area (SF) / (%) 0 0%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 11  
 Non-office ave clear height 11  
 Frame Type 05: Wood Joist Typical Wood  
 Exterior Wall Type 03: Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$27.67  
 Adj Sale Price Imps \$ / SF \$13.88  
 Acres 1.137  
 Land Value \$ / Acre \$25,418  
 SCR 23.6  
 RCN + OBY / SF \$80.18  
 Physical Res. % 38%  
 Functional Res. % 85%  
 Functional OBS 1 Layout  
 Functional OBS 2 Office/Plant Ratio  
 Functional OBS 3  
 Community rating % 80%  
 NBHD Rating / Other % 90%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 74%

**COMMENTS**

GRTR: HAD BEEN OPERATING AN AUTO GARAGE AND MOVED BUSINESS TO A DIFFERENT LOCATION, AT WHICH TIME SUBJECT WAS BEING USED FOR STORAGE. PUT UP A FOR SALE SIGN ON PROPERTY AND MARKETING THROUGH WORD OF MOUTH.

GRTE: DROVE BY PROPERTY AND SAW THE FOR SALE SIGN. OPERATES A CONSTRUCTION BUSINESS AND WILL BE USING SUBJECT FOR STORAGE OF MATERIALS AND EQUIPMENT.

PHYS: SUBJECT CONSISTS OF TWO OLDER CONCRETE BLOCK BUILDINGS WHICH SHOW THEIR AGE. THE LARGER BUILDING HAS THREE OVERHEAD DOORS AND THE SMALLER BUILDING HAS ONE OVERHEAD DOOR.

FUNC: FUNCTIONAL ISSUES NOTED FOR TWO SEPARATE BUILDINGS AND NO FINISHED OFFICE AREA.

ECON: SUBJECT IS LOCATED ALONG HIGHWAY 64, WHICH IS THE MAIN THOROUGHFARE IN THE TOWN OF MOUNTAIN, WHICH IS AN OUTDOOR RECREATIONAL AREA IN NORTHERN WISCONSIN.

OTHR: LAND ANALYSIS: A CSM WAS DONE INCREASING THE ACREAGE FOR THE 2020 ASSESSMENT YEAR. THE UPDATED LOCAL LAND ASSESSMENT WAS USED FOR LAND VALUE.

OTHR: MARKET VARIANCE: NO KNOWN REASON.





**SALE REPORT**

State ID # 81-42-036-R000010964  
 County OCONTO  
 Municipality RIVERVIEW  
 Local Parcel # 036-0404018232B  
 Situs Address 16685 Hwy 32  
 Situs Zip Code 54149  
 Appraiser BARRERM

IPAS Sale Key # 140464  
 SIC Code 3089  
 Interior Inspection Date 11/08/2017  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 02/24/2017  
 Grantor EXECUTIVE INVESTORS INC

Grantee NCC NP LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3089: Plastics Products Nec-Mfg  
 Intended Use 3089: Plastics Products Nec-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$1,350,000  
 Adjustment \$54,400  
 Adjusted Reason Multi-parcel  
 Adjusted Sale Price \$1,295,600  
 Land Value \$77,000  
 Improvement Value \$1,218,600  
 Time on Market 0 - 4 months  
 Recent Asking Price \$1,350,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1995  
 Number of Building Sections 7  
 Predominant OCC Code 494  
 Primary Area 40,520  
 Additional Useable Area 1144  
 Total Area 41,664  
 Basement Area  
 Office Area (SF) / (%) 6,420 15%  
 Sprinkler (SF) / (%) 41,664 100%  
 Air Conditioning (SF) / (%) 41,664 100%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 24  
 Non-office ave clear height 24  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 08: Metal Sandwich

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$31.10  
 Adj Sale Price Imps \$ / SF \$29.25  
 Acres 13.406  
 Land Value \$ / Acre \$5,744  
 SCR 14.41  
 RCN + OBY / SF \$78.50  
 Physical Res. % 68%  
 Functional Res. % 85%  
 Functional OBS 1 Size  
 Functional OBS 2 Layout  
 Functional OBS 3  
 Community rating % 75%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason

Major Thoroughfare 0 to 1 mile  
 Market Variance 86%

**COMMENTS**

GRTR: ORIGINAL PLAN WAS TO SELL THE BUSINESS AND RETAIN THE REAL ESTATE BY DOING A TRIPLE NET LEASE WITH THE GRANTEE. AFTER NOT BEING ABLE TO AGREE TO TERMS, THE REAL ESTATE WAS INSTEAD SOLD TO GRANTEE. THERE WAS NO APPRAISAL DONE AT THE TIME OF SALE TO ALLOCATE THE REAL ESTATE VALUE, SO IT WAS DEEMED A TOTAL BUSINESS TRANSACTION. HOWEVER, AN APPRAISAL WAS LATER DONE DURING 2018 AND SUBMITTED TO OUR OFFICE, AND THE VALUE AGREED WITH THE 2017 SALE PRICE. THE SALE INCLUDED A 1.14 ACRE LOCALLY ASSESSED PARCEL WITH A MODIFIED MOBILE HOME THAT HELD THEIR SERVERS.

GRTE: GRANTEE WAS INTERESTED IN PURCHASING BUSINESS TO DIVERSIFY INTO THE PLASTICS INDUSTRY.

PHYS: A ONE STORY PRE-ENGINEERED STEEL BUILDING WITH INSULATED METAL WALLS, OBSERVED TO BE IN MODERATE CONDITION. FACILITY IS FULLY HEATED AND AIR CONDITIONED.

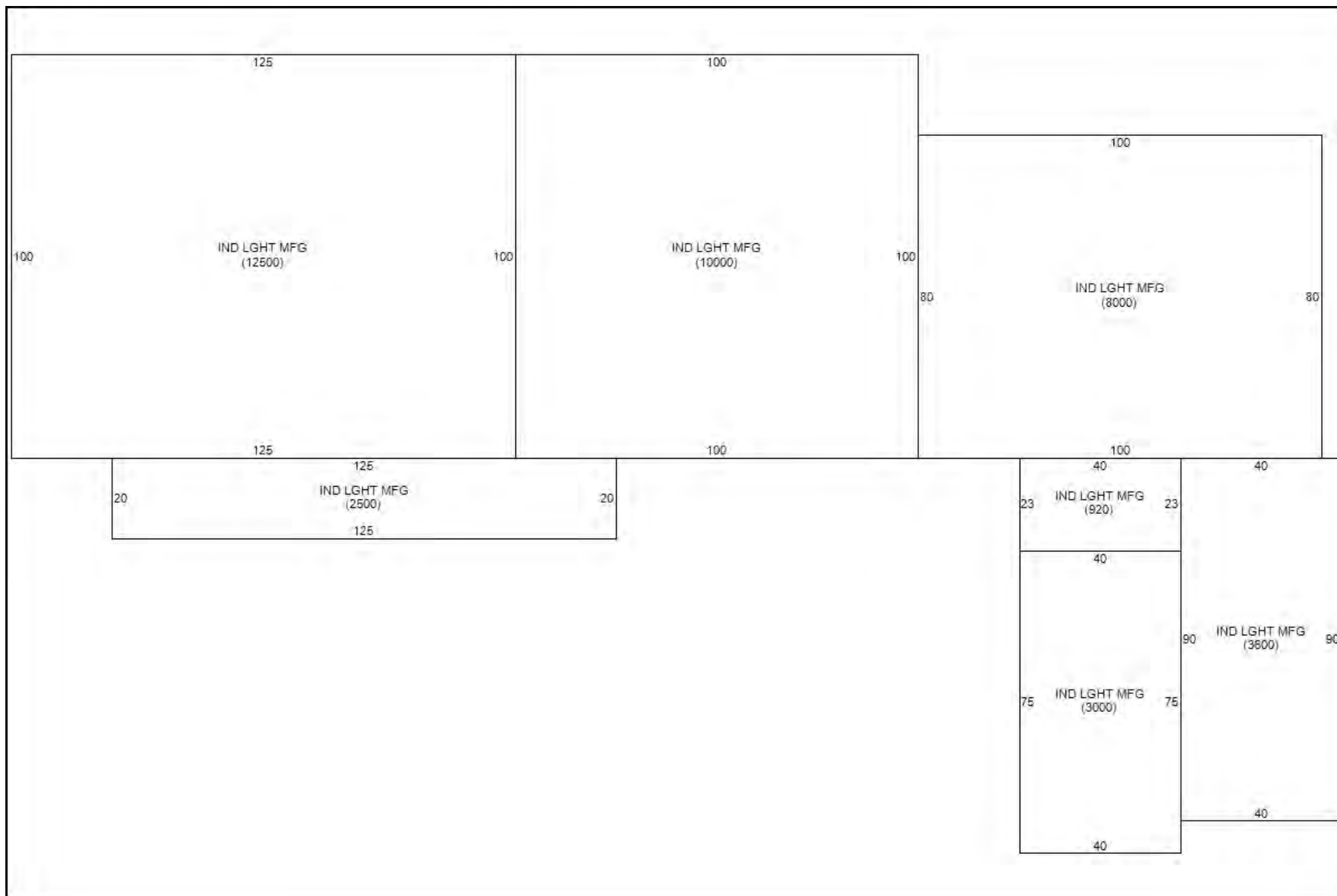
FUNC: FUNCTIONAL OBSOLESCENCE WAS OBSERVED FOR LAYOUT AS THERE ARE MULTIPLE BUILDING ADDITIONS.

ECON: SUBJECT IS LOCATED ON HIGHWAY 32 IN A TOURISM AREA DUE TO NEARBY WATER RECREATIONAL ACTIVITIES. LARGER POPULATION AREAS ARE ABOUT 40-50 MILES AWAY TO THE EAST (ANTIGO), SOUTH (SHAWANO) AND WEST (MARINETTE).

OTHR: LAND VALUE IS IN LINE WITH NEARBY LOCALLY ASSESSED PARCELS. SALE INCLUDED A 1.14 ACRE COMMERCIAL PARCEL.







**SALE REPORT**

State ID # 81-42-265-R000011007  
 County OCONTO  
 Municipality OCONTO  
 Local Parcel # 265-31191581814  
 Situs Address 648 Brazeau Ave  
 Situs Zip Code 54153  
 Appraiser BARRERM

IPAS Sale Key # 172415  
 SIC Code 2711  
 Interior Inspection Date 03/06/2020  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 11/18/2019  
 Grantor GANNETT SATELLITE INFORMATION NETWORK LLC

Grantee OCONTO ASSEMBLY OF GOD

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2711: Newspapers-Mfg  
 Intended Use 7380: Miscellaneous Business Services-Svcs  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$100,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$100,000  
 Land Value \$29,900  
 Improvement Value \$70,100  
 Time on Market 5 - 11 months  
 Recent Asking Price \$119,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1960  
 Number of Building Sections 1  
 Predominant OCC Code 494  
 Primary Area 3,420  
 Additional Useable Area 0  
 Total Area 3,420  
 Basement Area  
 Office Area (SF) / (%) 684 20%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 11  
 Non-office ave clear height 11  
 Frame Type 05: Wood Joist Typical Wood  
 Exterior Wall Type 03: Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$29.24  
 Adj Sale Price Imps \$ / SF \$20.50  
 Acres 0.440  
 Land Value \$ / Acre \$67,955  
 SCR 5.6  
 RCN + OBY / SF \$77.72  
 Physical Res. % 46%  
 Functional Res. % 80%  
 Functional OBS 1 Layout  
 Functional OBS 2 Construction Materials  
 Functional OBS 3  
 Community rating % 90%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason

Major Thoroughfare 0 to 1 mile  
 Market Variance 80%

## COMMENTS

GRTR: GRANTOR WAS A NEWSPAPER PUBLISHER WHO MOVED OUT OF BUILDING AND LISTED IT THROUGH REALTOR.

GRTE: GRANTEE IS RELIGIOUS ORGANIZATION THAT PURCHASED THE BUILDING TO HOLD MEETINGS. ORIGINALLY LISTED FOR \$119,000 AND NEGOTIATED TO PURCHASE PRICE. THERE IS PLANNED REMODELING AND REMOVING OF INTERIOR WALLS, BUT AT THE TIME OF VISIT PROPERTY WAS MOSTLY THE SAME CONDITION AS WHEN IT WAS PURCHASED.

PHYS: A ONE STORY CONCRETE BLOCK BUILDING IN FAIR CONDITION. A NEW ROOF WAS INSTALLED IN 2018. THE BUILDING HAS BOILER HEAT AND THREE IN-WALL AIR CONDITIONING UNITS (NO CENTRAL AIR).

FUNC: FUNCTIONAL ISSUES NOTED FOR THE LOW CEILING HEIGHT AND LAYOUT AS THERE ARE PARTITION WALLS BETWEEN AREAS. BUILDING LENDS ITSELF BETTER FOR COMMERCIAL USE THAN MANUFACTURING USE.

ECON: SUBJECT IS LOCATED IN A COMMERCIAL AREA IN THE CITY OF OCONTO, LESS THAN A MILE FROM THE HIGHWAY 41 EXIT.

OTHR: LAND ANALYSIS: LAND VALUE FALLS IN LINE WITH OTHER COMMERCIAL PROPERTIES IN THE AREA.

OTHR: MARKET VARIANCE: NO DISCERNABLE REASON.



INDO LIGHT MFG  
(2420)

**SALE REPORT**

State ID # 81-42-266-R000011016  
 County OCONTO  
 Municipality OCONTO FALLS  
 Local Parcel # 266-0202104041  
 Situs Address 206 E Highland Dr  
 Situs Zip Code 54154  
 Appraiser BARRERM

IPAS Sale Key # 177288  
 SIC Code 3599  
 Interior Inspection Date 07/27/2016  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 06/17/2020  
 Grantor WILLIAM AND CAROL GRINER  
 Grantee ALLEN CHARLES AND VICKY GRAETZ  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3599: Industrial Machinery Nec-Mfg  
 Intended Use 3599: Industrial Machinery Nec-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$350,000  
 Adjustment \$25,000  
 Adjusted Reason Personal Property Included  
 Adjusted Sale Price \$325,000  
 Land Value \$39,500  
 Improvement Value \$285,500  
 Time on Market 0 - 4 months  
 Recent Asking Price \$425,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1975  
 Number of Building Sections 1  
 Predominant OCC Code 494  
 Primary Area 32,500  
 Additional Useable Area 0  
 Total Area 32,500  
 Basement Area  
 Office Area (SF) / (%) 2,144 7%  
 Sprinkler (SF) / (%) 33,900 104%  
 Air Conditioning (SF) / (%) 3,544 11%  
 Notable Features/OBYs  
 Stories 1  
 Non-office ave wall height 14  
 Non-office ave clear height 14  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 17: Masonry & Metal

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$10.00  
 Adj Sale Price Imps \$ / SF \$8.78  
 Acres 2.645  
 Land Value \$ / Acre \$14,934  
 SCR 3.55  
 RCN + OBY / SF \$53.94  
 Physical Res. % 45%  
 Functional Res. % 80%  
 Functional OBS 1 Size  
 Functional OBS 2 Layout  
 Functional OBS 3 Ceiling Height  
 Community rating % 86%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 53%

## COMMENTS

GRTR: GRANTOR OWNS OTHER NEARBY PROPERTY FOR MANUFACTURING BUSINESS AND HAD BEEN USING SUBJECT JUST FOR STORAGE. DECIDED TO SELL AND LISTED WITH REALTOR.

GRTE: RUNS A MANUFACTURING BUSINESS IN A NEARBY TOWN. DECIDED TO PURCHASE TO HAVE A MORE VISIBLE LOCATION TO REACH MORE CUSTOMERS. HAD LOOKED AT FIVE OTHER PROPERTIES IN LAST YEAR. LIKED SUBJECT DUE TO LOCATION.

PHYS: ONE STORY PRE-ENGINEERED STEEL FRAMED BUILDING WITH BOTH BRICK AND METAL EXTERIOR. GRANTEE MENTIONED IT IS AN OLD BUILDING AND HAS CRACKED BRICKS, SINKING FOUNDATION, AND MECHANICALS NEARING THE END OF LIFE. INTERIOR PHOTOS FROM THE SALE LISTING AS WELL AS LAST INTERIOR INSPECTION USED TO DETERMINE CONDITION.

FUNC: FUNCTIONAL OBSOLESCENCE OBSERVED FOR LAYOUT, SIZE, AND LOW CEILING HEIGHT.

ECON: WELL LOCATED IN AN INDUSTRIAL/COMMERCIAL AREA IN THE CITY OF OCONTO FALLS, ALONG THE MAIN ROAD THROUGH CITY.

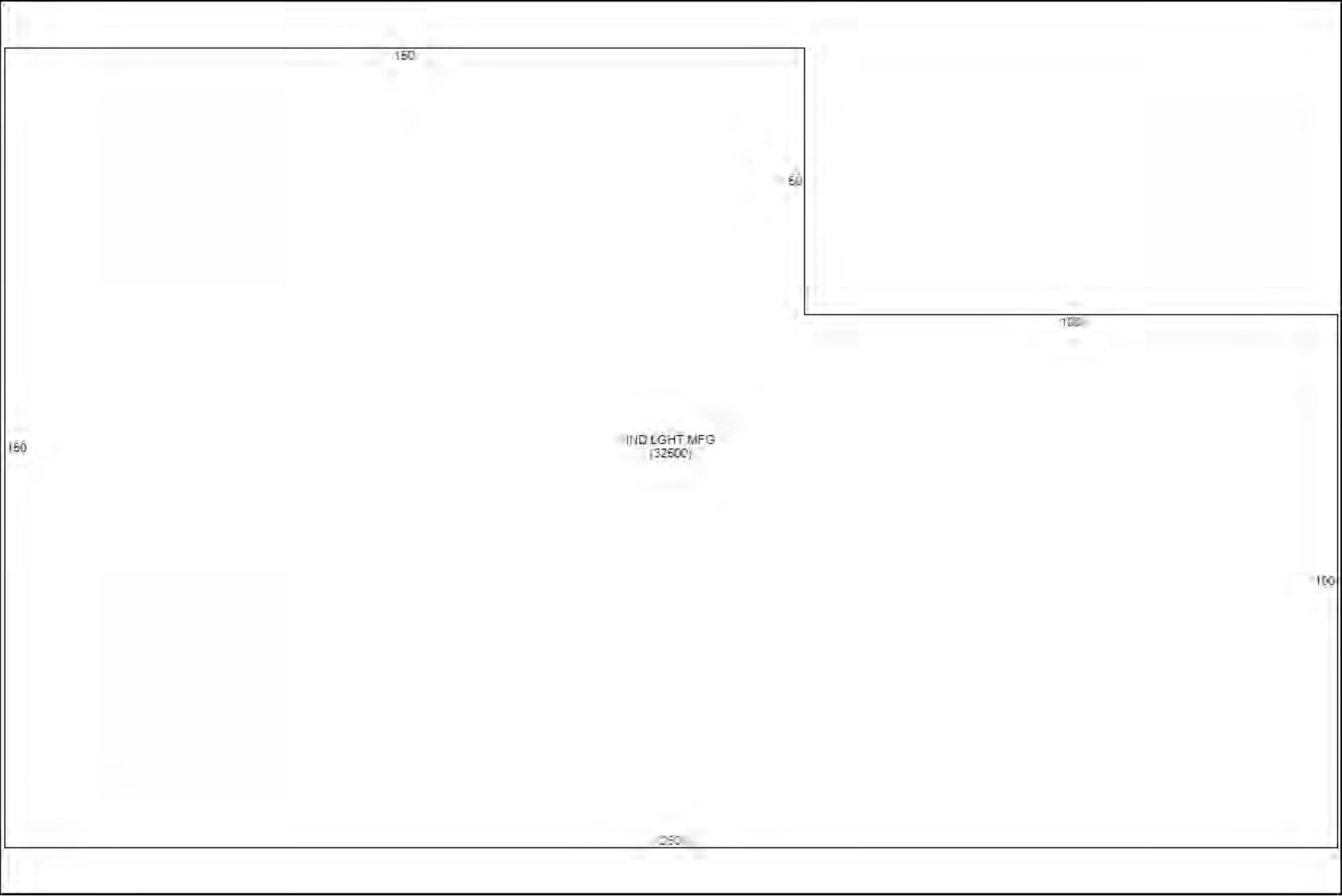
OTHR: INCLUDED IN THE \$350,000 SALE PRICE WAS \$25,000 IN MACHINERY (CONFIRMED BY BOTH GRANTOR AND GRANTEE).

OTHR: LAND ANALYSIS: RECENT LAND SALES IN AREA ANALYZED FOR VALUE.

OTHR: MARKET VARIANCE: POSSIBLY DUE TO SHORT TIME ON MARKET (ACCEPTED FIRST OFFER).







**SALE REPORT**

State ID # 79-43-002-R000129433  
 County ONEIDA  
 Municipality CASSIAN  
 Local Parcel # CA 402  
 Situs Address 4243 Back Country Ln  
 Situs Zip Code 54529  
 Appraiser BURGELL

IPAS Sale Key # 168411  
 SIC Code 7217  
 Interior Inspection Date 09/18/2019  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 12/28/2018  
 Grantor SUNSET COMMERCIAL LEASING LLC  
 Grantee NORTHWOODS UPHOLSTERY OF TOMAHAWK LLC  
 Affinity Tenant  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 7217: Carpet & Upholstery Cleaning-Svcs  
 Intended Use 7641: Reupholstery & Furniture Repair-Svcs  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$189,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$189,000  
 Land Value \$51,300  
 Improvement Value \$137,700  
 Time on Market 12 - 24 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 2006  
 Number of Building Sections 1  
 Predominant OCC Code 494  
 Primary Area 2,304  
 Additional Useable Area 0  
 Total Area 2,304  
 Basement Area  
 Office Area (SF) / (%) 864 38%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 864 38%  
 Notable Features/OBYs  
 Stories 1  
 Non-office ave wall height 14  
 Non-office ave clear height 12  
 Frame Type 07: Wood Pole  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$82.03  
 Adj Sale Price Imps \$ / SF \$59.77  
 Acres 6.030  
 Land Value \$ / Acre \$8,507  
 SCR 114  
 RCN + OBY / SF \$88.98  
 Physical Res. % 82%  
 Functional Res. % 95%  
 Functional OBS 1 Office/Plant Ratio  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 75%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 115%

**COMMENTS**

GRTR: GRANTOR: DID NOT RESPOND

GRTE: GRANTEE: PURCHASE PRICE WAS BASED ON NEGOTIATED ASKING PRICE WHICH WAS THE BROKER'S OPINION OF VALUE. THE OFFER TO PURCHASE WAS WRITTEN TO ALLOW GRANTEE TO LEASE FROM GRANTOR FOR ONE YEAR PRIOR TO PURCHASING.

BRKR: BROKER: DID NOT RESPOND. LISTED FOR \$218,000 IN MARCH 2017, REDUCED TO \$199,900 AUGUST 2017.

PHYS: PHYSICAL: WELL MAINTAINED, OBSERVED TO BE IN GOOD CONDITION.

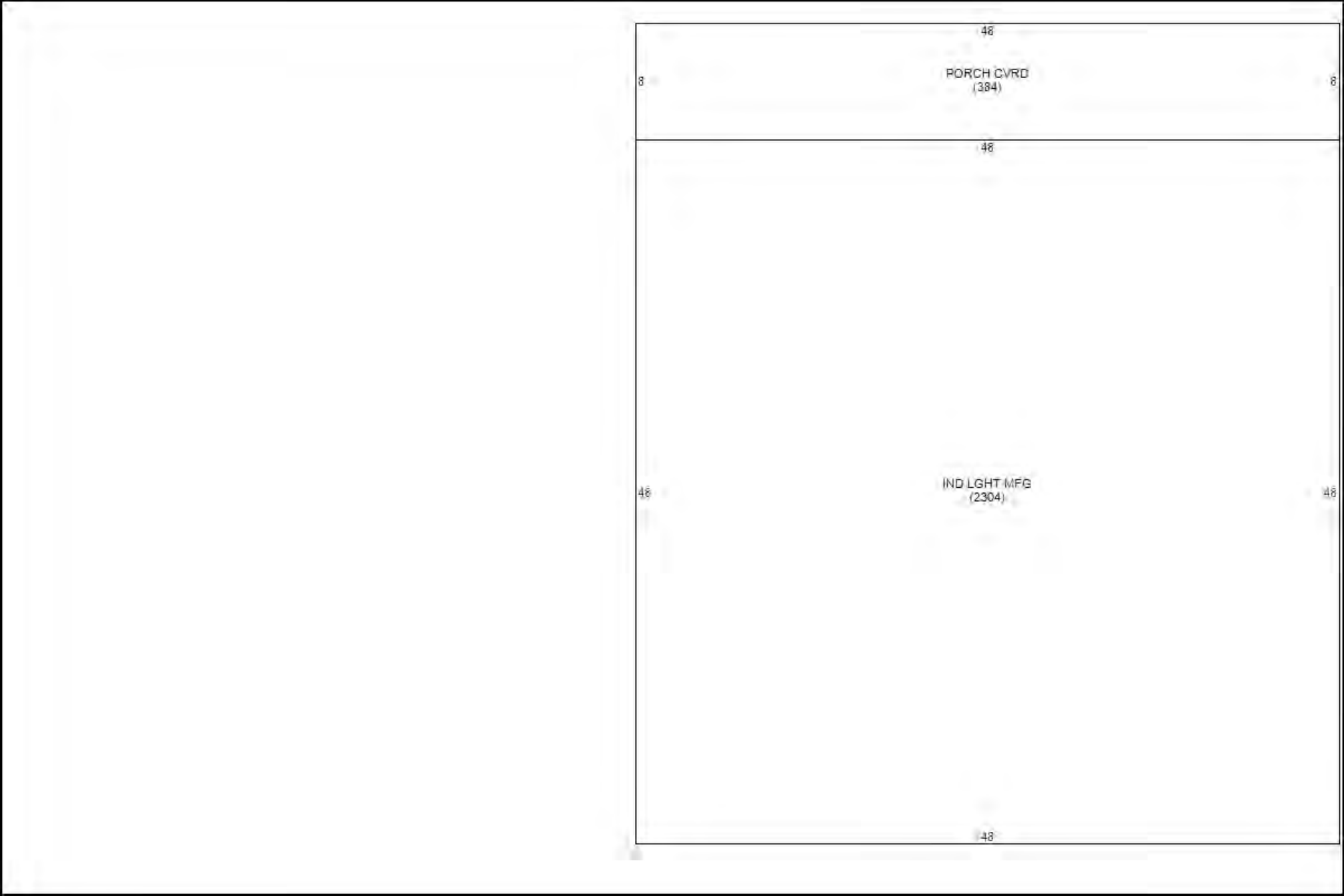
FUNC: FUNCTIONAL: OFFICE IS 37.5% OF BUILDING.

ECON: ECONOMIC: SUBJECT IS LOCATED IN A RURAL AREA ON A FRONTAGE ROAD, 1/8 MILE TO HWY 51 ACCESS

OTHR: LAND ANALYSIS: REVIEWED LOCAL AREA LAND SALES.

OTHR: MARKET VARIANCE: I BELIEVE THE MARKET VARIANCE COULD BE DUE TO THE FACT THAT THE GRANTEE WAS ALLOWED TO LEASED FROM THE GRANTOR FOR 1 YEAR PRIOR TO THE PURCHASE





**SALE REPORT**

State ID # 79-43-016-R000130341  
 County ONEIDA  
 Municipality MINOCQUA  
 Local Parcel # MI-2503-7  
 Situs Address 9783 Rylee Ln  
 Situs Zip Code 54548  
 Appraiser BURGELL

IPAS Sale Key # 169193  
 SIC Code 5250  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 09/30/2019  
 Grantor JON D & JULIA WICKE  
 Grantee PUKALL LUMBER COMPANY INC  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 5250: Hardware Stores-Retail  
 Intended Use 5210: Lumber & Other Building Materials-Retail  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$550,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$550,000  
 Land Value \$90,000  
 Improvement Value \$460,000  
 Time on Market over 24 months  
 Recent Asking Price \$625,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1999  
 Number of Building Sections 1  
 Predominant OCC Code 494  
 Primary Area 9,600  
 Additional Useable Area 0  
 Total Area 9,600  
 Basement Area  
 Office Area (SF) / (%) 3,200 33%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs  
 Stories 1  
 Non-office ave wall height 20  
 Non-office ave clear height 20  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$57.29  
 Adj Sale Price Imps \$ / SF \$47.92  
 Acres 1.430  
 Land Value \$ / Acre \$62,937  
 SCR 6.49  
 RCN + OBY / SF \$67.72  
 Physical Res. % 72%  
 Functional Res. % 90%  
 Functional OBS 1 Layout  
 Functional OBS 2 Office/Plant Ratio  
 Functional OBS 3  
 Community rating % 85%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 128%

**COMMENTS**

GRTR: GRANTOR: PROPERTY HAD BEEN ON MARKET FOR 5 YEARS WITH AN OPTION TO PURCHASE THE BUSINESS SEPARATELY. DUE TO HEALTH ISSUES OF THE GRANTOR AND LACK OF HELP HE DECIDED TO LIQUIDATE THE BUSINESS AND SELL THE BUILDING.

GRTE: GRANTEE: PART OF THEIR LONG-TERM STRATEGY FOR EXPANSION INCLUDED A SECOND LOCATION IN MINOCQUA. GRANTOR SAW LIQUIDATION SIGN, CONTACTED THE SELLER DIRECTLY AND OFFERED A PRICE. THROUGH NEGOTIATION THEY AGREED ON THE PRICE, GRANTEE FEELS IT REPRESENTS FAIR MARKET VALUE.

BRKR: BROKER: PROPERTY WAS ORIGINALLY LISTED FOR \$625,000 WITH A BROKER. WHEN THE LISTING EXPIRED, GRANTOR SOLD PROPERTY TO GRANTEE WITHOUT BROKER.

PHYS: PHYSICAL: BUILDING IS WELL MAINTAINED, IN 2009 THE BUILDING WENT THROUGH AN EXTENSIVE FOCUS ON ENERGY EFFICIENCY RENOVATION.

FUNC: FUNCTIONAL: BUILDING HAS 80' WIDE FREE SPAN BEAMS & OVER 20' HIGH CEILINGS. BUILDING IS PARTITIONED INTO THREE SECTIONS BUT LISTED AS ONE SECTION, INTERIOR WALLS COULD BE REMOVED. WORKSHOP AREA HAS OVERHEAD DOOR AND INFRARED RADIANT TUBE HEATING.

ECON: ECONOMIC: HIGHLY VISIBLE LOCATION ON US HWY 51, WHICH IS THE GATEWAY FROM THE SOUTH (WAUSAU, MADISON, CHICAGO) TO THE NORTHWOODS.

OTHR: LAND ANALYSIS: LAND VALUE DETERMINED BY EXAMINATION OF AREA LAND SALES AND CURRENT ASSESSMENTS

OTHR: MARKET VARIANCE: MAY BE DUE TO THIS BUILDING BEING USED FOR RETAIL IN A HIGHLY VISIBLE LOCATION ON A MAJOR HIGHWAY







**SALE REPORT**

State ID # 79-43-016-R000153728  
 County ONEIDA  
 Municipality MINOCQUA  
 Local Parcel # MI-7608 / MI2178-30  
 Situs Address 8574 Lake View Dr  
 Situs Zip Code 54548  
 Appraiser BURGELL

IPAS Sale Key # 191934  
 SIC Code 0000  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 12/31/2020  
 Grantor H51 LLC  
  
 Grantee VENTURE NORTH PROPERTY RENTALS & STORAGE LLC  
  
 Affinity Adjacent Owner  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 4225: General Warehousing & Storage-Trans  
 Intended Use 4225: General Warehousing & Storage-Trans  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$450,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$450,000  
 Land Value \$50,000  
 Improvement Value \$400,000  
 Time on Market 0 - 4 months  
 Recent Asking Price \$450,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 2017  
 Number of Building Sections 1  
 Predominant OCC Code 326  
 Primary Area 8,500  
 Additional Useable Area 0  
 Total Area 8,500  
 Basement Area  
 Office Area (SF) / (%) 0 0%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYS  
  
 Stories 1  
 Non-office ave wall height 20  
 Non-office ave clear height 20  
 Frame Type 05: Wood Joist Typical Wood  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$52.94  
 Adj Sale Price Imps \$ / SF \$47.06  
 Acres 0.450  
 Land Value \$ / Acre \$111,111  
 SCR 6.66  
 RCN + OBY / SF \$62.11  
 Physical Res. % 94%  
 Functional Res. % 90%  
 Functional OBS 1 Office/Plant Ratio  
 Functional OBS 2 Site Coverage  
 Functional OBS 3  
 Community rating % 85%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason  
  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 105%

**COMMENTS**

GRTR: NEARBY PONTOON RENTAL BUSINESS REACHED OUT TO GRANTOR WONDERING IF HE WOULD BE INTERESTED IN SELLING. BUILDING WAS ORIGINALLY BUILT FOR BOAT STORAGE FOR NEARBY CONDOS. GRANTOR NO LONGER NEEDED BUILDING & NEGOTIATED SALE PRICE.

GRTE: USING BUILDING AS BOAT STORAGE FOR PONTOON RENTAL BUSINESS. CURRENTLY NO INTERIOR WALLS, PLUMBING HAS BEEN ROUGHED IN FOR BATHROOM. BUILDING SPECS WILL ALLOW FOR FUTURE SECOND FLOOR. FEELS IT SOLD FOR ABOVE FMV.

PHYS: BUILDING IS IN EXCELLENT CONDITION- NO HEAT- ROUGHED IN FOR FUTURE PLUMBING

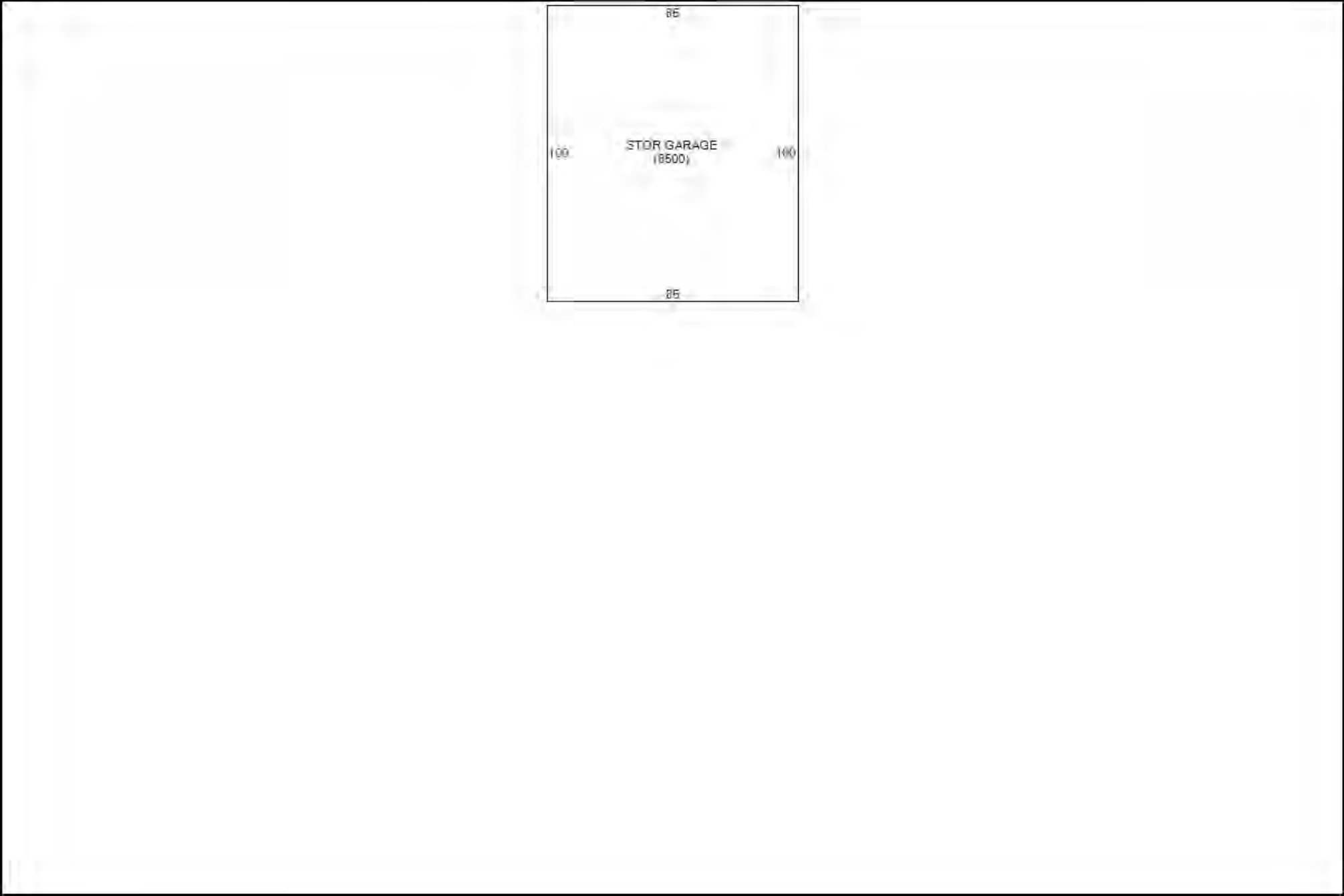
FUNC: OBSOLESCENCE OBSERVED FOR OFFICE TO PLANT RATIO AND SITE COVERAGE

ECON: LOCATED ON HWY 51 IN THE TOWN OF MINOCQUA WITH A VIEW OF THE LAKE. IT IS SURROUNDED BY COMMERCIAL & RESIDENTIAL PROPERTIES

OTHR: LAND ANALYSIS: DETERMINED THROUGH RECENT LAND SALES SEARCH AND MARKET ANALYSIS

OTHR: REMARKS: BUILDING IS NOT HEATED. NO INTERIOR INSPECTION DONE, NO ONE ON SITE WHEN I WAS IN THE AREA





**SALE REPORT**

State ID # 79-43-018-R000127750  
 County ONEIDA  
 Municipality MONICO  
 Local Parcel # MO 757-3  
 Situs Address 1890 U.S. Highway 8  
 Situs Zip Code 54501  
 Appraiser BURGELL

IPAS Sale Key # 167058  
 SIC Code 5083  
 Interior Inspection Date 09/18/2019  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 06/20/2018  
 Grantor NORTRAX INC

Grantee CONFORT LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 5083: Farm & Garden Machinery-WholeSL  
 Intended Use 0780: Landscape & Horticultural Services-Agr  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$496,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$496,000  
 Land Value \$56,500  
 Improvement Value \$439,500  
 Time on Market 5 - 11 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1982  
 Number of Building Sections 5  
 Predominant OCC Code 494  
 Primary Area 27,870  
 Additional Useable Area 0  
 Total Area 27,870  
 Basement Area  
 Office Area (SF) / (%) 3,520 13%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 7,960 29%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 17  
 Non-office ave clear height 16  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$17.80  
 Adj Sale Price Imps \$ / SF \$15.77  
 Acres 14.120  
 Land Value \$ / Acre \$4,001  
 SCR 22.07  
 RCN + OBY / SF \$59.81  
 Physical Res. % 41%  
 Functional Res. % 85%  
 Functional OBS 1 Ceiling Height  
 Functional OBS 2 Layout  
 Functional OBS 3  
 Community rating % 75%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 101%

**COMMENTS**

GRTR: GRANTOR: BUILT A NEW FACILITY AND CONSOLIDATED ALL LOCATIONS. PROPERTY WAS LISTED AND MARKETING FOR ALMOST A YEAR BY A LOCAL BROKER.

GRTE: GRANTEE: DESIRED A FACILITY IN THIS AREA FOR THEIR TRAIL GROOMING EQUIPMENT BUSINESS. NEGOTIATED PRICE BASED UPON AN APPRAISAL. FELT PRICE WAS FMV.

PHYS: PHYSICAL: EVIDENCE OF DEFERRED MAINTENANCE, OFFICE AREA IS DATED, WORN CARPET AND OLD WINDOWS. EXTERIOR WALLS ARE FADED AND DENTED IN NUMEROUS PLACES

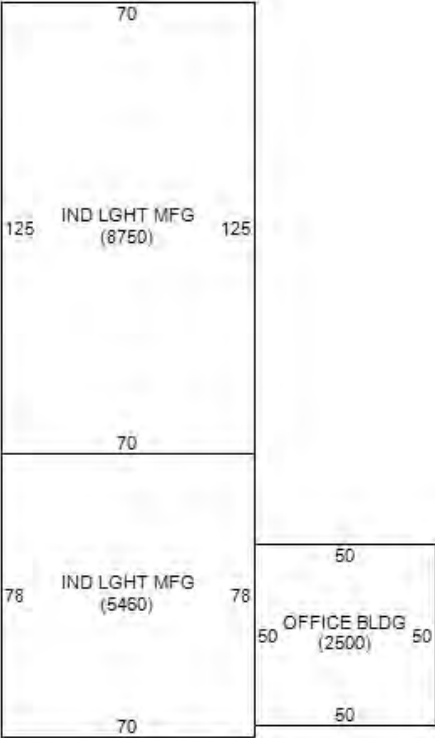
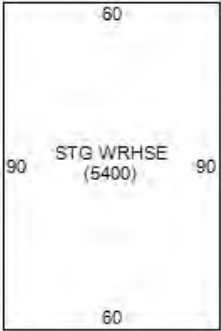
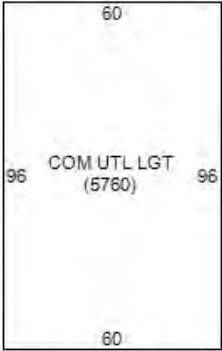
FUNC: FUNCTIONAL: OBSOLESCENCE OBSERVED FOR VARIANCE IN CEILING HEIGHTS AND MULTI-BUILDING LAYOUT

ECON: ECONOMIC: LOCATED ON HWY 8, 1/2 MILE EAST OF HWY 45 INTERSECTION

OTHR: LAND ANALYSIS: LAND VALUE DETERMINED THROUGH THE ANALYSIS OF AREA LISTINGS, VACANT LAND SALES AND CURRENT ASSESSMENTS.







**SALE REPORT**

State ID # 79-43-036-R000152673  
 County ONEIDA  
 Municipality THREE LAKES  
 Local Parcel # TL-1434 & TL-1435  
 Situs Address 1892 Superior St  
 Situs Zip Code 54562  
 Appraiser BURGELL

IPAS Sale Key # 191191  
 SIC Code 1711  
 Interior Inspection Date 07/21/2021  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 12/10/2020  
 Grantor DEAN KECKEISEN & KAREN KECKEISEN

Grantee JOSHUA D & MEGHAN V LUNDBERG

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 1711: Plumbing Heating Air-Conditioning-Cons  
 Intended Use 1711: Plumbing Heating Air-Conditioning-Cons  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$210,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$210,000  
 Land Value \$23,900  
 Improvement Value \$186,100  
 Time on Market 0 - 4 months  
 Recent Asking Price \$210,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 2007  
 Number of Building Sections 2  
 Predominant OCC Code 344  
 Primary Area 2,885  
 Additional Useable Area 0  
 Total Area 2,885  
 Basement Area  
 Office Area (SF) / (%) 1,637 57%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 2,885 100%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 12  
 Non-office ave clear height 12  
 Frame Type 05: Wood Joist Typical Wood  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$72.79  
 Adj Sale Price Imps \$ / SF \$64.51  
 Acres 0.410  
 Land Value \$ / Acre \$58,293  
 SCR 6.19  
 RCN + OBY / SF \$106.17  
 Physical Res. % 79%  
 Functional Res. % 61%  
 Functional OBS 1 Layout  
 Functional OBS 2 Office/Plant Ratio  
 Functional OBS 3  
 Community rating % 85%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason

Major Thoroughfare 0 to 1 mile  
 Market Variance 148%

## COMMENTS

FUNC: OBSOLESCENCE OBSERVED FOR LAYOUT - LIVING QUARTERS IN REAR SECTION

PHYS: BUILDING IS IN GOOD CONDITION AND MAINTAINED AS NEEDED

GRTR: OPERATED A HVAC BUSINESS FROM THIS LOCATION, SOLD BUILDING AFTER RETIRING. EQUIPMENT WAS SOLD SEPERATLEY FROM BUILDING.

ECON: LOCATED IN THE TOWN OF THREE LAKES, A SMALL TOURIST COMMUINTY IN NORTHEASTERN WISCONSIN. .017 MILES TO HWY 45. NEIGHBORHOOD CONSISTS OF A MIX OF COMMERCIAL AND RESIDENTIOAL PROPERTIES.

OTHR: LAND ANALYSIS: DETERMINED THROUGH RECENT LAND SALES SEARCH AND MARKET ANALYSIS

GRTE: OWNS AN HVAC BUSINESS THAT WAS OPERATED FROM HIS HOME AND WAS LOOKING TO EXPAND OPERATIONS. STILL HAS THE SHEET METAL SHOP LOCATED ON HIS PERSONAL PROPERTY. HAD HEARD THROUGH WORD OF MOUTH THAT THE GRANTOR WAS RETIRING AND WANTED TO SELL BUILDING. THE BUILDING WAS SOLD SEPARATELY FROM THE EQUIPMENT.



39		
32	IND LGHT MFG (1248)	32
39		
18	OFFICE BLDG (702)	18
39		

**SALE REPORT**

State ID # 81-44-012-R000036615  
 County OUTAGAMIE  
 Municipality DALE  
 Local Parcel # 060040603  
 Situs Address N909 Midway Rd  
 Situs Zip Code 54931  
 Appraiser LACRORG

IPAS Sale Key # 177215  
 SIC Code 2789  
 Interior Inspection Date 07/20/2020  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 02/24/2020  
 Grantor BRUMAR INVESTMENTS LLC

Grantee ASW PROPERTIES LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2789: Bookbinding & Related Work-Mfg  
 Intended Use 3479: Metal Coating & Allied Services-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$390,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$390,000  
 Land Value \$41,300  
 Improvement Value \$348,700  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1986  
 Number of Building Sections 4  
 Predominant OCC Code 494  
 Primary Area 12,750  
 Additional Useable Area 0  
 Total Area 12,750  
 Basement Area  
 Office Area (SF) / (%) 1,400 11%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 15  
 Non-office ave clear height 15  
 Frame Type 07: Wood Pole  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$30.59  
 Adj Sale Price Imps \$ / SF \$27.35  
 Acres 5.009  
 Land Value \$ / Acre \$8,245  
 SCR 17.11  
 RCN + OBY / SF \$55.35  
 Physical Res. % 51%  
 Functional Res. % 90%  
 Functional OBS 1 Layout  
 Functional OBS 2 Ceiling Height  
 Functional OBS 3  
 Community rating % 80%  
 NBHD Rating / Other % 90%  
 NBHD Rating / Other Econ Reason Neighborhood Rating

Major Thoroughfare 1 to 3 miles  
 Market Variance 150%

## COMMENTS

GRTR: RETIRED AND CLOSED HIS BOOK BINDING OPERATION.

GRTE: GRANTEE OWNS REAL ESTATE PROPERTY AND MANUFACTURING PROPERTY IN THE CITY OF APPLETON. ADDING A POWDER COATING TO HIS BUSINESS. FOUND OUT BUILDING WAS AVAILBLE

PHYS: BUILDING WAS MAINTAINED AS NEED. NO ROOF, MECHANICAL AND STRUCTURAL ISSUES NOTED.

FUNC: FOUR SECTIONS WITH FOUR DIFFERENT CEILING HEIGHTS

ECON: NO KNOWN ECONOMIC ISSUES.

OTHR: VACANT LAND SALES INDICATE A VALUE OF \$8,500 PER ACRE.





53	42	60	100
50	50	50	50
IND LGHT MFG (2650)	IND LGHT MFG (2100)	IND LGHT MFG (3000)	IND LGHT MFG (5000)
53	42	60	100

DISCLAIMER - The content of this sales data worksheet is for general information purposes only. The information and opinions contained therein are provided by the Wisconsin Department of Revenue and we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, suitability of the information for any purpose. The Wisconsin Department of Revenue, its employees, officials, officers, agents, as the persons interviewed during the sales verification process, shall not be held responsible or liable for any use of, error, omission or defect in the information contained on the DOR Sales Data Worksheets.

**SALE REPORT**

State ID # 81-44-018-R000011120  
 County OUTAGAMIE  
 Municipality FREEDOM  
 Local Parcel # 090037902  
 Situs Address N3888 Hwy 55  
 Situs Zip Code 54130  
 Appraiser LACRORG

IPAS Sale Key # 177250  
 SIC Code 3599  
 Interior Inspection Date 07/30/2020  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 03/30/2020  
 Grantor MADDEN MACHINE CORP

Grantee KUSKE PROPERTIES LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3499: Fabricated Metal Products Nec-Mfg  
 Intended Use 3499: Fabricated Metal Products Nec-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$125,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$125,000  
 Land Value \$45,000  
 Improvement Value \$80,000  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1960  
 Number of Building Sections 2  
 Predominant OCC Code 470  
 Primary Area 14,050  
 Additional Useable Area 0  
 Total Area 14,050  
 Basement Area  
 Office Area (SF) / (%) 724 5%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 724 5%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 16  
 Non-office ave clear height 16  
 Frame Type 06: Wood Mill (old heavy fram  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$8.90  
 Adj Sale Price Imps \$ / SF \$5.69  
 Acres 3.000  
 Land Value \$ / Acre \$15,000  
 SCR 6.55  
 RCN + OBY / SF \$25.02  
 Physical Res. % 40%  
 Functional Res. % 90%  
 Functional OBS 1 Layout  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 85%  
 NBHD Rating / Other % 90%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 83%

**COMMENTS**

GRTR: GRANTOR WANTED TO RETIRE. PUT BUSINESS AND REAL ESTATE UP FOR SALE.

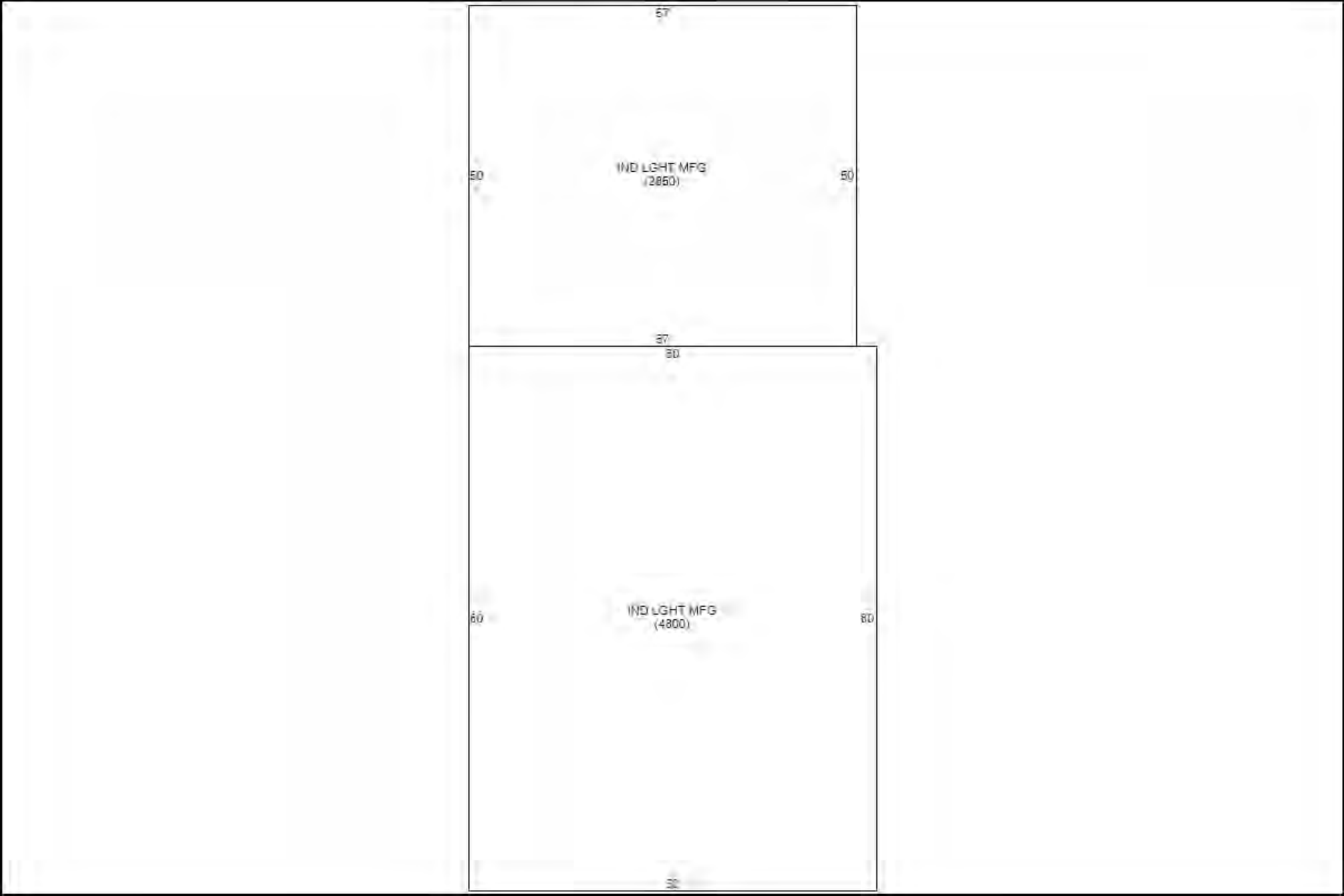
GRTE: GRANTEE IS A NEIGHBORING PROPERTY OWNER. WANTED TO BY AN ESTABLISHED BUSINESS FOR HIS SON. PURCHASE REAL ESTATE AND PERSONAL PROPERTY IN SEPARATE TRANSACTIONS.

PHYS: BUILDINGS ARE NEARLY 60 YEARS OLD AND WERE ONLY MINIMALLY MAINTAINED.

FUNC: THREE INDIVIDUAL BUILDINGS WITH WALK WAY BETWEEN.

OTHR: LAND ANALYSIS: PROPERTY LOCATED ALONG STATE HIGHWAY 55 IN AN AREA INTERMIXED WITH COMMERCIAL AND RESIDENTIAL PROPERTIES.





**SALE REPORT**

State ID # 81-44-020-R000046362  
 County OUTAGAMIE  
 Municipality GRAND CHUTE  
 Local Parcel # 101120102  
 Situs Address 3430 W Highview Dr  
 Situs Zip Code 54914  
 Appraiser LACRORG

IPAS Sale Key # 162785  
 SIC Code 3524  
 Interior Inspection Date 03/06/2019  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 12/05/2018  
 Grantor RICHARD W & MARY A ELY REVOVABLE LIVING TRUST

Grantee ALEX KOWALSKI

Affinity None  
 Conveyance Type Trustees Deed  
 Prior Use 3554: Paper Industries Machinery-Mfg  
 Intended Use 3449: Miscellaneous Metal Work-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$650,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$650,000  
 Land Value \$61,100  
 Improvement Value \$588,900  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1988  
 Number of Building Sections 3  
 Predominant OCC Code 494  
 Primary Area 20,344  
 Additional Useable Area 624  
 Total Area 20,968  
 Basement Area  
 Office Area (SF) / (%) 2,524 12%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYS

Stories 1  
 Non-office ave wall height 20  
 Non-office ave clear height 20  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$31.00  
 Adj Sale Price Imps \$ / SF \$28.09  
 Acres 1.110  
 Land Value \$ / Acre \$55,045  
 SCR 2.38  
 RCN + OBY / SF \$56.65  
 Physical Res. % 68%  
 Functional Res. % 95%  
 Functional OBS 1 Layout  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 77%

## COMMENTS

GRTR: GRANTOR WAS LEASING TO NEIGHBORING BUSINESS THAT DECIDED TO MOVE OUT OF BUILDING. GRANTOR HUSBAND PASSED AWAY AND WANTED TO JUST SELL THE PROPERTY.

GRTE: GRANTEE OWNS AN EXPANDING BUSINESS IN LITTLE CHUTE AND WAS LOOKING FOR A BUILDING. ORIGINALLY WANT TO LEASE TO PROPERTY BUT INSTEAD BOUGHT THE PROPERTY.

PHYS: THE ORIGINAL PORTION OF THE BUILDING OBSERVABLE SIGNS OF WEAR, SUCH AS AGING FLOOR AND WALLS. OFFICE FLOOR COVERING AND CEILINGS NEEDED UPDATING. THE NEWER PORTION OF THE STRUCTURE WAS IN MODERATE CONDITION.

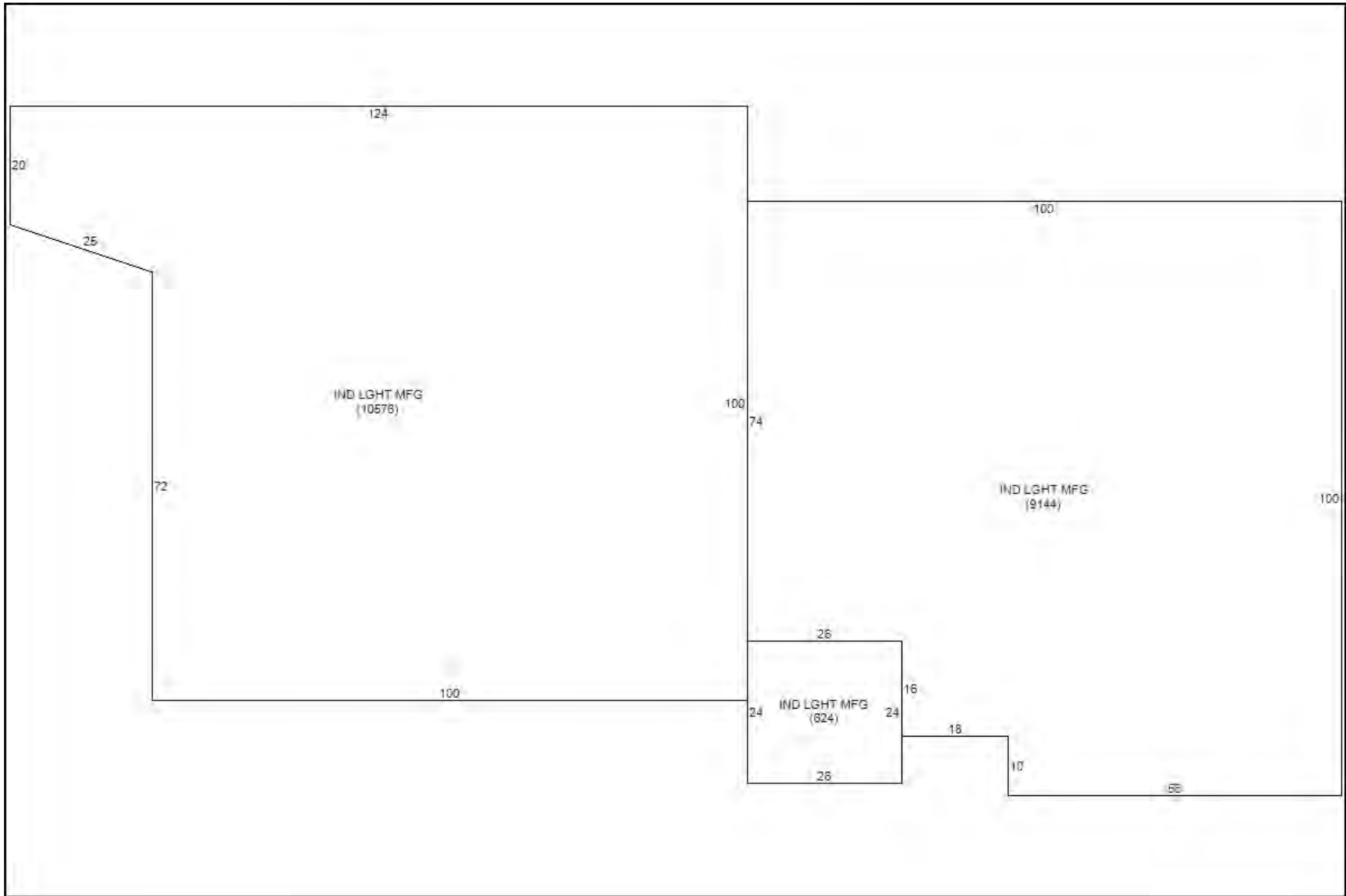
FUNC: THE BUILDING IS DIVIDED INTO THREE SECTIONS. THE NEWER PORTION HAD VARIOUS LEVELS DUE TO THE PREVIOUS TENANT USED FOR EQUIPMENT AND LOADING AND UNLOADING OF PRODUCT.

ECON: PROPERTY IS LOCATED IN A INDUSTRIAL SETTING IN THE TOWN OF GRAND CHUTE. LOCATED 3.0 MILES FROM US 41.

OTHR: LAND ANALYSIS: REVIEW OF LAND SALES IN THE AREA INDICATED A LAND VALUE OF \$55,000 PER ACRE.







**SALE REPORT**

State ID # 81-44-020-R000011151  
 County OUTAGAMIE  
 Municipality GRAND CHUTE  
 Local Parcel # 101110703  
 Situs Address 3055 W Highview Dr  
 Situs Zip Code 54914  
 Appraiser LACRORG

IPAS Sale Key # 167960  
 SIC Code 3084  
 Interior Inspection Date 09/25/2019  
 Revision Date  
 Sale Validity Valid - Additional Parcels included  
 Sale Index # 2  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 08/06/2019  
 Grantor PRINSCO WISCONSIN RE HOLDINGS LLC

Grantee R&T REAL ESTATE LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3084: Plastics Pipe-Mfg  
 Intended Use 4200: Trucking & Warehousing-Trans  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$2,300,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$2,300,000  
 Land Value \$542,500  
 Improvement Value \$1,757,500  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1988  
 Number of Building Sections 4  
 Predominant OCC Code 470  
 Primary Area 114,925  
 Additional Useable Area 0  
 Total Area 114,925  
 Basement Area  
 Office Area (SF) / (%) 3,875 3%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYS

Stories 1  
 Non-office ave wall height 16  
 Non-office ave clear height 16  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$20.01  
 Adj Sale Price Imps \$ / SF \$15.29  
 Acres 10.850  
 Land Value \$ / Acre \$50,000  
 SCR 4.1  
 RCN + OBY / SF \$25.51  
 Physical Res. % 56%  
 Functional Res. % 100%  
 Functional OBS 1 Layout  
 Functional OBS 2 Layout  
 Functional OBS 3 Layout  
 Community rating % 100%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating

Major Thoroughfare 1 to 3 miles  
 Market Variance 107%

**COMMENTS**

GRTR: GRANTOR MOVED ITS MANUFACTURING OPERATION OUT OF STATE. GRANTOR LISTED PROPERTY WITH BROKER.

GRTE: GRANTEE PREVIOUSLY OWNED THE PROPERTY WHEN HE SOLD THE BUSINESS AND REAL ESTATE. KNEW THAT GRANTOR WAS SELLING REAL ESTATE AND WAS FAMILIAR WITH THE PROPERTY. GRANTEE STATED HE FELT THE GRANTOR DID NOT TAKE CARE OF THE PROPERTY.

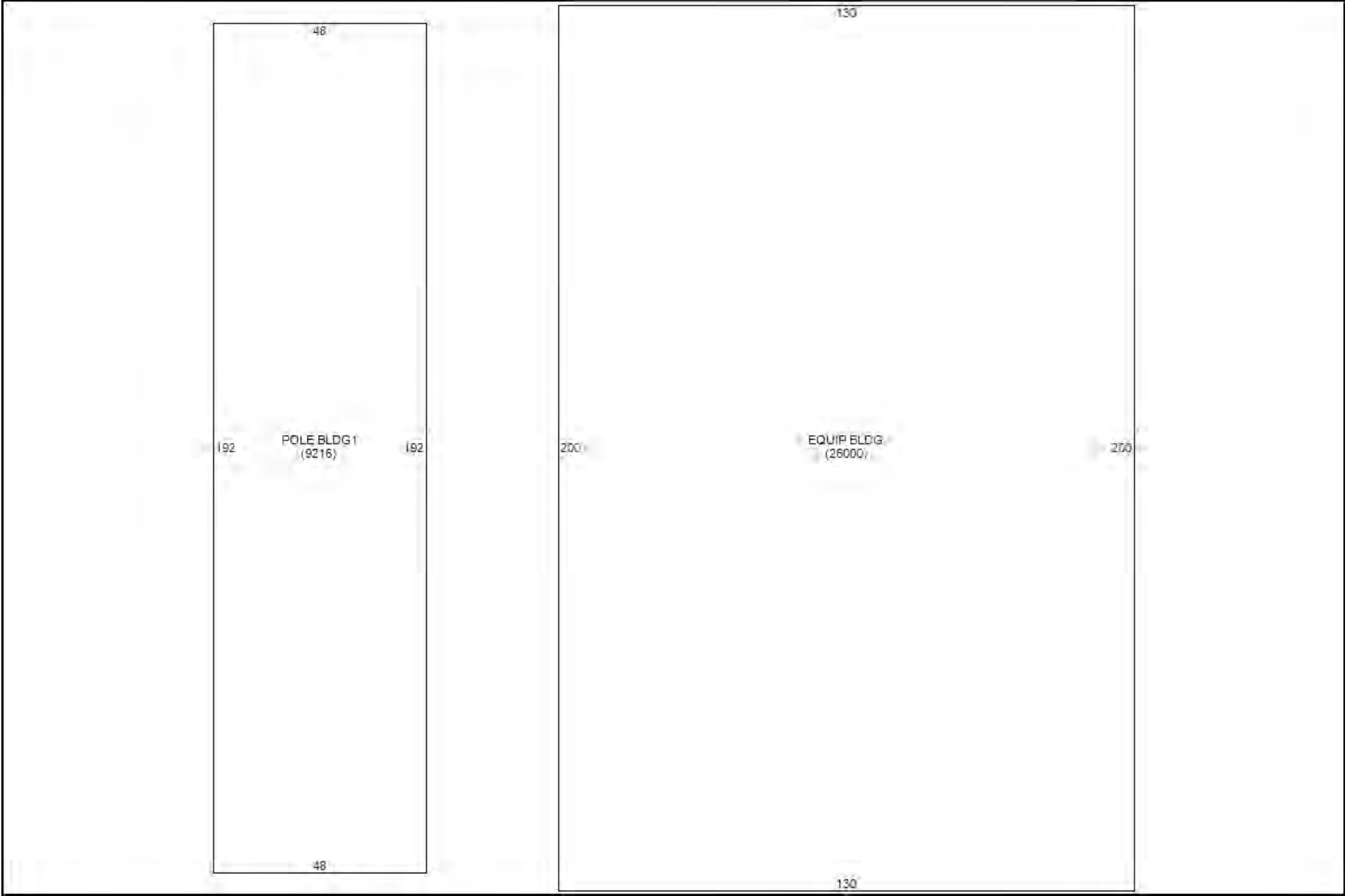
FUNC: THERE ARE FOUR INDIVIDUAL BUILDINGS. THERE IS VERY LITTLE FUNCTION ISSUES WITH THE INDIVIDUAL BUILDING. THE PROPERTY AS A WHOLE IS FOUR BUILDINGS WITH A ROAD RUNNING BETWEEN THE PARCELS

PHYS: SIGNS OF DEFERRED MAINTENANCE WAS OBSERVED. BUILDINGS ARE PRETTY BASIC SO NOT MUCH REPAIR WILL BE NEEDED. ROOF IS OVER TWENTY YEARS OLD BUT NO SIGN OF LEAKAGE WAS REPORTED. OUTSIDE YARDS ARE IN POOR CONDITION DUE TO VEHICLE TRAFFIC WILL NEED NEW GRAVEL.

OTHR: LAND VALUE BASED UPON VACANT LAND SALES IN THE AREA.

ECON: THE PROPERTY IS LOCATED IN AN OLDER INDUSTRIAL AREA. THE ROADS ARE IN NEED OF REPAIR. NOT LOCATED ON A MAIN THOROUGHFARE. ALTHOUGH, ONLY FIVE MINUTES FROM INTERSTATE 41





**SALE REPORT**

State ID # 81-44-020-R000094651  
 County OUTAGAMIE  
 Municipality GRAND CHUTE  
 Local Parcel # 102290400  
 Situs Address 2135 W Nordale Dr  
 Situs Zip Code 54914  
 Appraiser LACRORG

IPAS Sale Key # 178003  
 SIC Code 3590  
 Interior Inspection Date 07/30/2020  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 01/03/2020  
 Grantor P & B INVESTMENTS LLC

Grantee ALC PROPERTIES LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2095: Roasted Coffee-Mfg  
 Intended Use 3531: Construction Machinery-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$430,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$430,000  
 Land Value \$41,000  
 Improvement Value \$389,000  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1988  
 Number of Building Sections 1  
 Predominant OCC Code 494  
 Primary Area 12,084  
 Additional Useable Area 0  
 Total Area 12,084  
 Basement Area  
 Office Area (SF) / (%) 960 8%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 20  
 Non-office ave clear height 20  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$35.58  
 Adj Sale Price Imps \$ / SF \$32.19  
 Acres 0.870  
 Land Value \$ / Acre \$47,126  
 SCR 3.14  
 RCN + OBY / SF \$59.60  
 Physical Res. % 64%  
 Functional Res. % 100%  
 Functional OBS 1  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason

Major Thoroughfare 0 to 1 mile  
 Market Variance 84%

**COMMENTS**

GRTR: LONG TIME TENANT MOVED OUT OF FACILITY AND WAS LOOKING TO SALE

GRTE: OWNS NEIGHBORING PROPERTY IN WHICH GRANTEE ALSO PURCHASED FROM GRANTOR. SINCE BUILDINGS WERE NEARLY IDENTICAL OFFERED THE SAME PRICE AS THE OTHER BUILDING. GRANTOR ACCEPTED OFFER.

PHYS: BUILDING APPEARED IN GOOD SHAPE NO ISSUES WITH ROOF OR MECHANICALS. BUILDING WAS MAINTAINED.

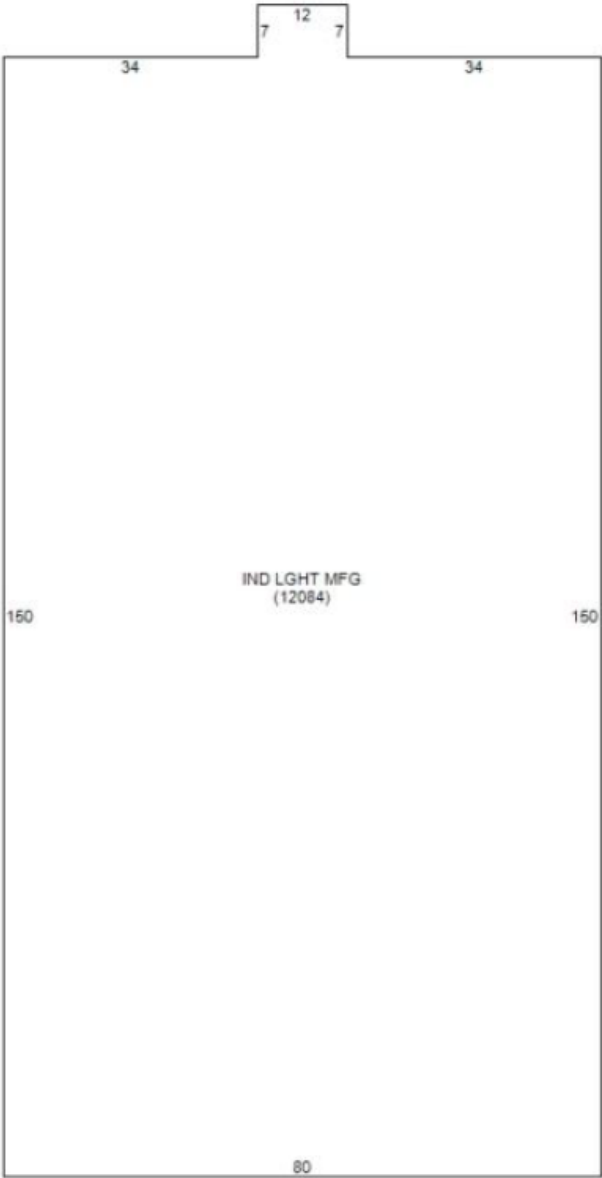
FUNC: NO FUNCTIONAL OBSOLESCENCE OBSERVED.

OTHR: LAND VALUE IS CONSISTENT WITH VACANT LAND SALES IN THE AREA.

ECON: PROPERTY IS LOCATED IN AN AREA MIXED COMMERCIAL AND MANUFACTURING DEVELOPMENTS.







**SALE REPORT**

State ID # 81-44-020-R000133851  
 County OUTAGAMIE  
 Municipality GRAND CHUTE  
 Local Parcel # 101109900  
 Situs Address 920 N Bluemiund Dr  
 Situs Zip Code 54914  
 Appraiser LACRORG

IPAS Sale Key # 178122  
 SIC Code 4225  
 Interior Inspection Date 01/14/2020  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 08/14/2019  
 Grantor NEIL NOVAK REALTY LLC

Grantee JBS SERVICES LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 5093: Scrap & Waste Materials-WholeSL  
 Intended Use 5093: Scrap & Waste Materials-WholeSL  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$1,750,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$1,750,000  
 Land Value \$233,700  
 Improvement Value \$1,516,300  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1968  
 Number of Building Sections 1  
 Predominant OCC Code 494  
 Primary Area 90,750  
 Additional Useable Area 0  
 Total Area 90,750  
 Basement Area  
 Office Area (SF) / (%) 13,500 15%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 20  
 Non-office ave clear height 20  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$19.28  
 Adj Sale Price Imps \$ / SF \$16.71  
 Acres 5.193  
 Land Value \$ / Acre \$45,003  
 SCR 2.5  
 RCN + OBY / SF \$36.74  
 Physical Res. % 48%  
 Functional Res. % 85%  
 Functional OBS 1 Layout  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason

Major Thoroughfare 0 to 1 mile  
 Market Variance 111%

## COMMENTS

GRTR: NEIL NOVAK IS CURRENTLY SELLING HIS REAL ESTATE HOLDINGS.

GRTE: GRANTEE WAS LOOKING FOR WAREHOUSE SPACE. GRANTEE IS IN THE RECYCLING BUSINESS THE SAME AS GRANTOR.

PHYS: BUILDING IS IN FAIR CONDITION. EXTERIOR COULD USE SOME MAINTENANCE. HEAT IS AVAILABLE IN THE BUILDING BUT IS NOT USED. BUILDING IS CURRENTLY USED TO STORE RECYCLING MATERIAL

FUNC: BUILDING IS LONG AND NARROW WITH SOME WALLS SEPARATING SECTIONS. THE WALLS COULD EASILY REMOVED. THE PROPERTY HAS RAIL ROAD ACCESS BUT IS NOT CURRENTLY AVAILABLE BECAUSE THE RAILS WERE NOT MAINTAINED AND WERE REMOVED. GRANTOR STATED THE COST TO REINSTALL RAIL ACCESS WAS COST PROHIBITED. SINCE THE PROPERTY IS LOCATED PARALLEL TO THE RAIL ROAD EASEMENT THERE IS NO NORTHERLY ACCESS TO THE BUILDING.

ECON: PROPERTY IS LOCATED IN AN INDUSTRIAL AREA IN GRAND CHUTE. MINUTES AWAY FROM US 41

OTHR: LAND VALUE IS CONSISTENT WITH VACANT LAND SALES IN THE AREA.





**SALE REPORT**

State ID # 81-44-022-R000050738  
 County OUTAGAMIE  
 Municipality GREENVILLE  
 Local Parcel # 110233200  
 Situs Address N1048 Technical Dr  
 Situs Zip Code 54942  
 Appraiser LACRORG

IPAS Sale Key # 161401  
 SIC Code 2759  
 Interior Inspection Date 06/03/2019  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 12/20/2018  
 Grantor ENVISIONINK HOLDINGS LLC

Grantee TRIMAX LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2759: Commercial Printing Nec-Mfg  
 Intended Use 2499: Wood Products Nec-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$1,800,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$1,800,000  
 Land Value \$125,400  
 Improvement Value \$1,674,600  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 2004  
 Number of Building Sections 3  
 Predominant OCC Code 494  
 Primary Area 35,295  
 Additional Useable Area 0  
 Total Area 35,295  
 Basement Area  
 Office Area (SF) / (%) 2,939 8%  
 Sprinkler (SF) / (%) 35,295 100%  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 21  
 Non-office ave clear height 21  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$51.00  
 Adj Sale Price Imps \$ / SF \$47.45  
 Acres 2.090  
 Land Value \$ / Acre \$60,000  
 SCR 2.58  
 RCN + OBY / SF \$55.72  
 Physical Res. % 72%  
 Functional Res. % 90%  
 Functional OBS 1 Layout  
 Functional OBS 2 Site Coverage  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 131%

**COMMENTS**

GRTR: GRANTOR ACQUIRED PROPERTY FROM PREVIOUS OWNER WITH NO BROKER. BOUGHT BIGGER BUILDING THAN HE NEEDED WAS AND WAS PLANNING ON LEASING UNUSED PORTION. APPROACHED BY NEIGHBORING PROPERTY OWNER OFFERING MORE THAN HE PAID FOR THIS PROPERTY.

GRTE: GRANTEE WAS CONSIDERING PURCHASING PROPERTY A YEAR EARLIER BUT DIDN'T BECAUSE OF TIMING ISSUES. DUE TO INCREASE IN BUSINESS NEEDED MORE SPACE. THEY KNEW THE GRANTOR HAD NOT MOVED INTO BUILDING AND MADE AN OFFER.

PHYS: ROOF ISSUES AT THE SEAMS. ROOF AND MECHANICALS APPROACHING END OF LIFE. OFFICE WAS OF LOW QUALITY AND WAS REMOVED AND REBUILT BY GRANTEE.

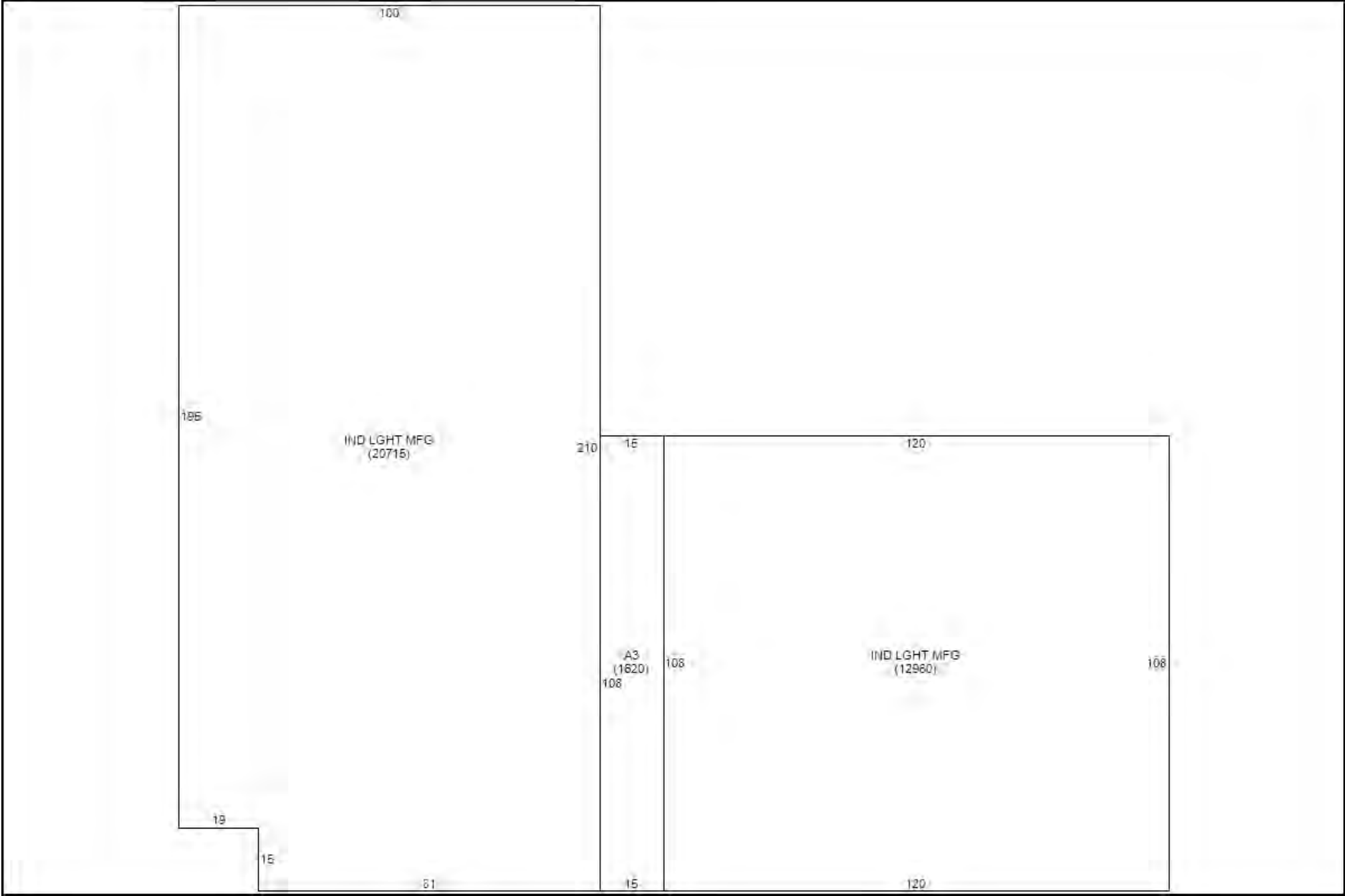
FUNC: ADD ON CONSTRUCTION AND VARYING CEILING HEIGHTS.

ECON: LOCATED IN THE GREENVILLE INDUSTRIAL PARK IN CLOSE PROXIMITY TO OUTAGAMIE INTERNATIONAL AIRPORT AND 3.0 MILES FROM I-41.

OTHR: LAND ANALYSIS: SEVERAL LAND SALES IN THE GREENVILLE INDUSTRIAL PARK INDICATES A VALUE OF \$60,000.







**SALE REPORT**

State ID # 81-44-122-R000031649  
 County OUTAGAMIE  
 Municipality GREENVILLE  
 Local Parcel # 111205800  
 Situs Address N1001 Tower View Dr  
 Situs Zip Code 54942  
 Appraiser LACRORG

IPAS Sale Key # 177823  
 SIC Code 3564  
 Interior Inspection Date 07/10/2019  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 04/09/2020  
 Grantor HDB HOLDINGS LLC  
 Grantee IVI INVESTMENTS LLC  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2399: Fabricated Textile Products Nec-Mfg  
 Intended Use 3564: Blowers & Fans-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$755,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$755,000  
 Land Value \$130,100  
 Improvement Value \$624,900  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1993  
 Number of Building Sections 3  
 Predominant OCC Code 494  
 Primary Area 15,800  
 Additional Useable Area 0  
 Total Area 15,800  
 Basement Area  
 Office Area (SF) / (%) 1,800 11%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 1,800 11%  
 Notable Features/OBYs  
 Stories 1  
 Non-office ave wall height 20  
 Non-office ave clear height 20  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$47.78  
 Adj Sale Price Imps \$ / SF \$39.55  
 Acres 2.169  
 Land Value \$ / Acre \$59,982  
 SCR 5.98  
 RCN + OBY / SF \$62.85  
 Physical Res. % 66%  
 Functional Res. % 100%  
 Functional OBS 1  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 1 to 3 miles  
 Market Variance 95%

## COMMENTS

GRTR: GRANTOR WAS LOOKING TO EXPAND BUSINESS. NEGOTIATED WITH NEIGHBORING PROPERTY OWNER WHO ALSO WAS LOOKING EXPAND. DECIDED TO SELL AND MOVE TO A DIFFERENT FACILITY.

GRTE: OWNS SEVERAL FACILITIES LOCATED IN THE BUSINESS PARK. WAS LOOK TO EXPAND BUSINESS. NEGOTIATED WITH NEIGHBORING PROPERTY OWNER. SALE PRICE DETERMINED BY AN APPRAISAL. GRANTEE WAS KNOWLEDGEABLE OF BUILDING PREVIOUSLY OWNED IT 15 YEARS AGO AND SOLD IT TO GRANTOR.

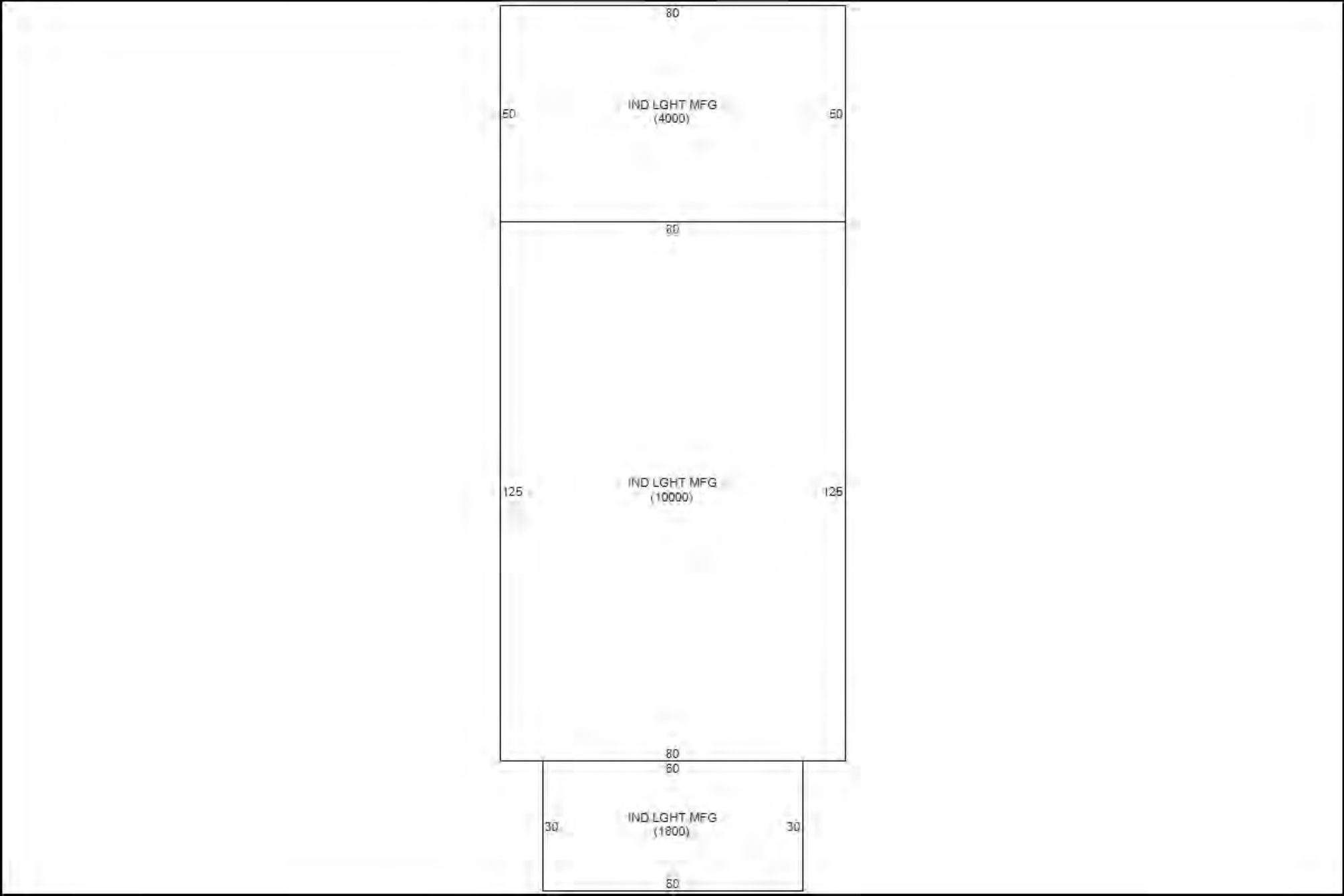
PHYS: GRANTOR STATED HE MAINTAINED THE BUILDING AS NEEDED.

FUNC: NO FUNCTIONAL ISSUES OBSERVED

ECON: LOCATED IN THE GREENVILLE BUSINESS PARK CLOSE TO THE OUTAGAMIE INTERNATIONAL AIRPORT AND MINUTES AWAY FROM US 41

OTHR: LAND VALUES IN THE GREENVILLE BUSINESS PARK HAVE BEEN ON THE RISE. PROPERTIES HAVE SOLD BETWEEN 35,000 AND 100,000 PER ACRE. THE LAND VALUE WAS DETERMINED TO BE \$60,000 PER ACRE.





**SALE REPORT**

State ID # 81-44-122-R000037073  
 County OUTAGAMIE  
 Municipality GREENVILLE  
 Local Parcel # 111204800  
 Situs Address N1009 Quality Dr  
 Situs Zip Code 54942  
 Appraiser LACRORG

IPAS Sale Key # 179306  
 SIC Code 3479  
 Interior Inspection Date 08/27/2020  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 05/29/2020  
 Grantor GREENVILLE PROPERTY INVESTMENTS LLC  
 Grantee BURNS & MCDONNELL PROJECT INVESTMENTS INC.  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3479: Metal Coating & Allied Services-Mfg  
 Intended Use 3479: Metal Coating & Allied Services-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$1,596,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$1,596,000  
 Land Value \$133,000  
 Improvement Value \$1,463,000  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 2002  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 38,000  
 Additional Useable Area 0  
 Total Area 38,000  
 Basement Area  
 Office Area (SF) / (%) 320 1%  
 Sprinkler (SF) / (%) 38,000 100%  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYS  
 Stories 1  
 Non-office ave wall height 26  
 Non-office ave clear height 26  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$42.00  
 Adj Sale Price Imps \$ / SF \$38.50  
 Acres 2.217  
 Land Value \$ / Acre \$59,991  
 SCR 2.54  
 RCN + OBY / SF \$55.27  
 Physical Res. % 71%  
 Functional Res. % 90%  
 Functional OBS 1 Ceiling Height  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 109%

**COMMENTS**

GRTR: OWNER DECIDED TO DROP ITS POWDER COATING SERVICES AND PROPERTY BECAME EXPENDABLE.

GRTE: GRANTEE OPERATES A MACHINING SERVICES WHICH ALSO PROVIDES POWDER COATING SERVICES. NEGOTIATED SALE.

BRKR: THE SALE WAS THROUGH WORD OF MOUTH. SINCE BOTH BUYER AND SELLER BOTH PROVIDED POWDER COATING SERVICES GRANTEE APPROACHED PROPERTY OWNER PRIOR TO THE PROPERTY BEING POSTED.

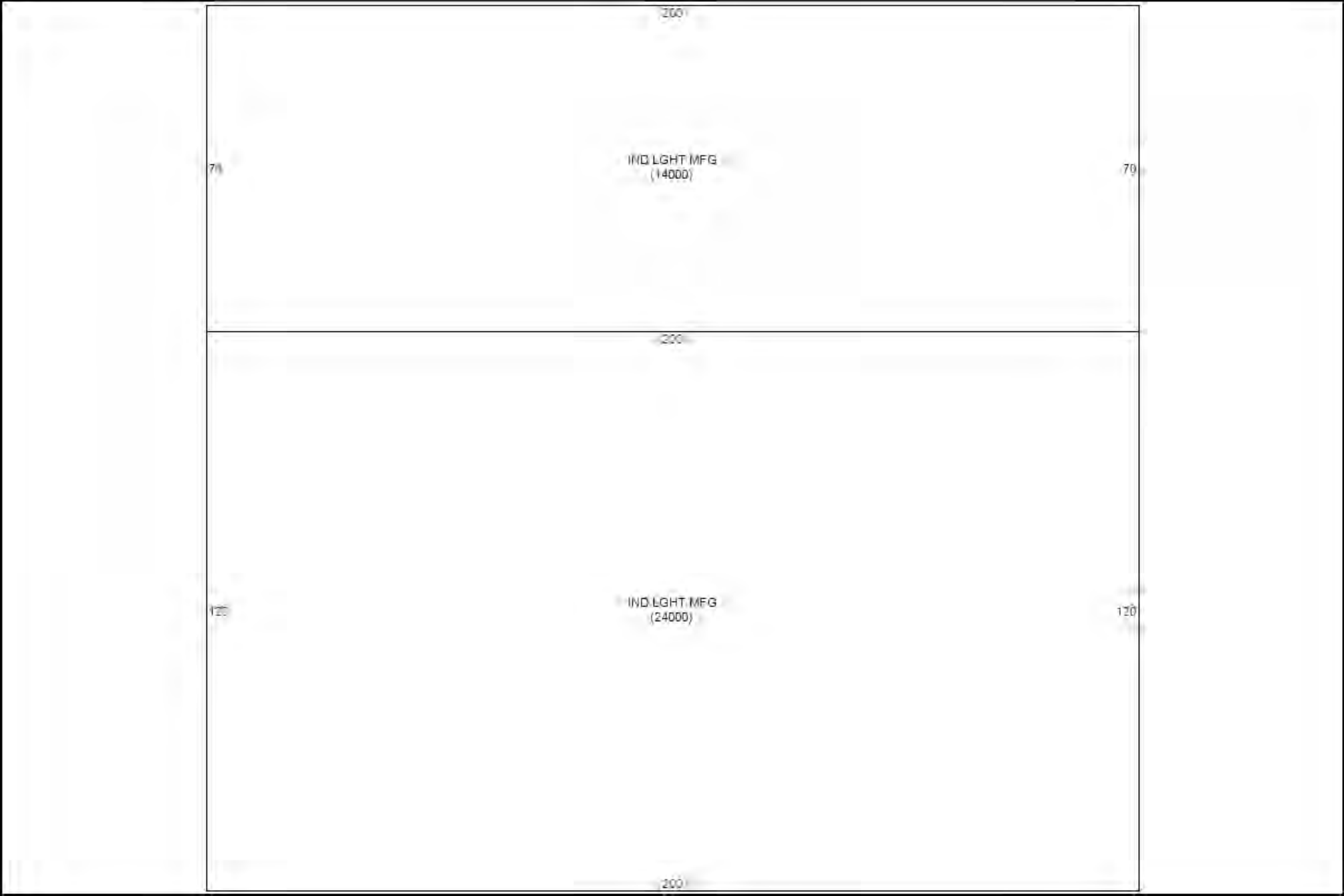
PHYS: THERE ARE NO SIGN OF PHYSICAL ISSUES WITH THE BUILDING. MECHANICAL CONSIST OF SPACE HEAT THAT IS NOT REALLY NEEDRD DUE TO TYPE OF ACTIVITY OCCURRING ON THE PROPERTY. PROPERTY WAS MAINTAINED BY THE PREVIOUS OWNER.

FUNC: PROPERTY DOES NOT HAVE MUCH OFFICE SPACE. THE OFFICE THAT IS AVAILABLE IS UTILITARIAN AND DOUBLES AS A BREAKROOM. TWO DIFFERENT CEILING HEIGHTS

ECON: THE PROPERTY IS LOCATED IN THE GREENVILLE BUSINESS PARKS. VACANT PARCELS HAVE SOLD BETWEEN \$35,000 TO \$100,000 AN ACRE IN THE PAST FEW YEARS. SMALLER LOTS APPEAR TO BE SELLING FOR LESS. THE LAND VALUE WAS DETERMINED TO BE AT \$60,000 PER ACRE.







**SALE REPORT**

State ID # 81-44-122-R000139913  
 County OUTAGAMIE  
 Municipality GREENVILLE  
 Local Parcel # 111204000  
 Situs Address N992 Quality Dr  
 Situs Zip Code 54942  
 Appraiser LACRORG

IPAS Sale Key # 179399  
 SIC Code 2399  
 Interior Inspection Date 09/20/2021  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 06/26/2020  
 Grantor QUALITY DRIVE LLC A WISCONSIN LLC  
 Grantee N.E.W. QUALITY PROPERTIES LLC  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2399: Fabricated Textile Products Nec-Mfg  
 Intended Use 2399: Fabricated Textile Products Nec-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$1,500,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$1,500,000  
 Land Value \$123,200  
 Improvement Value \$1,376,800  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1998  
 Number of Building Sections 1  
 Predominant OCC Code 494  
 Primary Area 23,820  
 Additional Useable Area 0  
 Total Area 23,820  
 Basement Area  
 Office Area (SF) / (%) 3,642 15%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYS  
 Stories 1  
 Non-office ave wall height 16  
 Non-office ave clear height 16  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$62.97  
 Adj Sale Price Imps \$ / SF \$57.80  
 Acres 2.053  
 Land Value \$ / Acre \$60,010  
 SCR 3.76  
 RCN + OBY / SF \$40.18  
 Physical Res. % 66%  
 Functional Res. % 100%  
 Functional OBS 1  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 218%

## COMMENTS

GRTR: BUYER APPROACHED SELLER. BUYER WAS NEGOTIATING A SALE OF NEIGHBORING PROPERTY AND WANTED A PLACE TO MOVE EXISTING BUSINESS. SELLER FELT HE RECEIVED A REASONABLE OFFER.

GRTE: BUYER NEEDED A BUILDING TO MOVE INTO FOR AN EXPANDING BUSINESS. BUYER WAS KNOWLEDGEABLE OF THE IMPROVEMENT OF FACILITY.

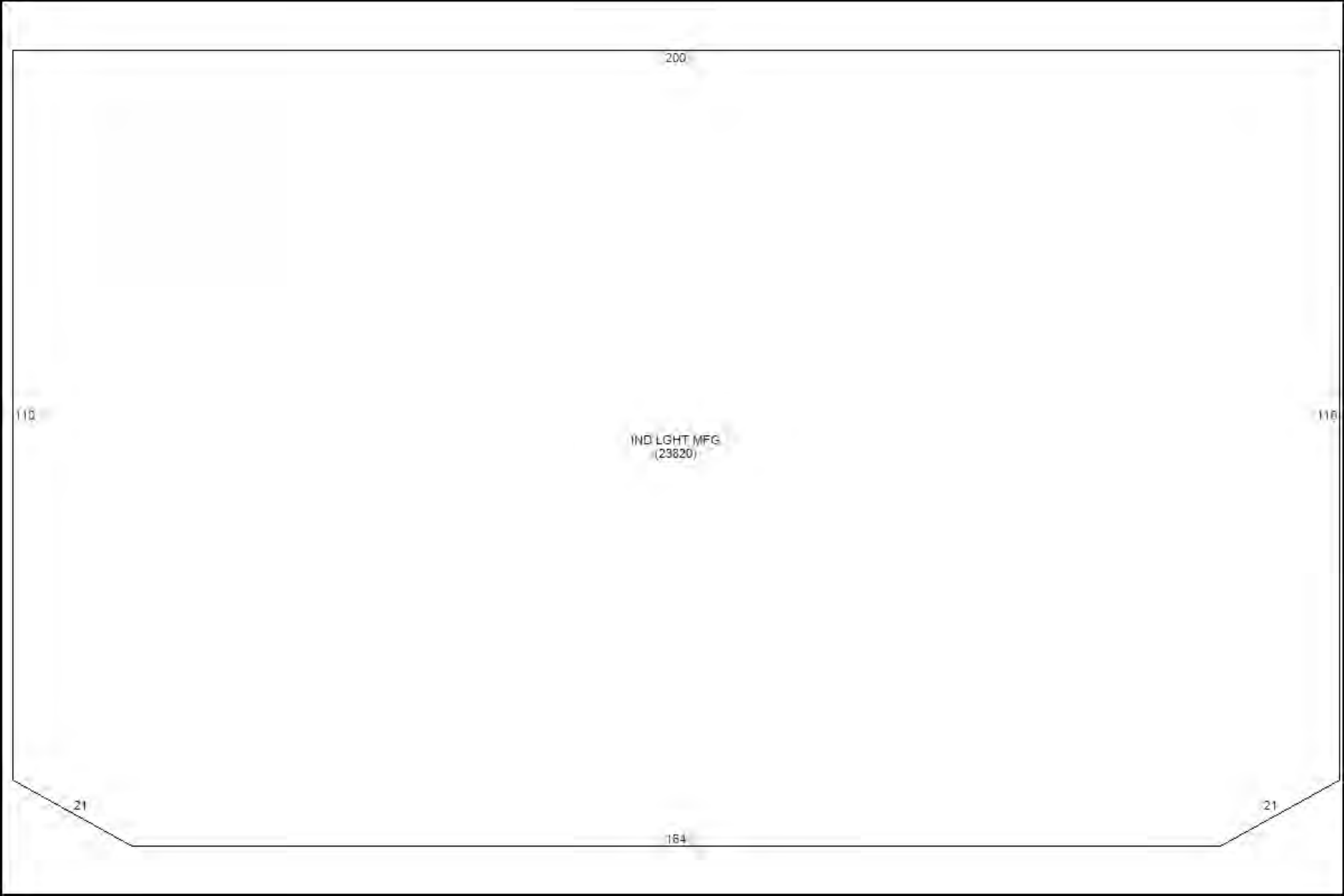
PHYS: BUILDING WAS PROPERLY MAINTAINED. THE BUYER NEEDED NO REPAIRS PRIOR TO MOVING INTO BUILDING.

FUNC: THE STRUCTURE IS A RECTANGULAR BUILDING WITH LOADING DOCKS EASILY ACCESSIBLE NO FUNCTIONAL ISSUES WERE APPARENT.

ECON: THE PROPERTY IS LOCATED WITHIN THE GREENVILLE BUSINESS PARKS. MINUTES AWAY FROM US 41 AND THE OUTAGAMIE INTERNATIONAL AIRPORT.

OTHR: LAND HAS BEEN SELLING FROM \$35,000 TO \$100,000 PER ACRE WITHIN THE BUSINESS PARK. THE LAND VALUE OF \$60,000 PER ACRE IS ACCEPTABLE.





**SALE REPORT**

State ID # 81-44-146-R000093780  
 County OUTAGAMIE  
 Municipality LITTLE CHUTE  
 Local Parcel # 260129909  
 Situs Address 520 Randolph Dr  
 Situs Zip Code 54140  
 Appraiser LACRORG

IPAS Sale Key # 172016  
 SIC Code 3561  
 Interior Inspection Date 06/25/2020  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 11/22/2019  
 Grantor RYETT PROPERTIES LLC

Grantee KLINK PROERTIES LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3561: Pumps & Pumping Equipment-Mfg  
 Intended Use 0000: Commercial Parcel  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$400,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$400,000  
 Land Value \$82,000  
 Improvement Value \$318,000  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1979  
 Number of Building Sections 1  
 Predominant OCC Code 494  
 Primary Area 7,000  
 Additional Useable Area 0  
 Total Area 7,000  
 Basement Area  
 Office Area (SF) / (%) 1,050 15%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 16  
 Non-office ave clear height 16  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$57.14  
 Adj Sale Price Imps \$ / SF \$45.43  
 Acres 0.710  
 Land Value \$ / Acre \$115,493  
 SCR 4.42  
 RCN + OBY / SF \$63.37  
 Physical Res. % 72%  
 Functional Res. % 100%  
 Functional OBS 1  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 95%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 105%

**COMMENTS**

GRTR: GRANTOR IS A MANUFACTURER OF WATER TREATMENT AND WATER MOVEMENT EQUIPMENT. GRANTEE BUILT A NEW FACILITY AND MARKETING THIS PROPERTY.

GRTE: GRANTEE WAS ORIGINALLY APPROACHED TO SELL HIS NEIGHBORING PROPERTY TO THE FORMER OCCUPANT OF THE SUBJECT PROPERTY. OCCUPANT DECIDED TO MOVE AND THIS PROPERTY BECAME AVAILABLE. ALTHOUGH THE PROPERTY WAS ON THE MARKETED THE SAME BROKER THAT OFFER TO BUY HIS PROPERTY ALSO MADE HIM AWARE THAT THIS PROPERTY WAS GOING TO BE ON THE MARKET. GRANTEE SAY HE LIKED THE VISIBILITY ON US 41 AND THAT THE BUILDING WERE RELATIVELY MODEST AND INEXPENSIVE. GRANTEE IS FORK LIFT DEALER AND SELLER OF HYDRAULIC EQUIPMENT. GRANTEE ALSO DOES REPAIR OF HYDRAULIC EQUIPMENT.

PHYS: PROPERTY IS IN AVERAGE CONDITION. OFFICE WAS REMODELED BY PREVIOUS OWNER. THE GRANTEE SAID HE FELT THE INTERIOR WAS IN EXCELLENT CONDITION. THE ROOF NEEDED REPAIRS AND WILL NEED TO BE REPLACED IN THE NEXT FEW YEARS.

FUNC: BUILDING IS RECTANGULAR NO FUNCTIONAL OBSOLESCENCE WAS OBSERVED.

ECON: PROPERTY IS LOCATED NORTH OF US 41 AMONG OTHER INDUSTRIAL AND COMMERCIAL BUILDINGS. PROPERTY HAS HIGH VISIBILITY ON US 41 AND IS A FEW MINUTES AWAY FROM EXIT AND ENTRANCE RAMPS.

OTHR: LAND VALUE WAS DETERMINED BY RECENT LAND SALES IN THE AREA.

BRKR: THE SALE WAS BROKERED THROUGH ESLER COMMERCIAL REAL ESTATE LTD. THIS PROPERTY WAS ALSO SOLD IN 2017.





[illegible]

DISCLAIMER - The content of this sales data worksheet is for general information purposes only. The information and opinions contained therein are provided by the Wisconsin Department of Revenue and we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, suitability of the information for any purpose. The Wisconsin Department of Revenue, its employees, officials, officers, agents, as the persons interviewed during the sales verification process, shall not be held responsible or liable for any use of, error, omission or defect in the information contained on the DOR Sales Data Worksheets.

**SALE REPORT**

State ID # 81-44-201-R000043950  
 County OUTAGAMIE  
 Municipality APPLETON  
 Local Parcel # 313370500  
 Situs Address 1103 S Perkins St  
 Situs Zip Code 54914  
 Appraiser LACRORG

IPAS Sale Key # 161399  
 SIC Code 3499  
 Interior Inspection Date 05/31/2019  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 12/31/2018  
 Grantor JARA PROPERTIES LC

Grantee GAMA PROPERTIES LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3499: Fabricated Metal Products Nec-Mfg  
 Intended Use 3499: Fabricated Metal Products Nec-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$625,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$625,000  
 Land Value \$35,400  
 Improvement Value \$589,600  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1992  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 14,240  
 Additional Useable Area 0  
 Total Area 14,240  
 Basement Area  
 Office Area (SF) / (%) 3,275 23%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 3,275 23%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 16  
 Non-office ave clear height 16  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$43.89  
 Adj Sale Price Imps \$ / SF \$41.40  
 Acres 1.010  
 Land Value \$ / Acre \$35,050  
 SCR 3.09  
 RCN + OBY / SF \$53.10  
 Physical Res. % 78%  
 Functional Res. % 90%  
 Functional OBS 1 Office/Plant Ratio  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 1 to 3 miles  
 Market Variance 111%

## COMMENTS

GRTR: RETIRING AND WANTED TO SELL BUSINESS AND THE REAL ESTATE.

GRTE: CONTROLLER OF EXISTING BUSINESS BOUGHT BOTH THE BUSINESS AND REAL ESTATE IN SEPARATE TRANSACTIONS. BUSINESS IS OWNED BY MCCORMICK INDUSTRIES. REAL ESTATE IS OWNED BY GAMA PROPERTIES. GRANTEE HAD AN APPRAISAL DONE TO ARRIVE AT VALUE FOR REAL ESTATE.

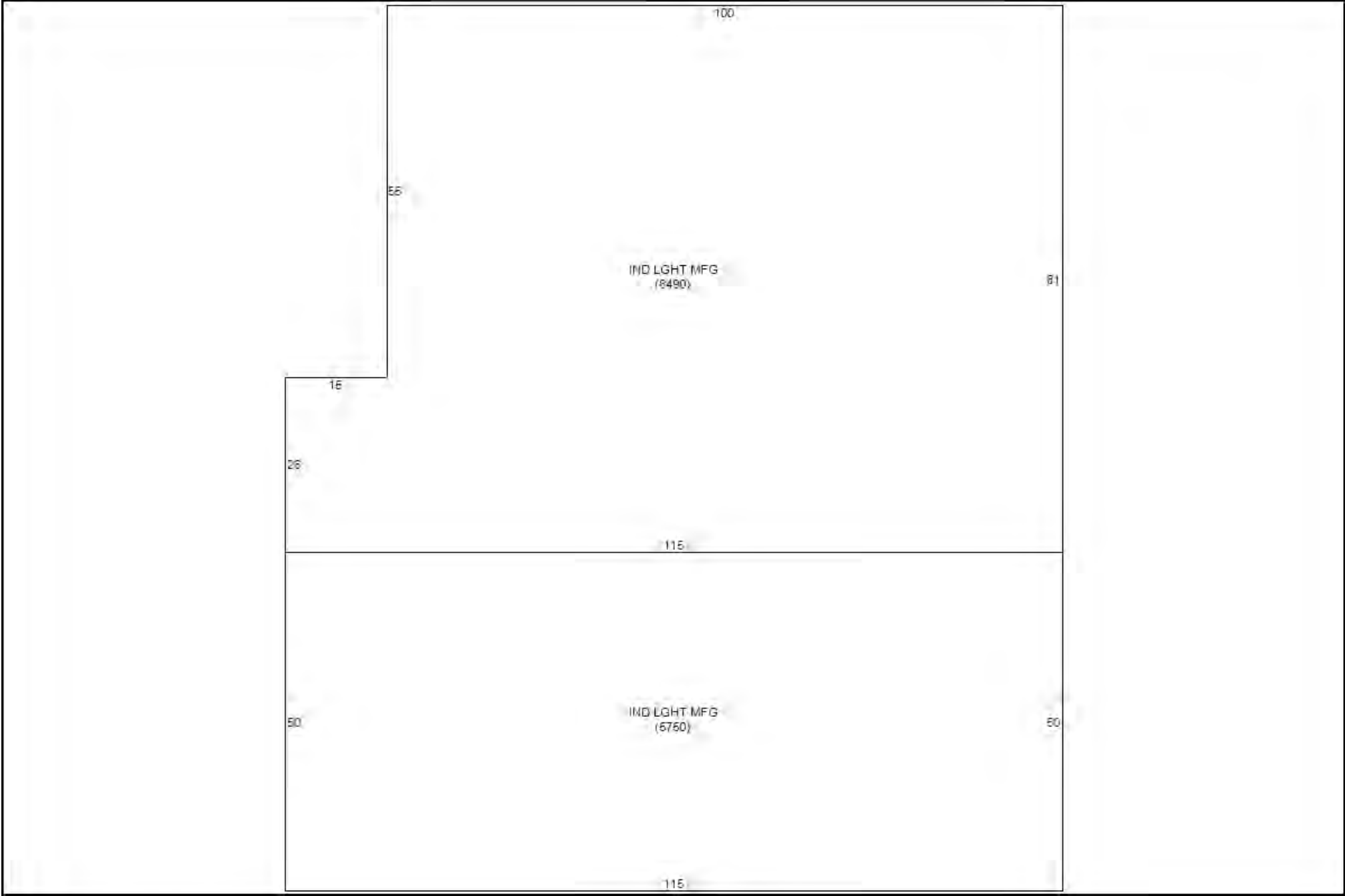
PHYS: BUILDING WAS CLEAN AND IN GOOD PHYSICAL CONDITION. BUILDING HAS BEEN MAINTAINED AND NO DEFERRED MAINTENANCE WAS OBSERVED.

FUNC: BUILDING HAS ADEQUATE OFFICE SPACE AND BAY SIZES. NO FUNCTIONAL OBSOLESCENCE WAS OBSERVED.

ECON: PROPERTY IS LOCATED IN THE CITY OF APPLETON SOUTHERN INDUSTRIAL PARK.

OTHR: LAND ANALYSIS: REVIEW OF LAND SALES IN THE INDUSTRIAL PARKS IN THE CITY OF APPLETON A LAND VALUE OF \$35,000 PER ACRE IS WARRANTED.





**SALE REPORT**

State ID # 81-44-201-R000011442  
 County OUTAGAMIE  
 Municipality APPLETON  
 Local Parcel # 317007000  
 Situs Address 1919 W College Ave  
 Situs Zip Code 54911  
 Appraiser LACRORG

IPAS Sale Key # 166392  
 SIC Code 4225  
 Interior Inspection Date 12/18/2018  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 04/30/2019  
 Grantor 1919 LLC  
  
 Grantee F STREET DEVELOPMENT 1919 LLC  
  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 4225: General Warehousing & Storage-Trans  
 Intended Use 4225: General Warehousing & Storage-Trans  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$4,550,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$4,550,000  
 Land Value \$300,500  
 Improvement Value \$4,249,500  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1973  
 Number of Building Sections 3  
 Predominant OCC Code 494  
 Primary Area 151,760  
 Additional Useable Area 0  
 Total Area 151,760  
 Basement Area  
 Office Area (SF) / (%) 6,080 4%  
 Sprinkler (SF) / (%) 151,760 100%  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs  
  
 Stories 1  
 Non-office ave wall height 20  
 Non-office ave clear height 20  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$29.98  
 Adj Sale Price Imps \$ / SF \$28.00  
 Acres 6.010  
 Land Value \$ / Acre \$50,000  
 SCR 1.73  
 RCN + OBY / SF \$52.35  
 Physical Res. % 74%  
 Functional Res. % 90%  
 Functional OBS 1 Site Coverage  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 80%

**COMMENTS**

GRTR: GRANTOR PURCHASE PROPERTY AS INCOME PROPERTY. SOLD PROPERTY TO GRANTEE.

GRTE: BOUGHT PROPERTY AS INCOME PROPERTY.

PHYS: THE STRUCTURE APPEARED TO BE IN NEARLY GOOD PHYSICAL CONDITION. NO SIGNS OF REPLACEMENT OF DEFERRED MAINTENANCE WERE APPARENT. THE PARKING LOT APPEARED TO BE NEAR END OF LIFE.

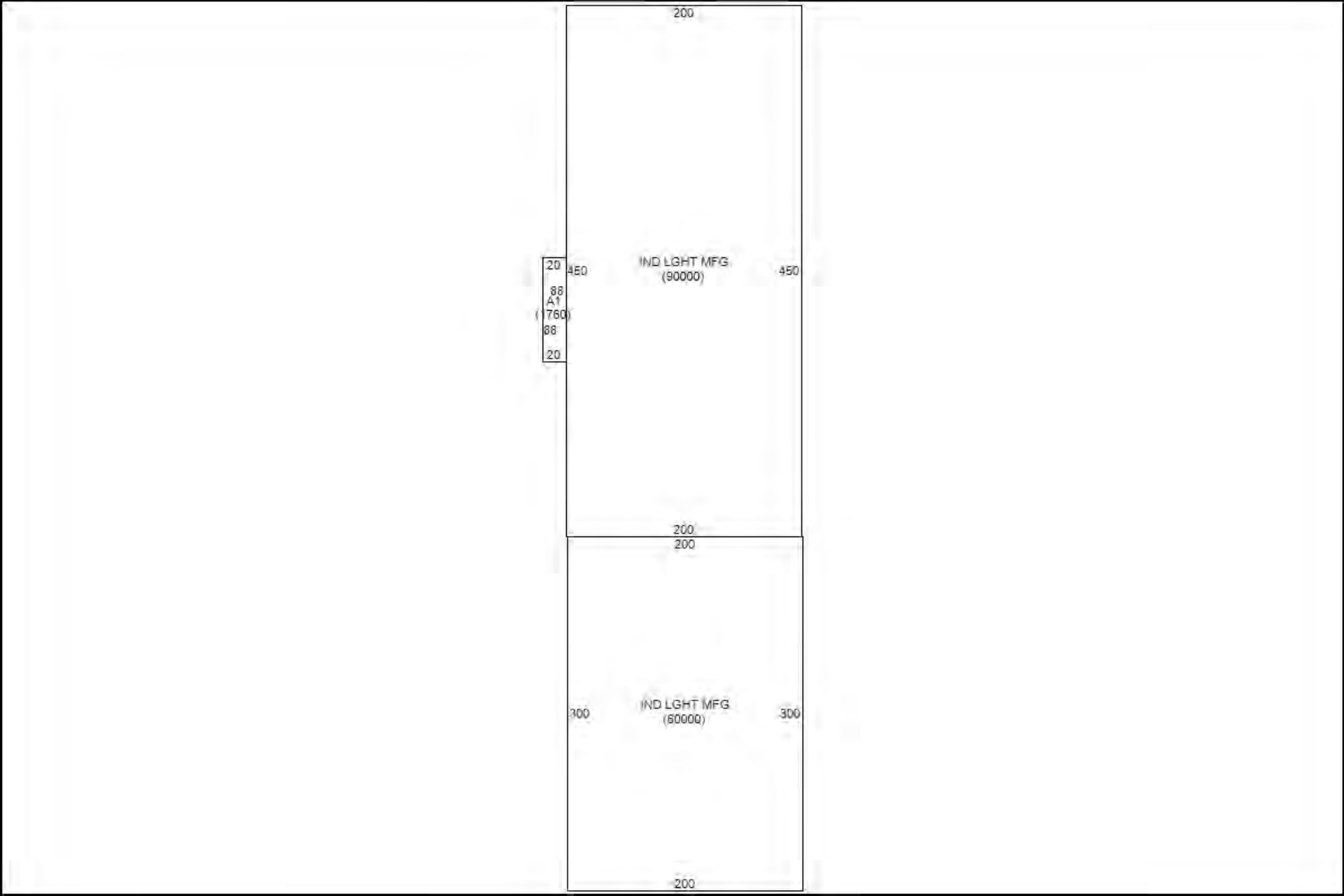
FUNC: 60,000 SQUARE FEET OF THE WAREHOUSE IS NOT HEATED.

ECON: PROPERTY IS LOCATED IN THE CITY OF APPLETON SOUTHEAST INDUSTRIAL AREA. EASY ACCESS TO I - 41. EXCELLENT LOCATION FOR A WAREHOUSE

OTHR: LAND ANALYSIS: A REVIEW OF LAND SALES IN THE VICINITY OF THE SUBJECT PROPERTY SUPPORTS A VALUE OF \$50,000 PER ACRE.







**SALE REPORT**

State ID # 81-44-201-R000011394  
 County OUTAGAMIE  
 Municipality APPLETON  
 Local Parcel # 313378104  
 Situs Address 2220 W Everett St  
 Situs Zip Code 54914  
 Appraiser LACRORG

IPAS Sale Key # 166635  
 SIC Code 3089  
 Interior Inspection Date 08/23/2018  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 07/31/2019  
 Grantor NEIL NOVAK REALTY LLC  
 Grantee A&B LEGACY PROPERTIES  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 5093: Scrap & Waste Materials-WholeSL  
 Intended Use 3089: Plastics Products Nec-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$460,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$460,000  
 Land Value \$40,600  
 Improvement Value \$419,400  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1980  
 Number of Building Sections 4  
 Predominant OCC Code 494  
 Primary Area 16,400  
 Additional Useable Area 0  
 Total Area 16,400  
 Basement Area  
 Office Area (SF) / (%) 360 2%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYS  
 Stories 1  
 Non-office ave wall height 18  
 Non-office ave clear height 18  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$28.05  
 Adj Sale Price Imps \$ / SF \$25.57  
 Acres 1.015  
 Land Value \$ / Acre \$40,000  
 SCR 2.7  
 RCN + OBY / SF \$36.52  
 Physical Res. % 48%  
 Functional Res. % 95%  
 Functional OBS 1 Site Coverage  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 1 to 3 miles  
 Market Variance 154%

**COMMENTS**

GRTR: INTERESTED IN CONSOLIDATING PROPERTIES. ALSO SOLD ANOTHER FACILITY IN GRAND CHUTE. NEIGHBOR APPROACHED BUYER ABOUT ACQUIRING PROPERTY.

GRTE: GRANTEE WAS RUNNING OUT OF SPACE IN EXISTING FACILITY AND WAS CURRENTLY RENTING SPACE. LOOKED AT BUILDING OR ACQUIRING A NEW FACILITY. KNEW NEIGHBOR WAS INTERESTED IN SELLING. SALE PRICE WAS DETERMINED BY PRIVATE APPRAISAL.

PHYS: BUILDING WAS USED TO BUNDLE RECYCLING MATERIALS. EXTERIOR WALLS DAMAGED BY TRUCK. INTERIOR WAS DIRTY. MECHANICALS MAY NEED REPLACING.

FUNC: ADD ON CONSTRUCTION AND VERY LITTLE OFFICE SPACE.

ECON: PROPERTY LOCATED IN APPLETON SOUTHERN INDUSTRIAL PARK.

OTHR: LAND VALUE DETERMINED BY OTHER ASSESSED VALUES AND SALES IN THE APPLETON AREA



100		53		
50	IND LGHT MFG (5000)	50	IND LGHT MFG (2850)	50
100		53		
50	IND LGHT MFG (5000)	50	IND LGHT MFG (3750)	50
100		75		

**SALE REPORT**

State ID # 81-44-201-R000031319  
 County OUTAGAMIE  
 Municipality APPLETON  
 Local Parcel # 311672300  
 Situs Address 3500 N Executive Dr  
 Situs Zip Code 54911  
 Appraiser LACRORG

IPAS Sale Key # 171479  
 SIC Code 3460  
 Interior Inspection Date 08/26/2021  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 12/20/2019  
 Grantor GANNETT SATELLITE INFORMATION NETWORK

Grantee ATI LADISH LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2700: Printing & Publishing-Mfg  
 Intended Use 3462: Iron & Steel Forgings-Mfg  
 No Months Vacant 1 - 3 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$3,400,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$3,400,000  
 Land Value \$550,000  
 Improvement Value \$2,850,000  
 Time on Market over 24 months  
 Recent Asking Price \$4,175,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1999  
 Number of Building Sections 4  
 Predominant OCC Code 494  
 Primary Area 104,292  
 Additional Useable Area 2190  
 Total Area 106,482  
 Basement Area  
 Office Area (SF) / (%) 10,820 10%  
 Sprinkler (SF) / (%) 117,415 110%  
 Air Conditioning (SF) / (%) 10,820 10%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 30  
 Non-office ave clear height 30  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 14: Concrete Tilt-up

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$31.93  
 Adj Sale Price Imps \$ / SF \$26.77  
 Acres 11.000  
 Land Value \$ / Acre \$50,000  
 SCR 5.27  
 RCN + OBY / SF \$78.86  
 Physical Res. % 48%  
 Functional Res. % 80%  
 Functional OBS 1 Multi Story  
 Functional OBS 2 Layout  
 Functional OBS 3 Construction Materials  
 Community rating % 100%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating

Major Thoroughfare 0 to 1 mile  
 Market Variance 88%

**COMMENTS**

PHYS: ATI LADISH WAS LOOKING FOR A FACILITY IN THE APPLETON AREA TO BETTER SERVE ITS CUSTOMERS. ATI LADISH PLANS TO DO EXTENSIVE RENOVATIONS TO OPERATE FORGING OPERATIONS.

GRTR: GANNET CLOSED THE NEWS PRINTING FACILITY IN 2018. HAS BEEN MARKETING THE PROPERTY SINCE THE FALL OF 2018.

PHYS: BUILDING HAS BEEN VACANT FOR NEARLY 2 YEARS WITH MINIMAL UPKEEP. GRANTEE STATED THAT THE ROOF WILL NEED TO BE REPLACED AND SOME STRUCTURAL ISSUES ADDRESSED. THE BUILDING WAS IN WORSE CONDITION THAN EXPECTED FOR A CONCRETE TILT UP THAT IS ONLY 20 YEARS OLD.

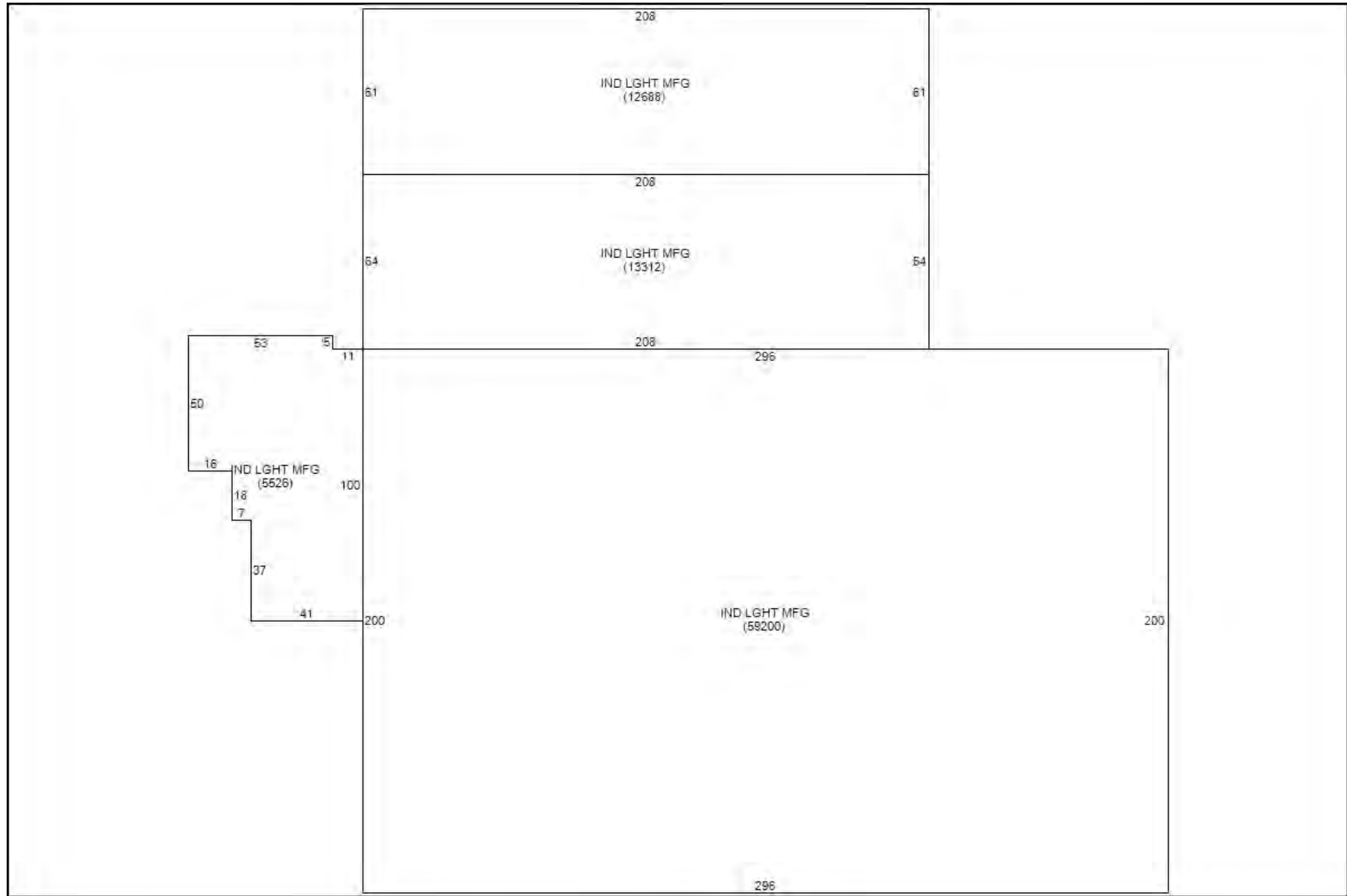
FUNC: THE BUILDING WAS DESIGNED TO BE A NEWSPAPER PRINTING FACILITY. ATI LADISH IS PLANNING ON DO EXTENSIVE REMODELING TO CHANGE THE FUNCTION TO A METAL FORGING MANUFACTURER. FUNCTIONAL ISSUES ARE MEZZANINES USED BY GANNET BUT ARE NOT NEEDED BY LADISH.

ECON: THE PRINTED NEWSPAPER INDUSTRY HAS BEEN HARD HIT OVER THE PAST TWENTY YEARS. GANNET CEASED OPERATIONS AND MOVED THERE PRINTING OPERATIONS TO MILWAUKEE AND WAUSAU.

OTHR: LAND ANALYSIS: THE PROPERTY IS LOCATED IN THE NORTHEAST APPLETON BUSINESS PARK. THE PROPERTY HAS EXCELLENT VISIBILITY FROM INTERSTATE 41 AND 441 INTERCHANGE. INTERIOR UNDEVELOPED PARCELS WITHIN THE BUSINESS PARK RANGE \$38,000 TO \$41,000 PER ACRE. HOWEVER. PROPERTIES LOCATED ALONG THE INTERSTATE 41 CORRIDOR ARE SELLING HIGHER.







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**SALE REPORT**

State ID # 81-44-201-R000056523  
 County OUTAGAMIE  
 Municipality APPLETON  
 Local Parcel # 311431800  
 Situs Address 3001 E Glendale Ave  
 Situs Zip Code 54915  
 Appraiser LACRORG

IPAS Sale Key # 171495  
 SIC Code 5093  
 Interior Inspection Date 07/24/2019  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 01/03/2020  
 Grantor TRITT & SALISBURY PROPERTIES LLC  
 Grantee CITY OF APPLETON A WISCONSIN MUNICIPAL CORPORATION  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 5093: Scrap & Waste Materials-WholeSL  
 Intended Use 1610: Highway & Street Construction-Const  
 No Months Vacant 1 - 3 years  
 Environmental Site YES

**SALE DATA**

Sale Price \$455,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$455,000  
 Land Value \$219,200  
 Improvement Value \$235,800  
 Time on Market 12 - 24 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1982  
 Number of Building Sections 2  
 Predominant OCC Code 471  
 Primary Area 31,370  
 Additional Useable Area 0  
 Total Area 31,370  
 Basement Area 3520  
 Office Area (SF) / (%) 0 0%  
 Sprinkler (SF) / (%) 27,850 89%  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs  
 Stories 1  
 Non-office ave wall height 34  
 Non-office ave clear height 34  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$14.50  
 Adj Sale Price Imps \$ / SF \$7.52  
 Acres 5.480  
 Land Value \$ / Acre \$40,000  
 SCR 8.6  
 RCN + OBY / SF \$21.33  
 Physical Res. % 21%  
 Functional Res. % 75%  
 Functional OBS 1 Layout  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 224%

**COMMENTS**

GRTR: GRANTOR CLOSED RECYCLING FACILITY IN 2019. ORIGINALLY WAS ASKING \$795,000.

GRTE: GRANTEE IS THE CITY OF APPLETON. CITY OF APPLETON OWNS THE NEIGHBORING PROPERTY FOR THE PUBLIC WORKS DIVISION. BOUGHT THE PROPERTY MAINLY FOR THE LAND. CITY OF APPLETON ORIGINALLY OFFERED \$500,00 FOR THE SUBJECT PROPERTY BUT OFFER WAS LOWERED \$45,000 TO MITIGATE SOME ENVIRONMENT ISSUES DISCOVERED AFTER A PHASE 1 AND PHASE 2 ENVIRONMENTAL ASSESSMENTS WERE CONDUCTED.

PHYS: BUILDING WAS IN POOR CONDITION DUE TO THE TYPE OF ACTIVITY ON THE PROPERTY. BUILDINGS WERE NOT MAINTAINED. BUILDINGS WERE ALSO DAMAGED IN A STORM IN THE SUMMER OF 2019.

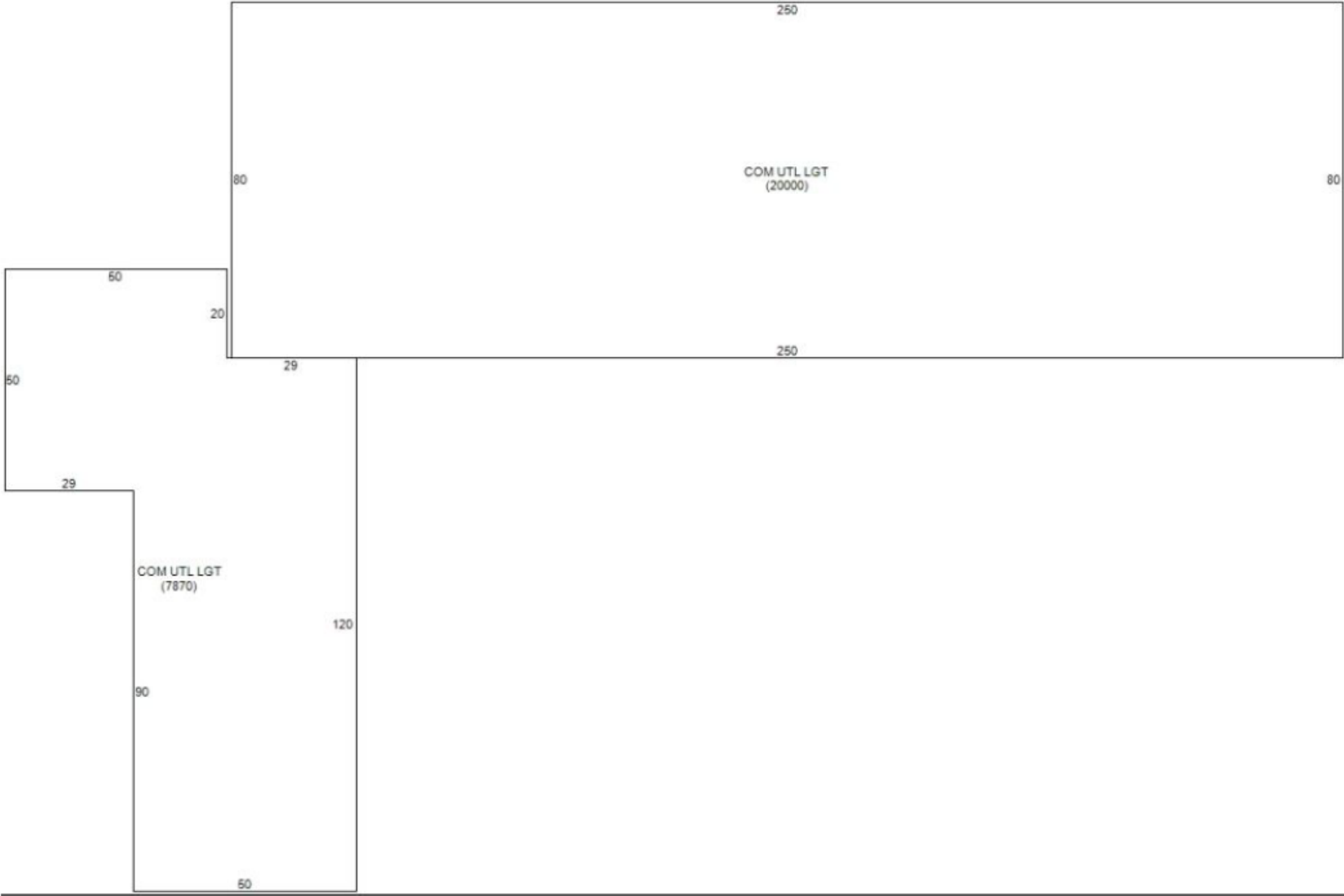
FUNC: BUILDING HAD SEVERAL SECTIONS CONSISTING OF VARIOUS LEVELS AND CEILING HEIGHTS.

ENVR: CITY OF APPLETON HAND A PHASE 1 ENVIRONMENTAL SITE ASSESSMENT AND A SUBSEQUENT PHASE 2 ENVIRONMENTAL SITE ASSESSMENT CONDUCTED. PETROLEUM AND VOLATILE ORGANIC COMPOUNDS WERE IDENTIFIED ON THE SUBJECT PROPERTY.

ECON: PROPERTY IS LOCATED IN AN INDUSTRIAL PARK ON THE NORTHEAST PORTION OF APPLETON. CLOSE ACCESS TO US 41 AND HIGHWAY 441.

OTHR: THE BUILDING ON THIS PROPERTY WAS SEVERELY, WIND DAMAGED. THE CITY WAS MAINLY BOUGHT THE PROPERTY FOR THE LAND AND DID NOT HAVE ANY PLANS FOR THE EXISTING BUILDINGS.





**SALE REPORT**

State ID # 81-44-201-R000069580  
 County OUTAGAMIE  
 Municipality APPLETON  
 Local Parcel # 313370400  
 Situs Address 2315 W Everett St  
 Situs Zip Code 54914  
 Appraiser LACRORG

IPAS Sale Key # 173610  
 SIC Code 3499  
 Interior Inspection Date 09/03/2020  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 02/28/2020  
 Grantor KAK INVESTMENTS

Grantee ACTION INDUSTRY LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3599: Industrial Machinery Nec-Mfg  
 Intended Use 3599: Industrial Machinery Nec-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$230,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$230,000  
 Land Value \$37,500  
 Improvement Value \$192,500  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1970  
 Number of Building Sections 1  
 Predominant OCC Code 494  
 Primary Area 3,600  
 Additional Useable Area 0  
 Total Area 3,600  
 Basement Area  
 Office Area (SF) / (%) 1,260 35%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 1,260 35%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 12  
 Non-office ave clear height 12  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$63.89  
 Adj Sale Price Imps \$ / SF \$53.47  
 Acres 0.750  
 Land Value \$ / Acre \$50,000  
 SCR 9.08  
 RCN + OBY / SF \$44.95  
 Physical Res. % 58%  
 Functional Res. % 100%  
 Functional OBS 1  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason

Major Thoroughfare 1 to 3 miles  
 Market Variance 205%

## COMMENTS

GRTR: PROPERTY OWNER DECIDED TO CLOSE HIS MACHINE SHOP BECAUSE OF LACK OF BUSINESS. OWNED THE REAL ESTATE UNDER SEPARATE ENTITY. PROPERTY WAS NOT SOLD UNDER DURESS. MARKETING PROPERTY THROUGH BROKER.

GRTE: GRANTEE WAS NOT AVAILABLE FOR COMMENT.

PHYS: THE BUILDING APPEARED TO BE MAINTAINED.

FUNC: RECTANGULAR BUILDING NO FUNCTIONAL OBSOLESCENCE WAS OBSERVED.

ECON: THE PROPERTY IS LOCATED IN APPLETON'S SOUTHWESTERN INDUSTRIAL PARK

OTHR: LAND VALUE WAS DETERMINED BY NEARBY SALES.





[illegible]

**SALE REPORT**

State ID # 81-44-201-R000139824  
 County OUTAGAMIE  
 Municipality APPLETON  
 Local Parcel # 311530900  
 Situs Address 3120 N Marshall Rd  
 Situs Zip Code 54911  
 Appraiser LACRORG

IPAS Sale Key # 179326  
 SIC Code 3565  
 Interior Inspection Date 06/25/2020  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 03/09/2020  
 Grantor GFP OUTAGAMIE LLC  
  
 Grantee C3 REAL ESTATE HOLDINGS LLC  
  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 4225: General Warehousing & Storage-Trans  
 Intended Use 3565: Packaging Machinery-Mfg  
 No Months Vacant 1 - 3 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$4,300,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$4,300,000  
 Land Value \$296,600  
 Improvement Value \$4,003,400  
 Time on Market over 24 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1994  
 Number of Building Sections 1  
 Predominant OCC Code 407  
 Primary Area 105,126  
 Additional Useable Area 0  
 Total Area 105,126  
 Basement Area  
 Office Area (SF) / (%) 7,926 8%  
 Sprinkler (SF) / (%) 105,126 100%  
 Air Conditioning (SF) / (%) 7,926 8%  
 Notable Features/OBYs  
  
 Stories 1  
 Non-office ave wall height 30  
 Non-office ave clear height 30  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$40.90  
 Adj Sale Price Imps \$ / SF \$38.08  
 Acres 7.415  
 Land Value \$ / Acre \$40,000  
 SCR 3.07  
 RCN + OBY / SF \$63.17  
 Physical Res. % 70%  
 Functional Res. % 100%  
 Functional OBS 1  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 86%

## COMMENTS

GRTR: TENANT MOVED OUT AND PROPERTY WAS MARKETED BY COLLIER INTERNATIONAL AND NAI PFEFFERLE. THE PROPERTY WAS PREVIOUSLY UTILIZED AS A WAREHOUSE.

GRTE: C3 CORPORATION CURRENTLY OPERATES A MANUFACTURING FACILITY IN THE SAME BUSINESS PARK. HAD PURCHASE LAND WITHIN THE BUSINESS PARK BUT DECIDED TO PURCHASE THIS PROPERTY INSTEAD OF CONSTRUCTING ANOTHER BUILDING.

BRKR: PFEFFERLE REPRESENTED BOTH BUYER AND SELLER

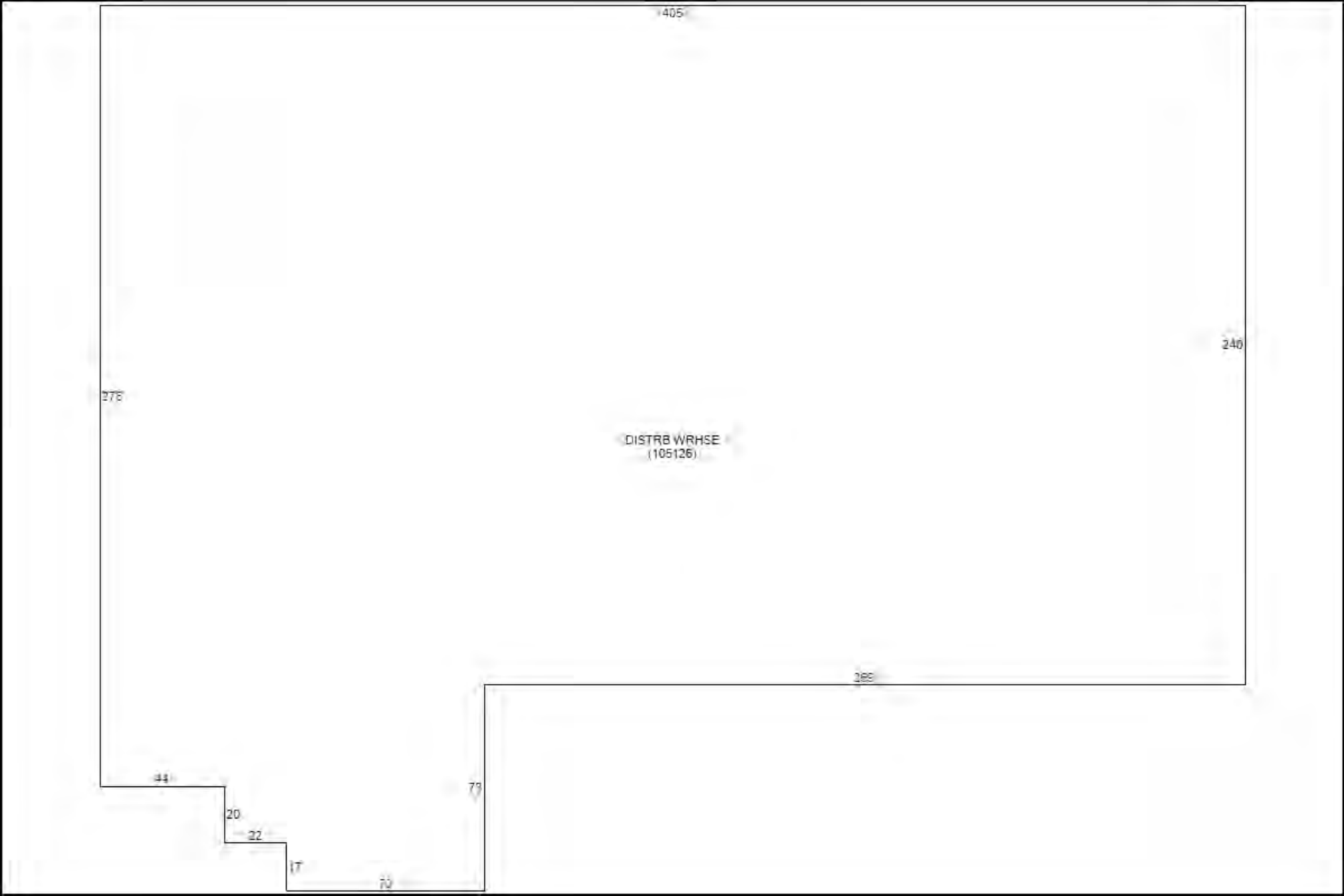
PHYS: ACCORDING TO BUYER THE PROPERTY WAS TURN KEY AND WAS AVAILABLE TO MOVE IN. THERE NO PLANS TO REMODEL. MAINTENANCE REPAIRS ARE NOT CONSIDERED NECESSARY.

FUNC: THE MANUFACTURING PORTION IS ONE SECTION AND RECTANGULAR SHAPE AND HAS 30' CEILINGS AND HAS AMPLE OFFICE SPACE. NO FUNCTIONAL OBSOLESCE IS APPARENT.

ECON: THE SUBJECT PROPERTY IS LOCATED IN THE NORTHEAST APPLETON BUSINESS PARK, WITH EASY ACCESS TO INTERSTATE 41 AND HIGHWAY 441.

OTHR: A REVIEW OF LAND SALES WITHIN THE BUSINESS PARK INDICATED AND LAND VALUE OF \$40,000 PER ACRE.





**SALE REPORT**

State ID # 81-44-201-R000066268  
 County OUTAGAMIE  
 Municipality APPLETON  
 Local Parcel # 313371200  
 Situs Address 2460 W Leonard St  
 Situs Zip Code 54914  
 Appraiser LACRORG

IPAS Sale Key # 189009  
 SIC Code 3500  
 Interior Inspection Date 08/20/2020  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 04/06/2021  
 Grantor GREEN PLACE APPLETON LLC  
 Grantee MPI LEONARD LLC  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2499: Wood Products Nec-Mfg  
 Intended Use 3500: Industrial Machinery & Equipment-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$525,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$525,000  
 Land Value \$17,900  
 Improvement Value \$507,100  
 Time on Market 5 - 11 months  
 Recent Asking Price \$525,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1995  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 9,700  
 Additional Useable Area 0  
 Total Area 9,700  
 Basement Area  
 Office Area (SF) / (%) 540 6%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 90 1%  
 Notable Features/OBYs  
 Stories 1  
 Non-office ave wall height 16  
 Non-office ave clear height 16  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$54.12  
 Adj Sale Price Imps \$ / SF \$52.28  
 Acres 0.550  
 Land Value \$ / Acre \$32,545  
 SCR 2.47  
 RCN + OBY / SF \$65.52  
 Physical Res. % 67%  
 Functional Res. % 90%  
 Functional OBS 1 Layout  
 Functional OBS 2 Site Coverage  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason  
 Major Thoroughfare 1 to 3 miles  
 Market Variance 132%

## COMMENTS

GRTR: GRANTOR SOLD BUSINESS BUT NOT THE REAL ESTATE. AFTER SEVERAL YEARS TENANT MOVED OUT OF BUILDING. GRANTOR LIVES OUT OF STATE AND DECIDED TO SALE.

GRTE: A MANUFACTURER EXPANDING TO THE FOX VALLEY. BUILDING MET THEIR NEEDS.

PHYS: BUILDING WAS IN AVERAGE CONDITION. BUILDING WAS MAINTAINED AS NEEDED.

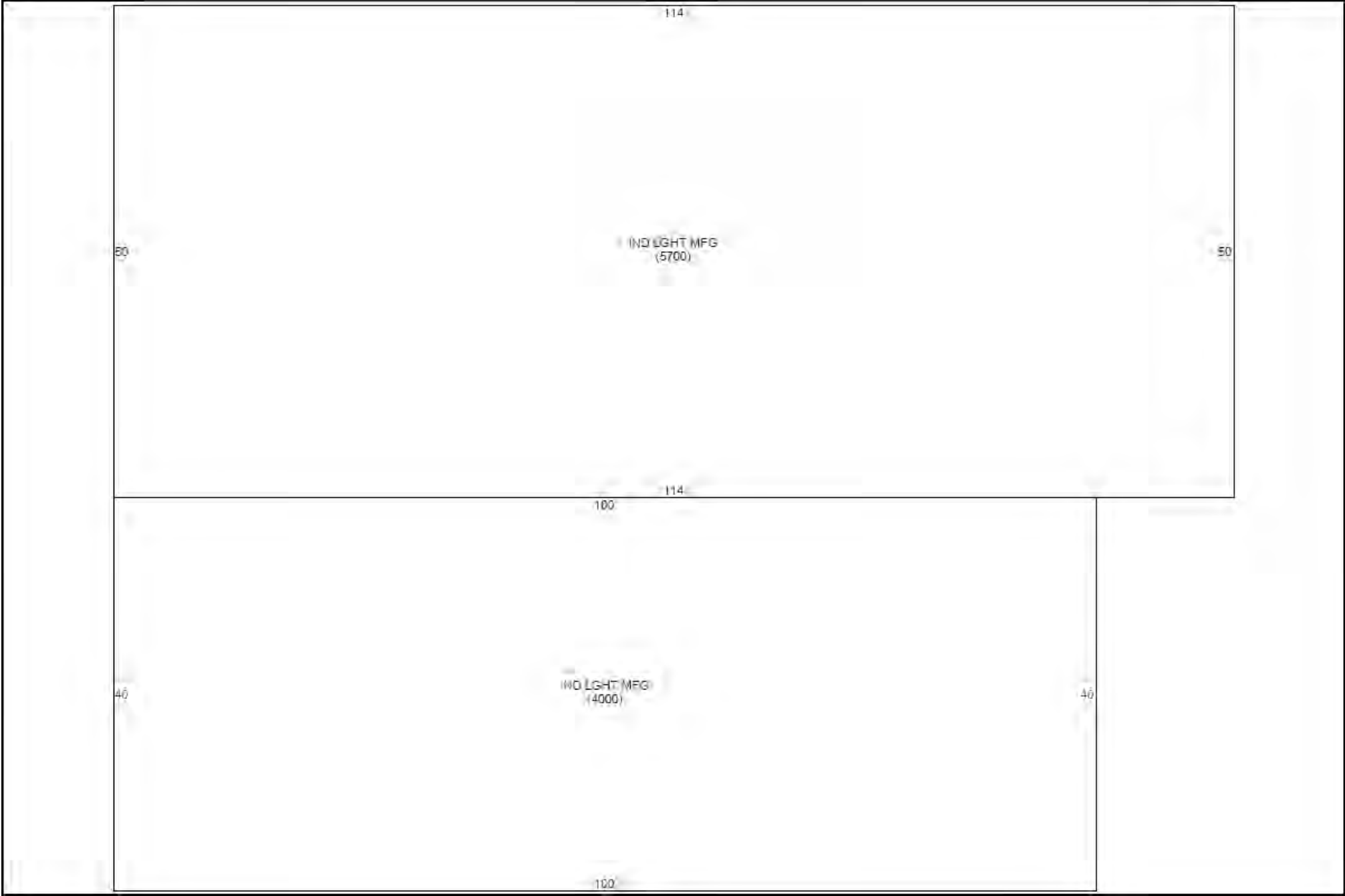
FUNC: BUILDING HAS LAYOUT ISSUES AND LOW BUILDING SITE RATIO.

ECON: PROPERTY IS LOCATED IN THE CITY OF APPLETON SOUTHWEST INDUSTRIAL PARK WHICH IS A WELL ESTABLISHED BUSINESS PARK.

OTHR: LAND ANALYSIS BASED ON ASSESSED VALUES IN THE VICINITY.







**SALE REPORT**

State ID # 81-44-241-R000126926  
 County OUTAGAMIE  
 Municipality KAUKAUNA  
 Local Parcel # 322091002  
 Situs Address 1301 Badger Rd  
 Situs Zip Code 54130  
 Appraiser LACRORG

IPAS Sale Key # 166394  
 SIC Code 0000  
 Interior Inspection Date 07/24/2019  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 03/28/2019  
 Grantor AJ PROPERTY HOLDINGS LLC

Grantee TEAM BADGER LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 4225: General Warehousing & Storage-Trans  
 Intended Use 4225: General Warehousing & Storage-Trans  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$530,000  
 Adjustment \$30,000  
 Adjusted Reason Income  
 Adjusted Sale Price \$500,000  
 Land Value \$79,200  
 Improvement Value \$420,800  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1990  
 Number of Building Sections 1  
 Predominant OCC Code 494  
 Primary Area 10,000  
 Additional Useable Area 0  
 Total Area 10,000  
 Basement Area  
 Office Area (SF) / (%) 1,789 18%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 1,789 18%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 16  
 Non-office ave clear height 16  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$50.00  
 Adj Sale Price Imps \$ / SF \$42.08  
 Acres 1.980  
 Land Value \$ / Acre \$40,000  
 SCR 8.62  
 RCN + OBY / SF \$42.48  
 Physical Res. % 61%  
 Functional Res. % 100%  
 Functional OBS 1  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason

Major Thoroughfare 0 to 1 mile  
 Market Variance 162%

## COMMENTS

GRTR: GRANTEE APPROACH GRANTOR. GRANTOR KNEW THAT GRANTEE WAS BUYING ADJACENT PROPERTY AND NEEDED TO EXPAND. NEGOTIATED SALE PRICE.

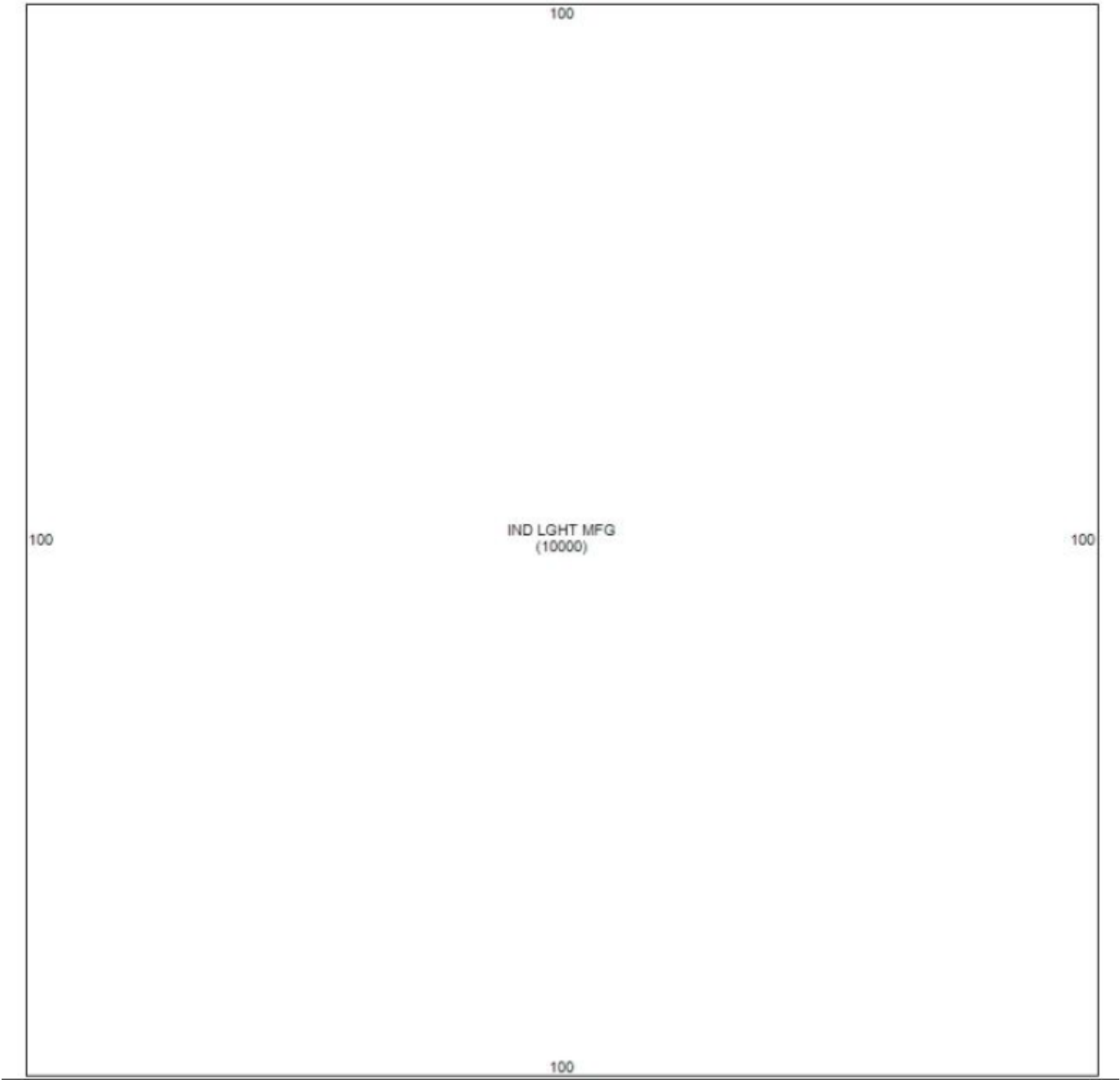
GRTE: GRANTEE WAS LOOSING LAND FROM ANOTHER MANUFACTURER AND NEEDED MORE SPACE TO SET UP HIS RAW MATERIAL. OFFERED TO PURCHASE PROPERTY AND LEASE THE BUILDING BACK TO GRANTOR.

PHYS: BUILDING IS A ONE STORY PRE-ENGINEERED STEEL BUILDING THAT WAS MAINTAINED AS NEEDED. THE BUILDING IS IN MODERATE CONDITION. THE MECHANICAL AND BUILDING COMPONENTS ARE ORIGINAL BUT DO NOT NEED TO BE REPLACED.

FUNC: THE BUILDING IS SQUARE WITH NO ADD ON CONSTRUCTION. NO FUNCTION OBSOLESCENCE WAS OBSERVED

ECON: THE CITY OF KAUKAUNA HAS SEEN STABLE ECONOMIC GROWTH. MANY OF THE MANUFACTURING FACILITIES HAVE ADDED ON TO THEIR BUILDINGSIN THE PAST FEW YEARS. THE PROPERTY IS LOCATED IN AN INDUSTRIAL PARK.





**SALE REPORT**

State ID # 81-44-241-R000126933  
 County OUTAGAMIE  
 Municipality KAUKAUNA  
 Local Parcel # 322091000  
 Situs Address 1221 Badger Rd  
 Situs Zip Code 54130  
 Appraiser LACRORG

IPAS Sale Key # 166451  
 SIC Code 0000  
 Interior Inspection Date 07/24/2019  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 04/15/2019  
 Grantor GARRY AND FAYE MOORE

Grantee TEAM BADGER LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 4225: General Warehousing & Storage-Trans  
 Intended Use 4225: General Warehousing & Storage-Trans  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$500,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$500,000  
 Land Value \$79,200  
 Improvement Value \$420,800  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1990  
 Number of Building Sections 1  
 Predominant OCC Code 494  
 Primary Area 10,000  
 Additional Useable Area 0  
 Total Area 10,000  
 Basement Area  
 Office Area (SF) / (%) 1,848 18%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 1,848 18%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 16  
 Non-office ave clear height 16  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$50.00  
 Adj Sale Price Imps \$ / SF \$42.08  
 Acres 1.980  
 Land Value \$ / Acre \$40,000  
 SCR 8.62  
 RCN + OBY / SF \$43.21  
 Physical Res. % 64%  
 Functional Res. % 100%  
 Functional OBS 1  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason

Major Thoroughfare 0 to 1 mile  
 Market Variance 152%

**COMMENTS**

GRTR: OWNER WAS AWARE THAT NEIGHBORING MANUFACTURER HAS PURCHASE SEVERAL PARCELS IN THE AREA ONLY TO USE THE EXCESS LAND AND WAS WILLING TO LEASE THE PROPERTY BACK TO ORIGINAL OWNER. FELT LIKE THIS WAS A WIN-WIN SITUATION. NEGOTIATED WITH GRANTEE FOR FINAL SALE PRICE.

GRTE: GRANTEE WAS LOOSING LEASE LAND FROM A LOCAL MANUFACTURER AND NEEDED MORE OUTDOOR SPACE ARE TO SET UP RAW MATERIAL. GRANTEE APPROACHED BUYER AND NEGOTIATED PRICE. WILL LEASE BUILDING TO CURRENT GRANTOR.

PHYS: ONE STORY PRE-ENGINEERED STEEL BUILDING THAT WAS MAINTAINED AS NEEDED. BUILDING WAS MODERATE CONDITION. BUILDING MECHANICALS AND BUILDING COMPONENTS ARE ORIGINAL BUT WELL MAINTAINED. NO SIGN OF ANY ITEMS IN NEED OF REPLACEMENT.

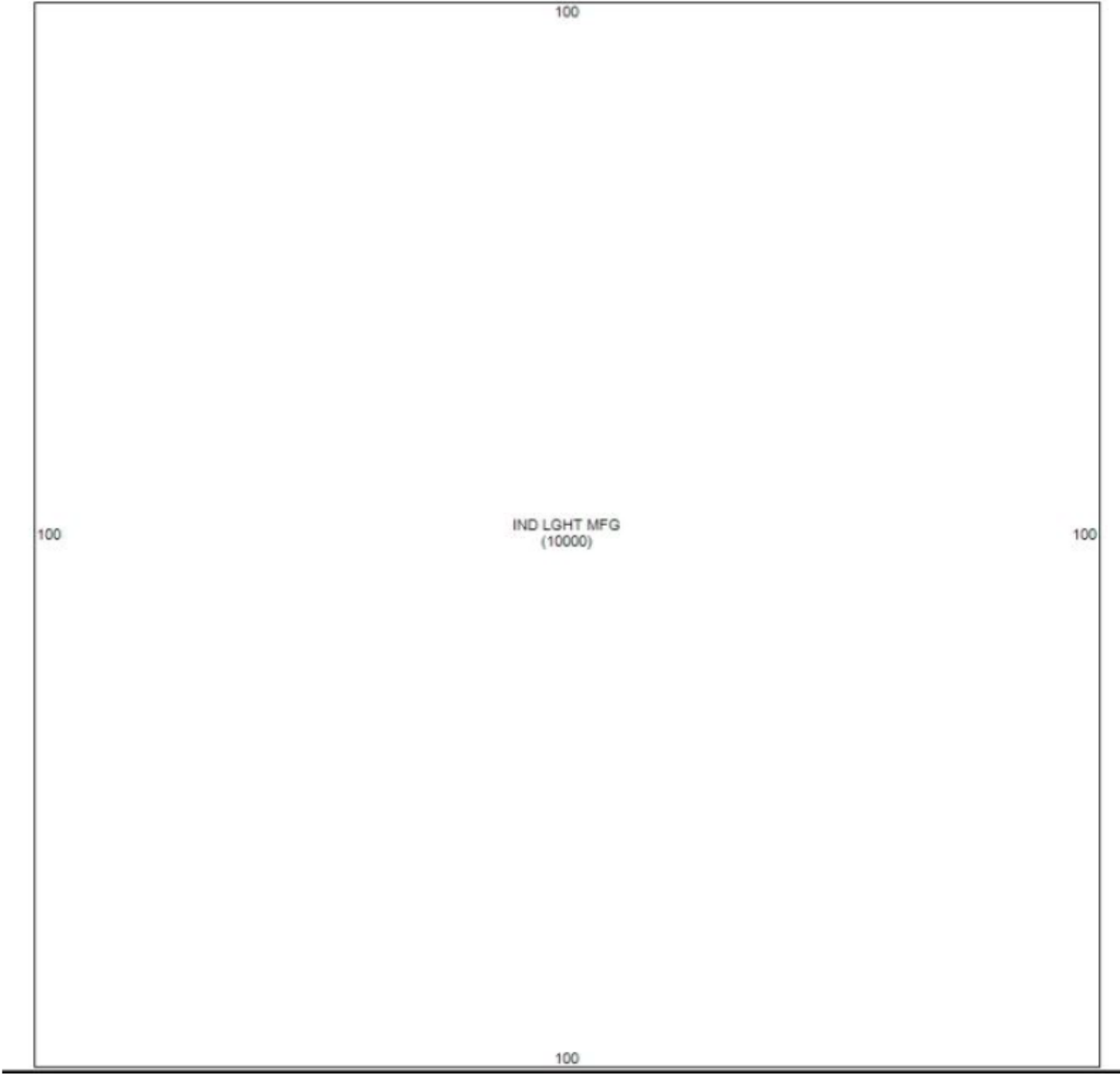
FUNC: BUILDING WAS SQUARE WITH NO LAYOUT ISSUES OR ADD ON CONSTRUCTION.

ECON: THE CITY OF KAUKAUNA HAS SEEN A STABLE ECONOMIC ENVIRONMENT. MANY OF THE MANUFACTURERS IN THE AREA HAVE BEEN ADDING NEW CONSTRUCTION.

OTHR: LAND ANALYSIS IN THE ARE HAS INDICATED A VALUE OF \$40,000 PER ACRE IN THE INDUSTRIAL PARK.







**SALE REPORT**

State ID # 81-44-241-R000050995  
 County OUTAGAMIE  
 Municipality KAUKAUNA  
 Local Parcel # 322103300  
 Situs Address 2351 Northridge Dr  
 Situs Zip Code 54130  
 Appraiser LACRORG

IPAS Sale Key # 184766  
 SIC Code 3499  
 Interior Inspection Date 10/17/2017  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 12/30/2020  
 Grantor ANDRES LITTLE CHUTE PROPERTIES LLC

Grantee MB PROPERTIES OF THE VALLEY LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3599: Industrial Machinery Nec-Mfg  
 Intended Use 3599: Industrial Machinery Nec-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$1,600,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$1,600,000  
 Land Value \$96,000  
 Improvement Value \$1,504,000  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 2007  
 Number of Building Sections 3  
 Predominant OCC Code 494  
 Primary Area 31,200  
 Additional Useable Area 0  
 Total Area 31,200  
 Basement Area  
 Office Area (SF) / (%) 2,330 7%  
 Sprinkler (SF) / (%) 31,200 100%  
 Air Conditioning (SF) / (%) 2,330 7%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 25  
 Non-office ave clear height 23  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$51.28  
 Adj Sale Price Imps \$ / SF \$48.21  
 Acres 1.920  
 Land Value \$ / Acre \$50,000  
 SCR 2.68  
 RCN + OBY / SF \$67.79  
 Physical Res. % 78%  
 Functional Res. % 95%  
 Functional OBS 1 Office/Plant Ratio  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 96%

**COMMENTS**

GRTR: GRANTOR WANTED TO RETIRE SOLD BUSINESS TO A COMPETITOR. SOLD REAL ESTATE TO SAME ENTITY A YEAR LATER.

GRTE: OWNS BUSINESS IN FOX VALLEY AND SAW AN OPPORTUNITY TO EXPAND. PURCHASE PERSONAL PROPERTY AND REAL ESTATE IN SEPARATE TRANSACTIONS. GRANTEE HAD AN APPRAISAL TO DETERMINE PURCHASE PRICE

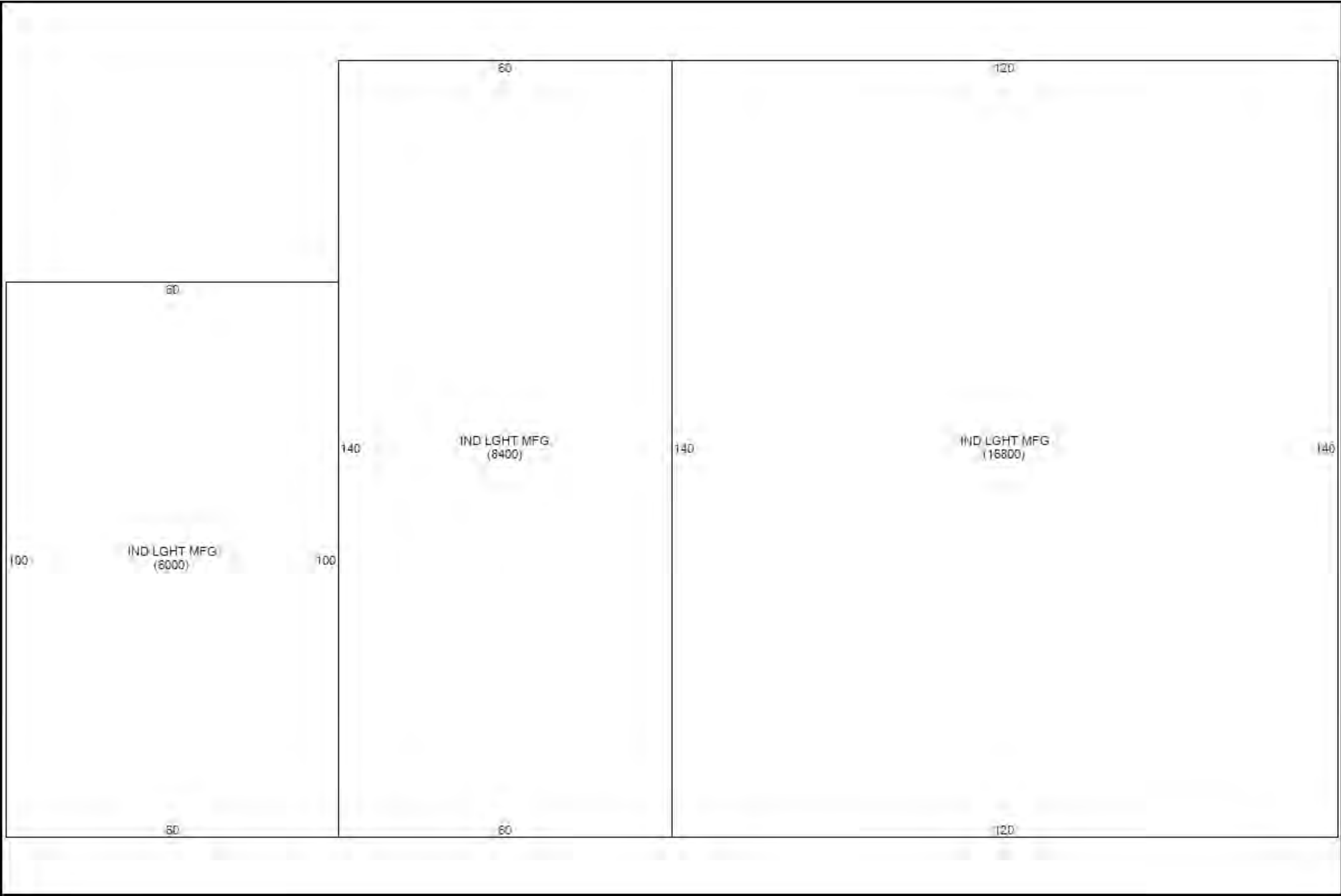
PHYS: BUILDING APPEARED IN GOOD PHYSICAL CONDITION

FUNC: LOW BUILDING TO LAND RATIO

ECON: PROPERTY IS LOCATED IN THE KAUKAUNA INDUSTRIAL PARK LOCATED CLOSE TO US 41

OTHR: LAND ANALYSIS BASED ON LAND SALES ALONG THE US 41 CORRIDOR.





**SALE REPORT**

State ID # 81-44-261-R000048979  
 County OUTAGAMIE  
 Municipality NEW LONDON  
 Local Parcel # 333065506  
 Situs Address 1201 Maple Creek Ln  
 Situs Zip Code 54961  
 Appraiser LACRORG

IPAS Sale Key # 189089  
 SIC Code 3569  
 Interior Inspection Date 07/20/2021  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 05/27/2021  
 Grantor CQ OF NEW LONDON LLC

Grantee LAKESHORE REAL ESTATE GROUP LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3569: General Industrial Machinery Nec-Mfg  
 Intended Use 3569: General Industrial Machinery Nec-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$1,460,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$1,460,000  
 Land Value \$130,100  
 Improvement Value \$1,329,900  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 2010  
 Number of Building Sections 1  
 Predominant OCC Code 494  
 Primary Area 16,200  
 Additional Useable Area 0  
 Total Area 16,200  
 Basement Area  
 Office Area (SF) / (%) 3,440 21%  
 Sprinkler (SF) / (%) 16,200 100%  
 Air Conditioning (SF) / (%) 3,441 21%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 24  
 Non-office ave clear height 24  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$90.12  
 Adj Sale Price Imps \$ / SF \$82.09  
 Acres 5.000  
 Land Value \$ / Acre \$26,020  
 SCR 13.44  
 RCN + OBY / SF \$69.98  
 Physical Res. % 83%  
 Functional Res. % 100%  
 Functional OBS 1  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 90%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 157%

COMMENTS

GRTR: GRANTOR SOLD BUSINESS TO SEPARATE ENTITY. NO LONGER NEEDED THE REAL ESTATE

GRTE: BOUGHT PROPERTY AS AN INVESTMENT

PHYS: BUILDING IS IN GOOD PHYSICAL CONDITION

FUNC: NO FUNCTION ISSUES OBSERVED

ECON: PROPERTY IS LOCATED IN THE NORTH EAST NEW LONDON BUSINESS PARK

OTHR: LAND VALUE BASED ON VACANT LAND SALES IN THE CITY OF NEW LONDON





[illegible]

**SALE REPORT**

State ID # 81-44-261-R000033202  
 County OUTAGAMIE  
 Municipality NEW LONDON  
 Local Parcel # 333048901  
 Situs Address 809 County Rd S  
 Situs Zip Code 54961  
 Appraiser LACRORG

IPAS Sale Key # 191473  
 SIC Code 3444  
 Interior Inspection Date 11/17/2021  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 10/15/2021  
 Grantor NEUMETAL PROPERTIES LLC

Grantee BESAW HOLDINGS LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3443: Fabricated Plate Work (Boiler Shops)-Mfg  
 Intended Use 3540: Metalworking Machinery-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$1,550,100  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$1,550,100  
 Land Value \$124,000  
 Improvement Value \$1,426,100  
 Time on Market 5 - 11 months  
 Recent Asking Price \$1,600,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 2004  
 Number of Building Sections 4  
 Predominant OCC Code 494  
 Primary Area 31,180  
 Additional Useable Area 0  
 Total Area 31,180  
 Basement Area  
 Office Area (SF) / (%) 1,728 6%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 23  
 Non-office ave clear height 23  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$49.71  
 Adj Sale Price Imps \$ / SF \$45.74  
 Acres 6.620  
 Land Value \$ / Acre \$18,731  
 SCR 9.25  
 RCN + OBY / SF \$58.84  
 Physical Res. % 69%  
 Functional Res. % 90%  
 Functional OBS 1 Layout  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 90%  
 NBHD Rating / Other % 95%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 146%

**COMMENTS**

GRTR: GRANTOR PREVIOUSLY OWNED A MACHINE SHOP AND WENT OUT OF BUSINESS IN 2020. GRANTOR SOLD EQUIPMENT. GRANTOR LEASED THE BUILDING TO A FABRICATOR WHO ALSO OWNS A BUSINESS IN WAUPACA. GRANTEE MARKETED THE PROPERTY THROUGH A BROKER.

GRTE: GRANTEE WAS A TENANT OF THE BUILDING WHO IS TRYING TO ESTABLISH A FABRICATION BUSINESS IN NEW LONDON. GRANTEE KNEW THE PROPERTY WAS BEING MARKETED WHEN HE SIGNED A LEASE BUT ADDED "A RIGHT TO BEAT AN ACCEPTED OFFER" WRITTEN INTO THE LEASE. GRANTOR SAID THEY HAD AN ACCEPTED OFFER FOR 1,550,000. GRANTEE COUNTERED WITH \$1,550,100. THE IS PROPERTY IS OWNED BY BEESAW HOLDINGS LLC AND NOT NEW LONDON FABRICATION LLC. ALTHOUGH, THERE IS COMMON OWNERSHIP.

PHYS: THERE ARE TWO SEPARATE BUILDINGS ON THE PROPERTY. THE SMALLER BUILDING IS WOOD FRAMED, HEATED, AND MAINLY USED FOR STORAGE. THE LARGER BUILDING HAS TWO SECTIONS AND IS "L" SHAPED.THE BUILDING CONSTRUCTED WITH STEEL FRAME AND IS IN GOOD CONDITION.

FUNC: TWO SEPARATE BUILDINGS ON THE PROPERTY AND THE LARGER BUILDING HAS TWO SECTIONS AND IS "L" SHAPED. PROPERTY HAS A HIGH SITE COVERAGE RATIO AND THERE IS PLENTY ROOM FOR EXPANSION.

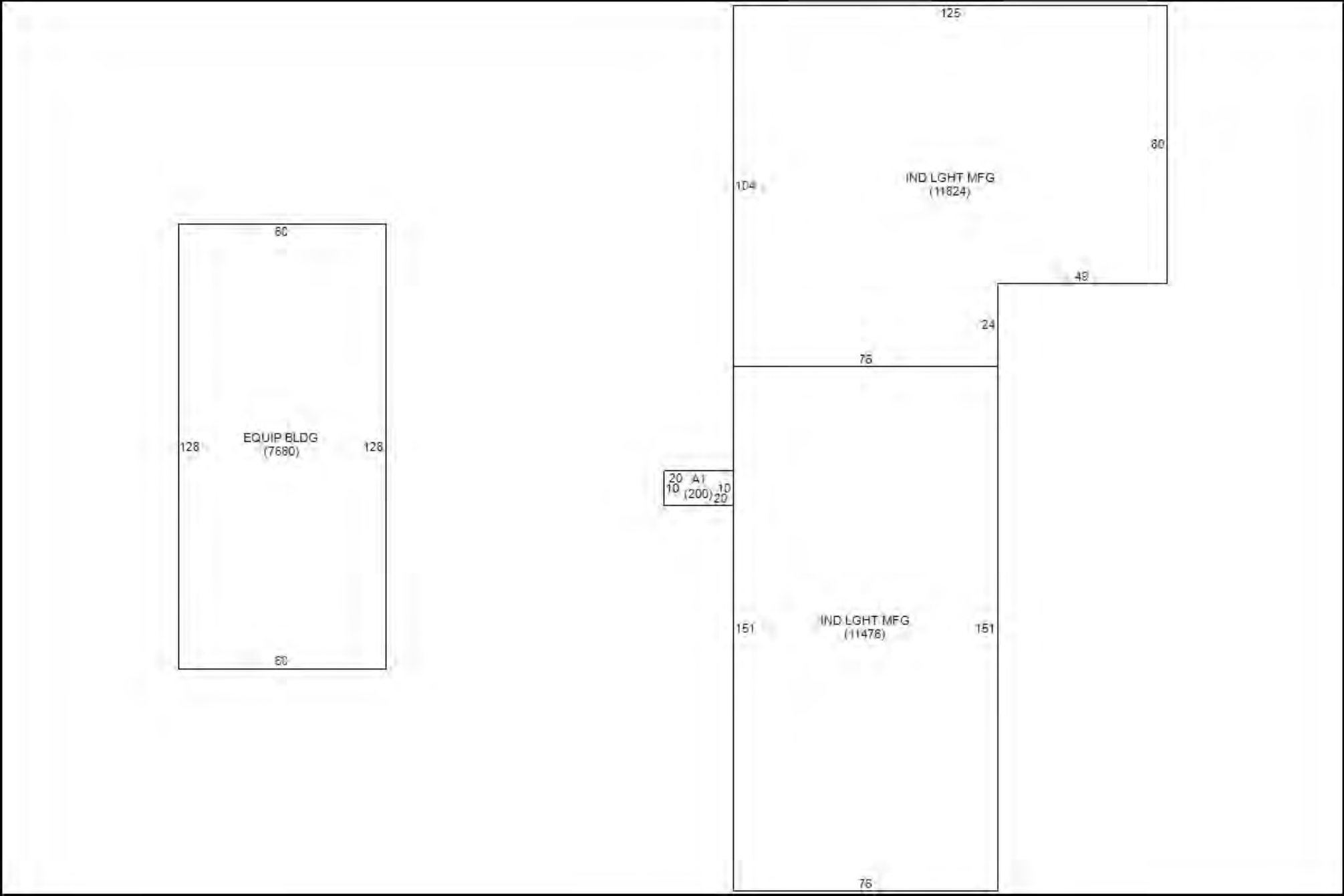
BRKR: THE PROPERTY WAS LISTED BY J ROSS ASSOCIATES FOR \$1.6 MILLION .

ECON: THE PROPERTY IS LOCATED OFF OF STATE HIGHWAY 45 BUT NOT IN AN INDUSTRIAL PARK. PROPERTIES LOCATED IN THE VICINITY ARE INDUSTRIAL TYPE PROPERTIES.

OTHR: LAND VALUES WERE DETERMINED BY A LAND SALE LOCATED IN THE VICINITY OF THE SUBJECT PROPERTY AND OTHER ASSESSED PROPERTIES IN THE AREA.

OTHR: MARKET VARIANCE: GRANTEE FEELS THAT THE CITY OF NEW LONDON IS A GOOD PLACE TO LIVE AND WORK AND DID NOT CONSIDER LOCATION AND NEIGHBORHOOD IN HIS PURCHASE OF THE PROPERTY. MOST OF THE GRANTEE CLIENTS ARE LOCATED IN THE FOX VALLEY.





**SALE REPORT**

State ID # 81-44-281-R000037078  
 County OUTAGAMIE  
 Municipality SEYMOUR  
 Local Parcel # 340049600  
 Situs Address 124 E Bronson Rd  
 Situs Zip Code 54165  
 Appraiser LACRORG

IPAS Sale Key # 166393  
 SIC Code 2022  
 Interior Inspection Date 10/12/2017  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 4  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 02/27/2019  
 Grantor GREAT LAKES CHEESE SEYMOUR INC

Grantee EMMI ROTH USA INC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2022: Cheese Natural & Processed-Mfg  
 Intended Use 2022: Cheese Natural & Processed-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$3,440,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$3,440,000  
 Land Value \$140,000  
 Improvement Value \$3,300,000  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1978  
 Number of Building Sections 6  
 Predominant OCC Code 315  
 Primary Area 67,870  
 Additional Useable Area 0  
 Total Area 67,870  
 Basement Area  
 Office Area (SF) / (%) 4,312 6%  
 Sprinkler (SF) / (%) 52,068 77%  
 Air Conditioning (SF) / (%) 18,416 27%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 16  
 Non-office ave clear height 16  
 Frame Type 02: Masonry Load Bearing  
 Exterior Wall Type 03: Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$50.69  
 Adj Sale Price Imps \$ / SF \$48.62  
 Acres 9.330  
 Land Value \$ / Acre \$15,005  
 SCR 5.99  
 RCN + OBY / SF \$58.81  
 Physical Res. % 69%  
 Functional Res. % 90%  
 Functional OBS 1 Layout  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 90%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 148%

**COMMENTS**

GRTR: NO COMMENT FROM GRANTOR.

GRTE: GRANTEE WAS LOOKING TO EXPAND THEIR BLUE CHEESE PORTFOLIO. REAL ESTATE WAS SOLD AND WITH PRODUCTION FACILITY AND EQUIPMENT. GRANTOR STATED THAT A PRIVATE APPRAISAL WAS PERFORMED TO DETERMINE REAL ESTATE VALUE.

PHYS: BUILDING IS IN MODERATE CONDITION. OFFICE SPACE IS NOT HIGH QUALITY. PRODUCTION AREAS AND COOLERS WERE IN MODERATE CONDITION. PROPERTY MAINTAINED AND CLEANED REGULARLY.

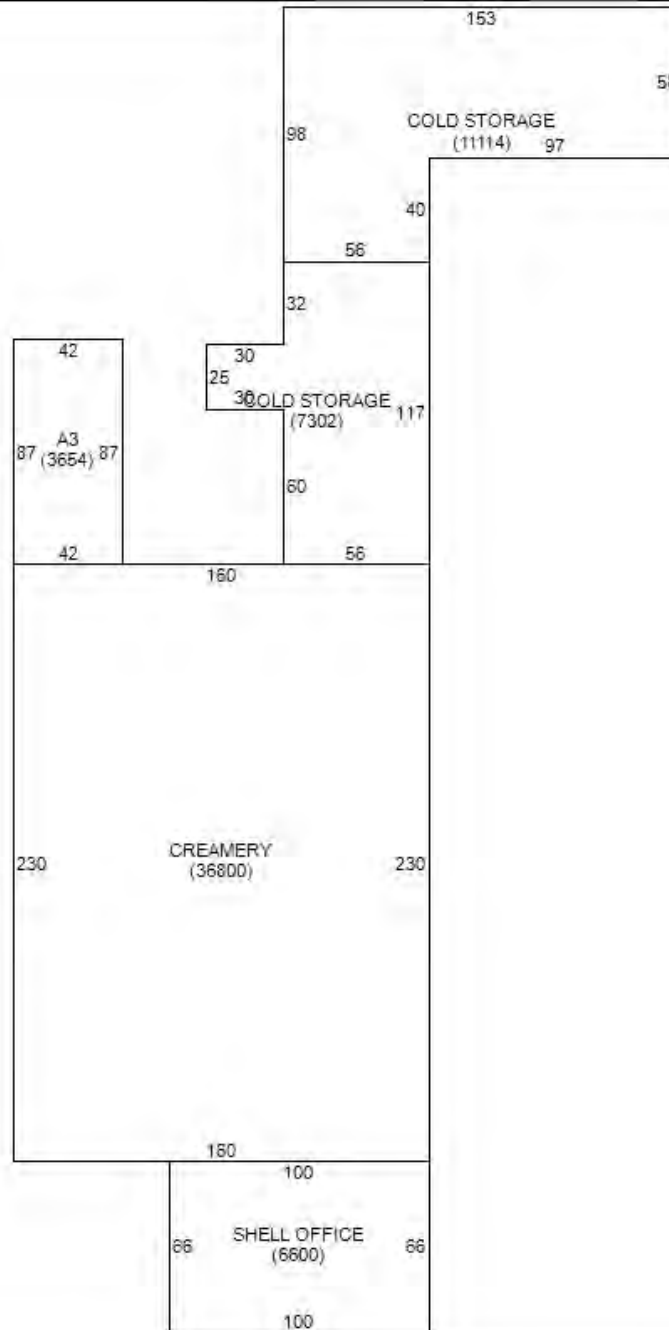
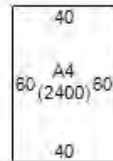
FUNC: ADD ON CONSTRUCTION. SECTIONS HAVE DIFFERENT USES SUCH AS OFFICES, COOLERS, PRODUCTION AND WAREHOUSE. TYPICAL OF A CHEESE PROCESSING FACILITY.

ECON: LOCATED IN AN INDUSTRIAL PARK IN THE CITY OF SEYMOUR. ALSO LOCATED NEAR RAW MATERIAL (MILK).

OTHR: LAND VALUE BASED ON OTHER LAND SALES IN THE AREA







**DISCLAIMER** - The content of this sales data worksheet is for general information purposes only. The information and opinions contained therein are provided by the Wisconsin Department of Revenue and we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, suitability of the information for any purpose. The Wisconsin Department of Revenue, its employees, officials, officers, agents, as the persons interviewed during the sales verification process, shall not be held responsible or liable for any use of, error, omission or defect in the information contained on the DOR Sales Data Worksheets.

**SALE REPORT**

State ID # 77-45-131-R000025230  
 County OZAUKEE  
 Municipality GRAFTON  
 Local Parcel # 10-019-04-018.00  
 Situs Address 1272 Dakota Dr  
 Situs Zip Code 53024  
 Appraiser MEGNASP

IPAS Sale Key # 188750  
 SIC Code 3569  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 04/29/2021  
 Grantor REXNORD INDUSTRIES LLC

Grantee YAMATO CORPORATION

Affinity None  
 Conveyance Type Other  
 Prior Use 3089: Plastics Products Nec-Mfg  
 Intended Use 3569: General Industrial Machinery Nec-Mfg  
 No Months Vacant  
 Environmental Site

**SALE DATA**

Sale Price \$5,400,000  
 Adjustment \$100,000  
 Adjusted Reason Other - See Notes  
 Adjusted Sale Price \$5,300,000  
 Land Value \$744,300  
 Improvement Value \$4,555,700  
 Time on Market  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1996  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 85,018  
 Additional Useable Area 8856  
 Total Area 93,874  
 Basement Area  
 Office Area (SF) / (%) 20,231 22%  
 Sprinkler (SF) / (%) 99,312 106%  
 Air Conditioning (SF) / (%) 20,231 22%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 24  
 Non-office ave clear height 21  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 03: Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$56.46  
 Adj Sale Price Imps \$ / SF \$48.53  
 Acres 9.570  
 Land Value \$ / Acre \$77,774  
 SCR 4.9  
 RCN + OBY / SF \$72.43  
 Physical Res. % 70%  
 Functional Res. % 90%  
 Functional OBS 1 Layout  
 Functional OBS 2 Office/Plant Ratio  
 Functional OBS 3  
 Community rating % 98%  
 NBHD Rating / Other % 98%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 111%

**COMMENTS**

GRTR: EXITED THE MAIN PRODUCT LINE AT THE PLANT SO THE BUSINESS WAS CLOSED AT THE END 2020. LISTED THE PROPERTY ON THE OPEN MARKET FOR FOUR MONTHS FOR \$5,500,000. PROPERTY SOLD QUICKLY TO AN UNRELATED PARTY. FELT THE SALE PRICE WAS A FAIR MARKET VALUE.

GRTE: WAS LOOKING FOR A PROPERTY TO RELOCATE THEIR BUSINESS FROM MEQUON. THE NEW FACILITY TO BE USED FOR MANUFACTURING, WAREHOUSING AND DISTRIBUTION. AFTER THE PURCHASE STARTED RENOVATIONS TO CREATE OFFICE SPACE, CAFETERIA AND DEMONSTRATION SPACE FOR CUSTOMERS. MOST DESIRABLE FEATURES ARE LOCATION JUST OFF MAIN STREET AND TO FREEWAY.

PHYS: THE ROOF IS THE ORIGINAL ROOF WHICH HAD ISSUES REPORTED ON THE RE CONDITION REPORT AND INSPECTION. THE GRANTOR PROVIDED A CREDIT OF \$100,000 TO BE USED BY THE GRANTEE FOR PARTIAL REPLACEMENT OF THE AFFECTED ROOF SECTIONS. BUILDING HAS GOOD CURB APPEAL.

FUNC: : GRANTOR CLAIMED THAT LAYOUT ISSUES WERE RELATED TO THE SECOND FLOOR OFFICE AREA BEING ACCESSED BY STAIRS ONLY AND THAT THE AMOUNT OF OFFICE SPACE WAS EXCESSIVE.

ECON: LOCATED JUST OFF THE MAIN STREET IN AN INDUSTRIAL BUSINESS PARK.

OTHR: LAND ANALYSIS: AN INVESTIGATION OF AVAILABLE DATA INCLUDING BUT NOT LIMITED TO SALE AND LISTINGS ACTIVITY, ASSESSOR'S RECORDS AND ECONOMIC TRENDS WERE USED TO DRIVE THE LAND VALUE.



DISCLAIMER - The content of this sales data worksheet is for general information purposes only. The information and opinions contained therein are provided by the Wisconsin Department of Revenue and we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, suitability of the information for any purpose. The Wisconsin Department of Revenue, its employees, officials, officers, agents, as the persons interviewed during the sales verification process, shall not be held responsible or liable for any use of, error, omission or defect in the information contained on the DOR Sales Data Worksheets.

**SALE REPORT**

State ID # 77-45-181-R000035987  
 County OZAUKEE  
 Municipality SAUKVILLE  
 Local Parcel # 11-026-08-013.00  
 Situs Address 650 N Dekora Woods Blvd  
 Situs Zip Code 53080  
 Appraiser MEGNASP

IPAS Sale Key # 170274  
 SIC Code 3565  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 08/14/2019  
 Grantor MATRIX REAL ESTATE PARTNERS LLC

Grantee DEKORA WOODS13 LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3565: Packaging Machinery-Mfg  
 Intended Use 3565: Packaging Machinery-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site

**SALE DATA**

Sale Price \$2,533,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$2,533,000  
 Land Value \$533,700  
 Improvement Value \$1,999,300  
 Time on Market  
 Recent Asking Price \$2,800,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 2004  
 Number of Building Sections 1  
 Predominant OCC Code 494  
 Primary Area 35,504  
 Additional Useable Area 6296  
 Total Area 41,800  
 Basement Area  
 Office Area (SF) / (%) 14,272 34%  
 Sprinkler (SF) / (%) 46,528 111%  
 Air Conditioning (SF) / (%) 6,296 15%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 24  
 Non-office ave clear height 20  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 14: Concrete Tilt-up

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$60.60  
 Adj Sale Price Imps \$ / SF \$47.83  
 Acres 9.364  
 Land Value \$ / Acre \$56,995  
 SCR 11.49  
 RCN + OBY / SF \$71.58  
 Physical Res. % 78%  
 Functional Res. % 90%  
 Functional OBS 1 Layout  
 Functional OBS 2 Office/Plant Ratio  
 Functional OBS 3  
 Community rating % 96%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 99%

**COMMENTS**

GRTR: QUIET SALE - GRANTOR WAS RETIRING AND WANTED TO CHECK THE MARKET BUT WAS NOT READY TO LIST ON THE OPEN MARKET. KNEW BROKER WHO DID SALES MARKET ANALYSIS AND SAID HE HAD TWO INTERESTED PARTIES. PROPERTY SOLD QUICKLY TO AN UNRELATED PARTY. GRANTOR AND TENANT WERE RELATED PARTIES WITH 3 YEAR TRANSFERABLE LEASE IN PLACE. FELT THE SALE WAS FAIR MARKET VALUE.

ECON: LOCATED IN AN INDUSTRIAL PARK IN THE CENTRAL PORTION OF SAUKVILLE WEST OF I-43. THE INDUSTRIAL PARK HAS BEEN SOLD OUT WITH THE SALE OF THE LAST REMAINING PARCELS TAKING PLACE IN 2015.

FUNC: BUILDING IS WELL SUITED FOR GENERAL PURPOSE INDUSTRIAL USE BY THE OFFICE SPACE IS EXCESSIVE AND ABOVE MARKET NORMS FOR THE BUILDING SIZE. THE SHOP PORTION OF THE BUILDING HAS PROCESS FLOW ISSUES WITH LACK OF SPACE TO STORE INCOMING RAW MATERIALS.

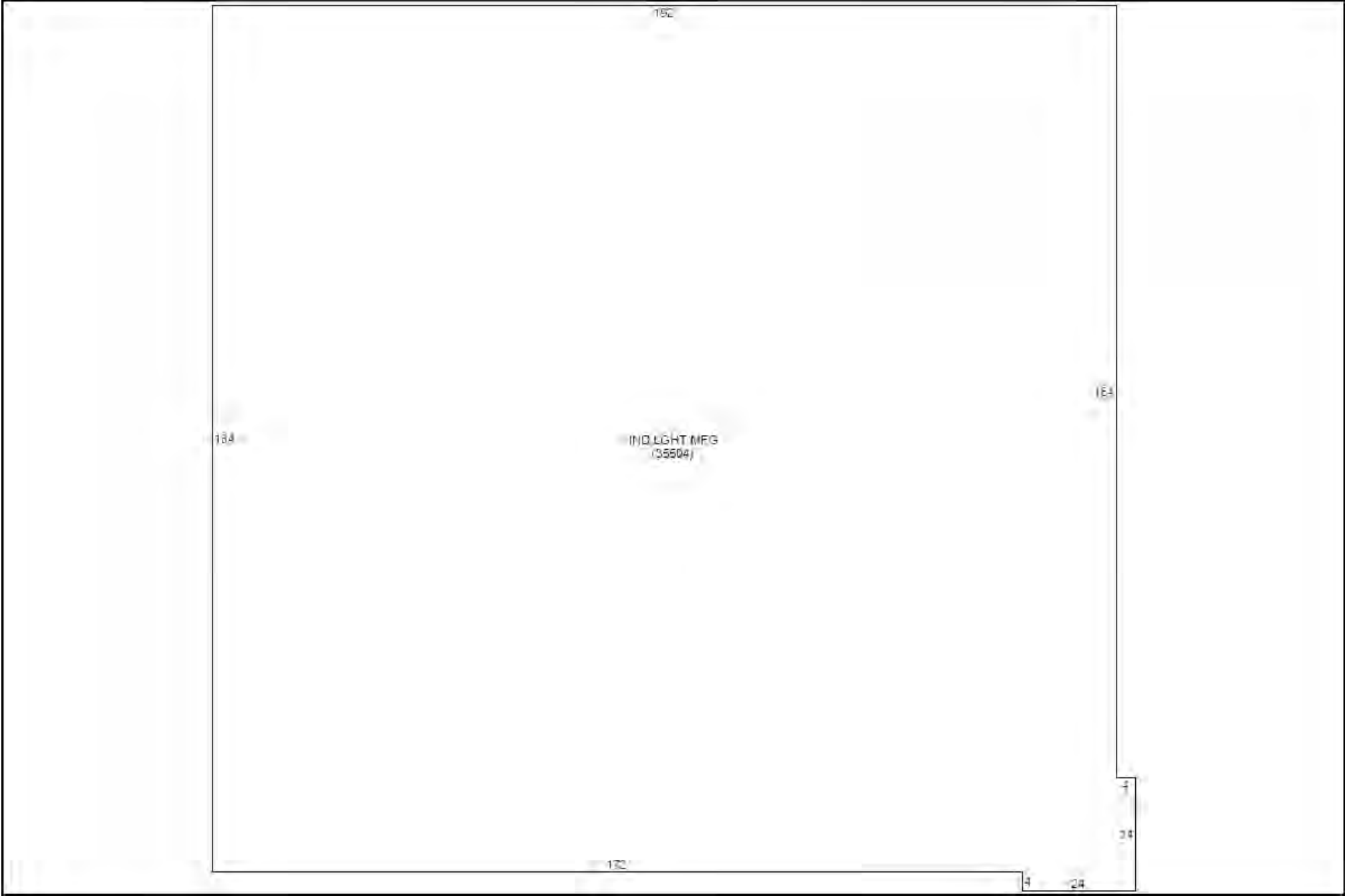
GRTE: REIT INVESTOR FELT THIS WAS A CLASS A - "TOP OF THE CHARTS" PROPERTY WHICH SOLD AT A LOWER DOLLAR PER SQUARE FOOT VALUE THAN OTHER PROPERTIES IN THE INDUSTRIAL PARK. APPRAISAL ON FILE WHICH FALLS IN LINE WITH SALE PRICE. DESIRABLE FEATURES ARE CONDITION AND EXISTING TENANT. FELT IT WAS A FMV SALE.

PHYS: OVERALL THE IMPROVEMENTS WERE IN GOOD CONDITION AND APPEARED TO HAVE BEEN MAINTAINED ON AN AS NEEDED BASIS. THE PARTIES NEGOTIATED THE REDUCTION FOR ROOF AND WINDOW ISSUES BROUGHT UP BY THE GRANTEE.

OTHR: LAND ANALYSIS: AN INVESTIGATION OF AVAILABLE DATA INCLUDING BUT NOT LIMITED TO SALE AND LISTING ACTIVITY, ASSESSOR'S RECORDS AND ECONOMIC TRENDS WERE USED TO DRIVE THE LAND VALUE.







**SALE REPORT**

State ID # 77-45-181-R000153002  
 County OZAUCKEE  
 Municipality SAUKVILLE  
 Local Parcel # 11-026-05-010.00  
 Situs Address 655 N Dekora Woods Blvd  
 Situs Zip Code 53080  
 Appraiser MEGNASP

IPAS Sale Key # 191398  
 SIC Code 2676  
 Interior Inspection Date 08/18/2021  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 04/15/2021  
 Grantor CALIBRE INC  
  
 Grantee REBEL REALTY LLC  
  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3471: Plating & Polishing-Mfg  
 Intended Use 2676: Sanitary Paper Products-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$5,750,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$5,750,000  
 Land Value \$816,900  
 Improvement Value \$4,933,100  
 Time on Market 0 - 4 months  
 Recent Asking Price \$6,200,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 2018  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 94,305  
 Additional Useable Area 0  
 Total Area 94,305  
 Basement Area  
 Office Area (SF) / (%) 4,305 5%  
 Sprinkler (SF) / (%) 94,305 100%  
 Air Conditioning (SF) / (%) 4,305 5%  
 Notable Features/OBYs  
  
 Stories 1  
 Non-office ave wall height 24  
 Non-office ave clear height 22  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 14: Concrete Tilt-up

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$60.97  
 Adj Sale Price Imps \$ / SF \$52.31  
 Acres 14.853  
 Land Value \$ / Acre \$54,999  
 SCR 6.86  
 RCN + OBY / SF \$66.29  
 Physical Res. % 87%  
 Functional Res. % 100%  
 Functional OBS 1  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 96%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 94%

**COMMENTS**

GRTR: THEY CLOSED THEIR BUSINESS AND PUT THEIR REAL ESTATE UP FOR SALE BECAUSE THEY LOST THEIR MAIN BUSINESS CLIENT. THEY LISTED THE PLANT ON THE OPEN MARKET FOR 4 MONTHS AND SOLD TO AN UNRELATED PARTY.

GRTE: WAS LOOKING FOR A BUILDING IN THE AREA NEAR THEIR MAIN PLANT TO EXPAND THEIR BUSINESS. WORKED WITH A BUYER'S AGENT TO NEGOTIATE A SALE PRICE. FELT THAT IT WAS A FAIR MARKET PRICE. MOST DESIRABLE FEATURE WAS LARGE WIDE OPEN FACILITY. LEAST DESIRABLE FEATURE WAS EXCESSIVE OFFICE SPACE.

PHYS: THE BUILDING WAS BUILT IN 2018 AND THEREFORE WAS CONSIDERED TO BE IN GOOD CONDITION. ADDED BATHROOMS AND QUALITY LAB AFTER PURCHASE.

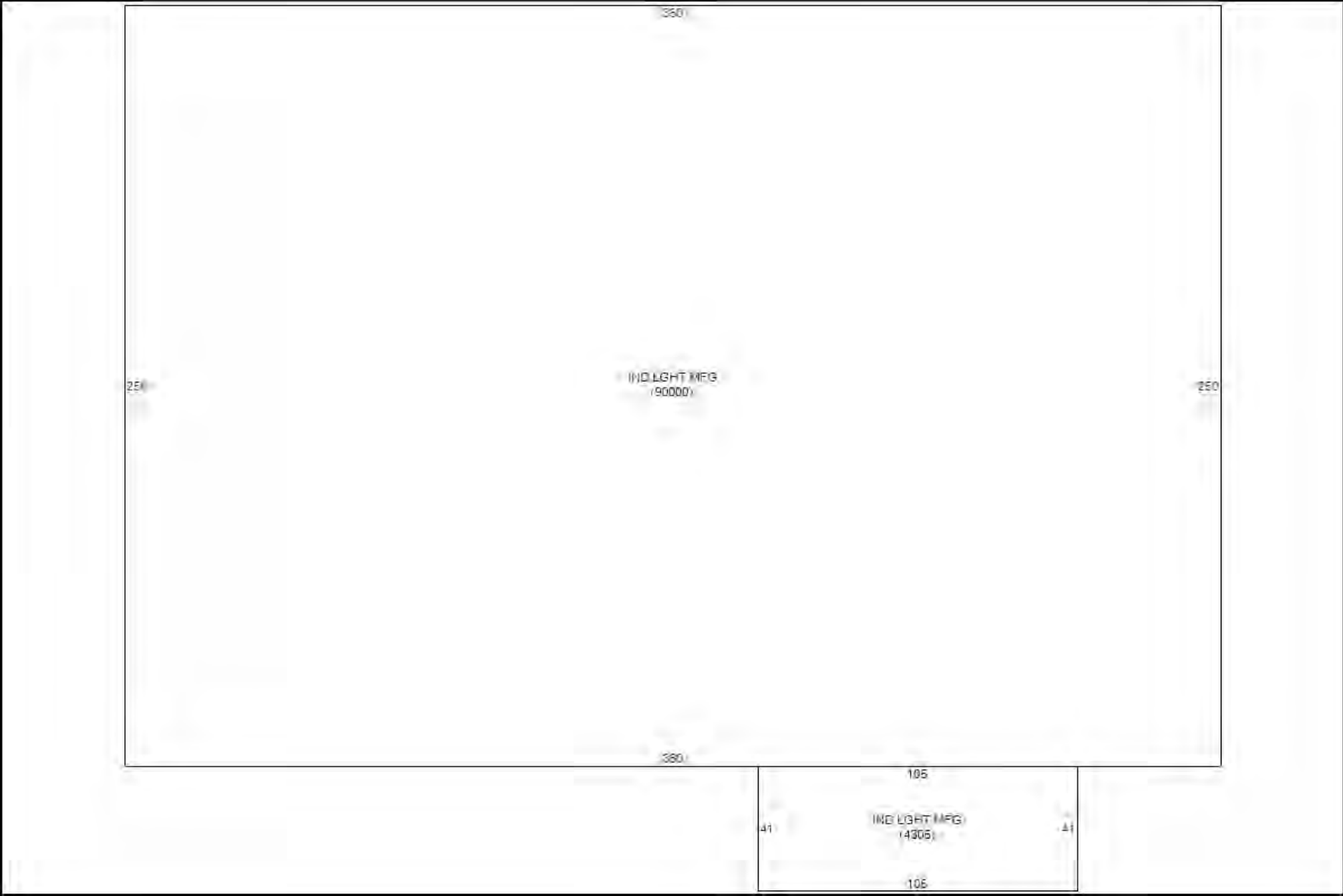
FUNC: THE BUILDING WAS WELL SUITED FOR THE TENANT'S MANUFACTURING OPERATION.

ECON: : LOCATED IN THE DEKORA WOODS INDUSTRIAL AREA ABOUT A MILE WEST OF I-43.

OTHR: LAND ANALYSIS: AN INVESTIGATION OF AVAILABLE DATA INCLUDING BUT NOT LIMITED TO SALE AND LISTING ACTIVITY, ASSESSOR'S RECORDS AND ECONOMIC TRENDS WERE USED TO DRIVE THE LAND VALUE.

OTHR: LAND NOTE: THIS SALE INCLUDED A PORTION OF ACREAGE FROM PARCEL 11-026-08-015.00 EQUAL TO 1 TO ALLOW FOR BETTER TRUCK ACCESS TO THE PROPERTY.





**SALE REPORT**

State ID # 77-45-211-R000001054  
 County OZAUKEE  
 Municipality CEDARBURG  
 Local Parcel # 13-034-14-018.00  
 Situs Address W66 N205 Commerce Ct  
 Situs Zip Code 53012  
 Appraiser MEGNASP

IPAS Sale Key # 162382  
 SIC Code 3599  
 Interior Inspection Date 10/29/2019  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 09/28/2018  
 Grantor R PRIDE LLC  
  
 Grantee ELLSWORTH STEVENS HOLDINGS LLC  
  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3625: Relays & Industrial Controls-Mfg  
 Intended Use 3599: Industrial Machinery Nec-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$900,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$900,000  
 Land Value \$159,500  
 Improvement Value \$740,500  
 Time on Market 0 - 4 months  
 Recent Asking Price \$950,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1995  
 Number of Building Sections 3  
 Predominant OCC Code 494  
 Primary Area 15,036  
 Additional Useable Area 0  
 Total Area 15,036  
 Basement Area  
 Office Area (SF) / (%) 5,336 35%  
 Sprinkler (SF) / (%) 18,036 120%  
 Air Conditioning (SF) / (%) 5,336 35%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 21  
 Non-office ave clear height 19  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 03: Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$59.86  
 Adj Sale Price Imps \$ / SF \$49.25  
 Acres 2.500  
 Land Value \$ / Acre \$63,800  
 SCR 7.24  
 RCN + OBY / SF \$77.80  
 Physical Res. % 73%  
 Functional Res. % 95%  
 Functional OBS 1 Office/Plant Ratio  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 91%

## COMMENTS

GRTR: GRANTOR LOST HIS TENANT AND DECIDED HE WAS GOING TO RETIRE SO PUT HIS REAL ESTATE UP FOR SALE.

GRTE: GRANTEE MOVED FROM GERMANTOWN TO CEDARBURG SO THEY WANTED TO BUY A BUILDING. THE MOST DESIRABLE FEATURE ABOUT THE BUILDING WAS THE LOCATION AND CONDITION OF THE BUILDING. THEY ONLY NEEDED TO DO COSMETIC CHANGES TO THE INTERIOR OF THE BUILDING. THEY FELT THAT THEY NEGOTIATED A FAIR MARKET SALE.

PHYS: THE OVERALL CONDITION OF THE BUILDING IS ON THE LOW SIDE OF GOOD CONDITION. THE ONLY CHANGES NEEDED TO BE MADE WERE INTERIOR COSMETIC IMPROVEMENTS.

FUNC: THE BUILDING FUNCTIONALITY EXHIBITS EXCESSIVE OFFICE SPACE, SHOP IS AIR-CONDITIONED, 8 FURNACES & A/C ALLOWS ZONED HEATING & COOLING.

ECON: THE SUBJECT IS LOCATED WITH A MODERN INDUSTRIAL PARK WHICH IS SURROUNDED BY RESIDENTIAL NEIGHBORHOOD.

OTHR: LAND ANALYSIS: AN INVESTIGATION OF AVAILABLE DATA INCLUDING BUT NOT LIMITED TO SALE AND LISTING ACTIVITY, ASSESSOR'S RECORDS AND ECONOMIC TRENDS WAS USED TO DERIVE THE LAND VALUE.







**SALE REPORT**

State ID # 77-45-211-R000082165  
 County OZAUKEE  
 Municipality CEDARBURG  
 Local Parcel # 13-051-03-04-029  
 Situs Address W60 N171 Cardinal Ave  
 Situs Zip Code 53012  
 Appraiser MEGNASP

IPAS Sale Key # 165325  
 SIC Code 2821  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2019

**TRANSACTION INFORMATION**

Conveyance Date 04/30/2019  
 Grantor MAN ON THE MOON PROPERTIES 18 LLC

Grantee CARLSON TOOL PROPERTIES LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2821: Plastics Materials & Resins-Mfg  
 Intended Use 3544: Special Dies Tools Jigs & Fixtures-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$2,030,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$2,030,000  
 Land Value \$424,600  
 Improvement Value \$1,605,400  
 Time on Market 5 - 11 months  
 Recent Asking Price \$2,100,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1963  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 62,668  
 Additional Useable Area 0  
 Total Area 62,668  
 Basement Area  
 Office Area (SF) / (%) 2,944 5%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 2,944 5%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 14  
 Non-office ave clear height 14  
 Frame Type 02: Masonry Load Bearing  
 Exterior Wall Type 03: Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$32.39  
 Adj Sale Price Imps \$ / SF \$25.62  
 Acres 4.531  
 Land Value \$ / Acre \$93,710  
 SCR 3.15  
 RCN + OBY / SF \$54.18  
 Physical Res. % 57%  
 Functional Res. % 90%  
 Functional OBS 1 Ceiling Height  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason

Major Thoroughfare 0 to 1 mile  
 Market Variance 92%

## COMMENTS

GRTR: THE REAL ESTATE WAS AN INVESTMENT PROPERTY FOR THE GRANTOR WHO DECIDED TO SELL IT FOR A PROFIT. THE PROPERTY WAS LISTED ON THE OPEN MARKET FOR 6 MONTHS. HE FELT THAT THE SALE WAS A VALID FAIR MARKET SALE.

GRTE: THE PROPERTY IS LOCATED IN THE SAME MUNICIPALITY AS THEIR MAIN PLANT SO THEY PURCHASED IT FOR ADDITIONAL MANUFACTURING SPACE. HE FEELS THAT THE MOST DESIRABLE FEATURES ARE THE LOCATION AND SIZE. LEAST DESIRABLE FEATURE IS THE CEILING HEIGHT IS LOW. HE FEEL THAT IT WAS A FAIR MARKET SALE. AN APPRAISAL WAS DONE TO SUPPORT THE SALE PRICE BUT WAS NOT PROVIDED TO THE ASSESSOR.

PHYS: AVERAGE CONDITION.

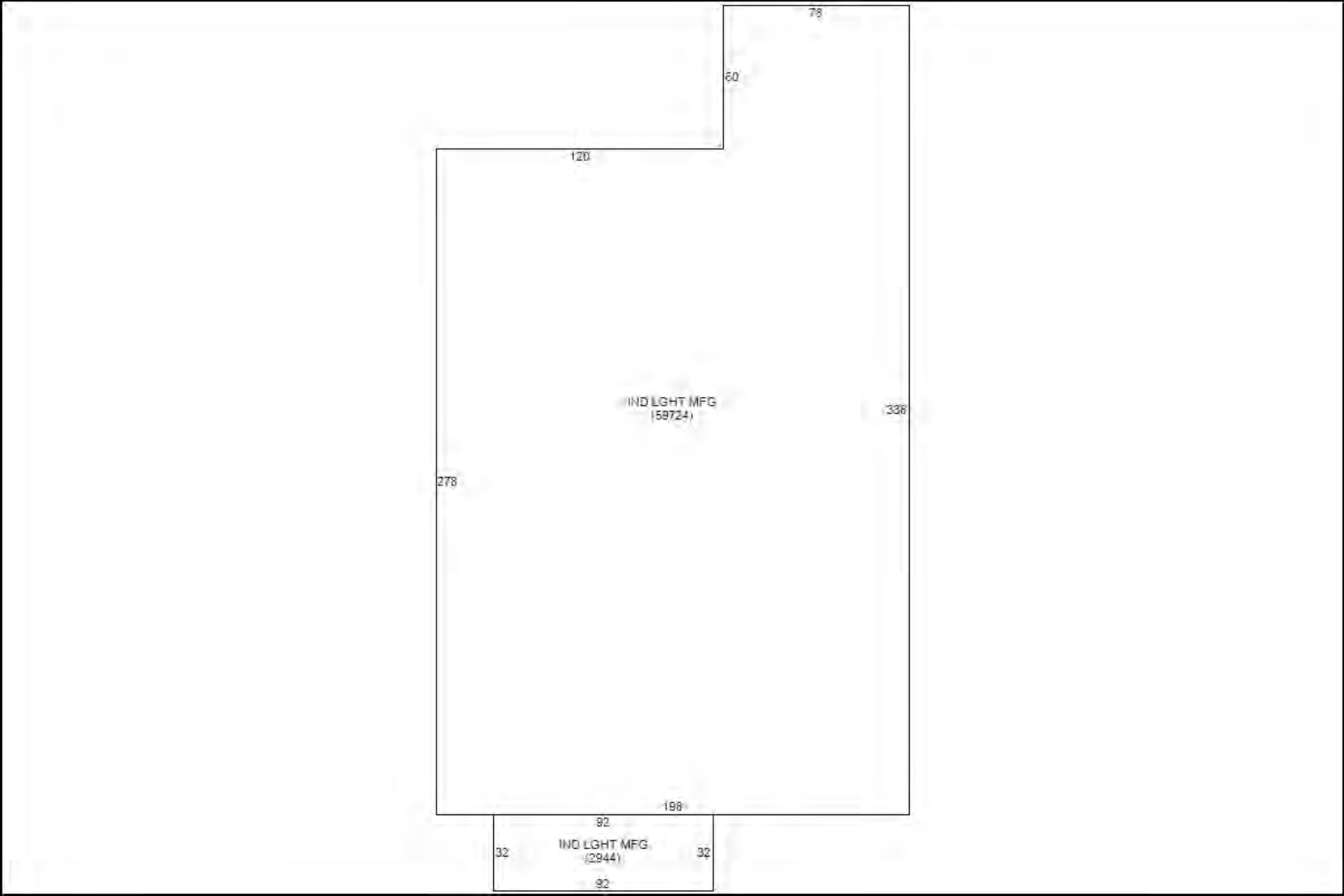
ENVR: THE PROPERTY IS LOCATED IN A CENTRAL CITY INDUSTRIAL PARK IN A MIXED USE AREA.

OTHR:

FUNC: THE CEILING HEIGHT IS LOW.

OTHR: LAND ANALYSIS: AN INVESTIGATION OF AVAILABLE DATA INCLUDING BUT NOT LIMITED TO SALE AND LISTING ACTIVITY, ASSESSOR'S RECORDS AND ECONOMIC TRENDS WERE USED TO DERIVE THE LAND VALUE.





**SALE REPORT**

State ID # 77-45-211-R000146979  
 County OZAUKEE  
 Municipality CEDARBURG  
 Local Parcel # 13-051-02-04-002  
 Situs Address N37 W5661 Hamilton Rd  
 Situs Zip Code 53012  
 Appraiser MEGNASP

IPAS Sale Key # 186061  
 SIC Code 3599  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 04/10/2020  
 Grantor JRMCG HAMILTON LLC

Grantee CEDAR ROOST LLC

Affinity None  
 Conveyance Type Other  
 Prior Use 0000: Commercial Parcel  
 Intended Use 3599: Industrial Machinery Nec-Mfg  
 No Months Vacant  
 Environmental Site

**SALE DATA**

Sale Price \$200,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$200,000  
 Land Value \$64,700  
 Improvement Value \$135,300  
 Time on Market  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1981  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 2,728  
 Additional Useable Area 0  
 Total Area 2,728  
 Basement Area  
 Office Area (SF) / (%) 144 5%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 2,728 100%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 11  
 Non-office ave clear height 10  
 Frame Type 02: Masonry Load Bearing  
 Exterior Wall Type 03: Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$73.31  
 Adj Sale Price Imps \$ / SF \$49.60  
 Acres 0.275  
 Land Value \$ / Acre \$235,273  
 SCR 4.39  
 RCN + OBY / SF \$82.56  
 Physical Res. % 66%  
 Functional Res. % 95%  
 Functional OBS 1 Layout  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 3 to 5 miles  
 Market Variance 96%

**COMMENTS**

GRTR: GRANTOR: SOLD HIS CONSTRUCTION BUSINESS IN 2019 AND WAS ONLY USING BUILDING TO STORE A CAR AND OLD PAPERWORK. LISTED THE PROPERTY ON THE OPEN MARKET FOR ONE MONTH FOR \$200,000. PROPERTY SOLD QUICKLY TO AN UNRELATED PARTY.

GRTE: GRANTEE: WAS LOOKING FOR AN INVESTMENT PROPERTY FOR HIS SON'S MANUFACTURING BUSINESS. PAID THE ASKING PRICE FOR THE PROPERTY BECAUSE HE FELT IT WAS A FAIR PRICE CONSIDERING THAT THERE WERE UPGRADES THAT NEEDED TO BE DONE.

PHYS: PHYSICAL: THE PROPERTY WAS IN NEED OF UPGRADES WHICH COULD BE DONE WITH LIMITED IMPACT ON PRODUCTION. UPGRADES NEEDED INCLUDED ROOF, EXTERIOR CONCRETE, CLEANING, DRYWALL, INSULATION, ELECTRICAL AND AIR COMPRESSOR LINES.

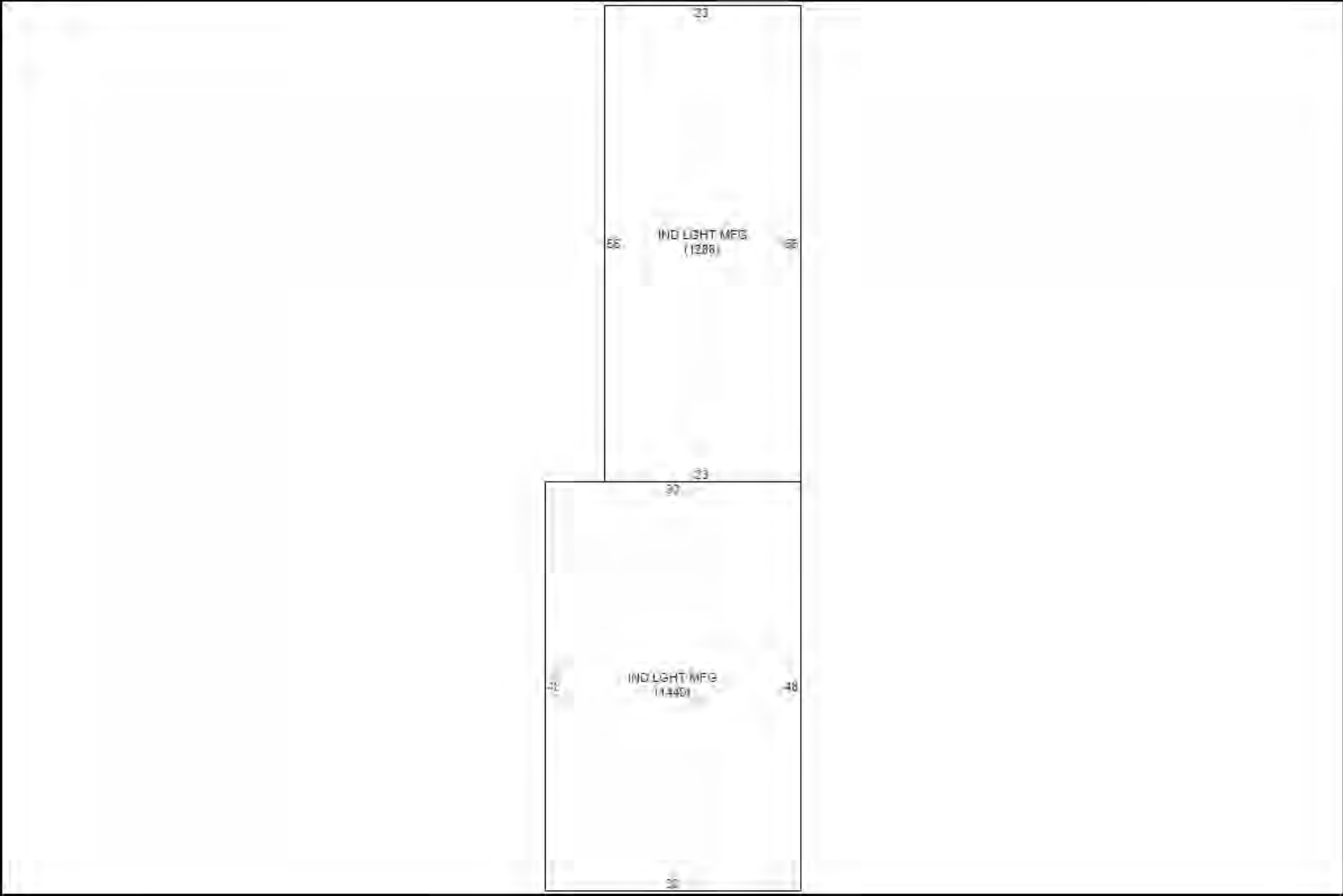
FUNC: FUNCTIONAL: THE BUILDING WAS WELL SUITED FOR THE TENANT'S ONE MAN OPERATION. LAYOUT CONCERNS WERE THAT THE BUILDING IS A LONG NARROW BUILDING WITH AN ADD ON.

ECON: ECONOMIC: LOCATED IN A MIXED USE AREA OF CEDARBURG 3 MILES WEST OF I-43.

OTHR: LAND ANALYSIS: AN INVESTIGATION OF AVAILABLE DATA INCLUDING BUT NOT LIMITED TO SALE AND LISTING ACTIVITY, ASSESSOR'S RECORDS AND ECONOMIC TRENDS WERE USED TO DRIVE THE LAND VALUE.







**SALE REPORT**

State ID # 77-45-255-R000001090  
 County OZAUKEE  
 Municipality MEQUON  
 Local Parcel # 14-027-04-009.00  
 Situs Address 10827 N Industrial Dr  
 Situs Zip Code 53092  
 Appraiser MEGNASP

IPAS Sale Key # 170136  
 SIC Code 3544  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2019

**TRANSACTION INFORMATION**

Conveyance Date 05/22/2019  
 Grantor PAWLAK RENTALS LLC

Grantee SYNERGY WORKS LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3544: Special Dies Tools Jigs & Fixtures-Mfg  
 Intended Use 3544: Special Dies Tools Jigs & Fixtures-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$255,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$255,000  
 Land Value \$127,500  
 Improvement Value \$127,500  
 Time on Market 0 - 4 months  
 Recent Asking Price \$255,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1978  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 4,480  
 Additional Useable Area 0  
 Total Area 4,480  
 Basement Area  
 Office Area (SF) / (%) 480 11%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 16  
 Non-office ave clear height 16  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 08: Metal Sandwich

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$56.92  
 Adj Sale Price Imps \$ / SF \$28.46  
 Acres 1.500  
 Land Value \$ / Acre \$85,000  
 SCR 14.58  
 RCN + OBY / SF \$45.48  
 Physical Res. % 55%  
 Functional Res. % 100%  
 Functional OBS 1  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 114%

**COMMENTS**

GRTE: GRANTOR WAS READY TO RETIRE SO SOLD BUSINESS TO TENANT OF TWO YEARS WHO HAD A RIGHT TO FIRST REFUSAL WRITTEN INTO THE LEASE. THE GRANTOR HAD AN APPRAISAL DONE A FEW YEARS EARLIER AND USED THAT VALUE AS A STARTING POINT TO DO SALE PRICE NEGOTIATIONS WITH THE TENANT. THEY HAD BEEN DISCUSSING THE PURCHASE OVER THE PAST TWO YEARS. HE FELT THAT THE SALE PRICE WAS A FAIR MARKET VALUE.

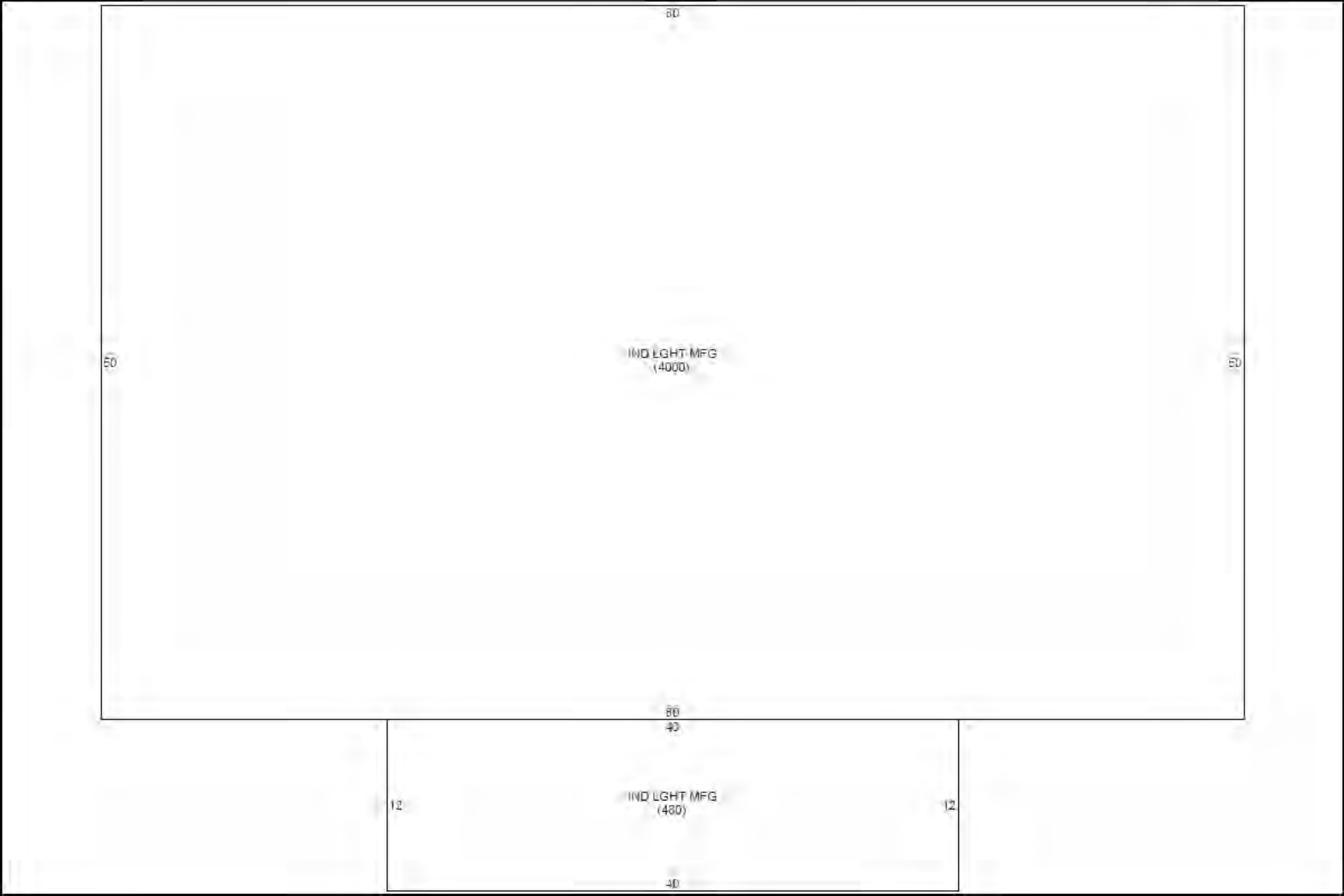
GRTE: THE GRANTEE WAS THE TENANT AND HAD PURCHASED THE GRANTOR'S MACHINE SHOP EQUIPMENT TWO YEARS PRIOR. HE HAD EXPRESSED AN INTEREST IN PURCHASING THE REAL ESTATE WHEN THE GRANTOR WAS READY TO RETIRE. THE MOST DESIRABLE FEATURE OF THE PROPERTY WAS ITS LOCATION NEAR HIS MAIN PLANT. HE FELT THAT THE SALE PRICE WAS A FAIR MARKET VALUE.

PHYS: THE BUILDING IS A 40 YEAR OLD METAL MACHINE SHOP BUILDING.

ECON: THE PROPERTY IS LOCATED IN AN INDUSTRIAL PARK SURROUNDED BY RESIDENTIAL PROPERTIES.

APPR: LAND ANALYSIS: AN INVESTIGATION OF AVAILABLE DATA INCLUDING BUT NOT LIMITED TO SALE AND LISTING ACTIVITY, ASSESSOR'S RECORDS AND ECONOMIC TRENDS WERE USED TO DERIVE THE LAND VALUE.





**SALE REPORT**

State ID # 77-45-255-R000001085  
 County OZAUKEE  
 Municipality MEQUON  
 Local Parcel # 14-027-01-012.00  
 Situs Address 10910 N Industrial Dr  
 Situs Zip Code 53092  
 Appraiser MEGNASP

IPAS Sale Key # 184284  
 SIC Code 3444  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 12/18/2020  
 Grantor TELSMITH INC  
  
 Grantee SS PROPERTIES 1 LLC  
  
 Affinity None  
 Conveyance Type Other  
 Prior Use 3532: Mining Machinery-Mfg  
 Intended Use 3444: Sheet Metalwork-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$8,200,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$8,200,000  
 Land Value \$2,512,000  
 Improvement Value \$5,688,000  
 Time on Market 5 - 11 months  
 Recent Asking Price \$10,000,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1989  
 Number of Building Sections 6  
 Predominant OCC Code 494  
 Primary Area 230,359  
 Additional Useable Area 2400  
 Total Area 232,759  
 Basement Area  
 Office Area (SF) / (%) 32,468 14%  
 Sprinkler (SF) / (%) 229,759 99%  
 Air Conditioning (SF) / (%) 29,295 13%  
 Notable Features/OBYs  
  
 Stories 1  
 Non-office ave wall height 45  
 Non-office ave clear height 43  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 08: Metal Sandwich

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$35.23  
 Adj Sale Price Imps \$ / SF \$24.44  
 Acres 29.940  
 Land Value \$ / Acre \$83,901  
 SCR 5.66  
 RCN + OBY / SF \$80.83  
 Physical Res. % 64%  
 Functional Res. % 75%  
 Functional OBS 1 Size  
 Functional OBS 2 Layout  
 Functional OBS 3 Ceiling Height  
 Community rating % 100%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
  
 Major Thoroughfare 5 to 10 miles  
 Market Variance 63%

**COMMENTS**

GRTE: GRANTEE WORKED WITH THE SAME AGENT AS THE GRANTOR TO NEGOTIATE AN AGREEABLE CASH SALE PRICE. FELT THAT THE PROPERTY WAS PERFECT FOR THEIR BUSINESS. THE MOST DESIREABLE FEATURE TO THE GRANTEE IS THE HIGH BAYS FOR THEIR BUSINESS. FELT THAT IT WAS A FAIR MARKET SALE.

PHYS: THE PROPERTY IS IN AN OVERALL AVERAGE CONDITION DUE TO ROOF NEARING END OF LIFE WITH FIVE YEARS LEFT AT A COST OF \$250,000 TO REPAIR AND PARKING LOT NEEDS REPAVING.

FUNC: THE BUILDING IS WELL SUITED FOR THE TENANT'S PROCESS FLOW. FUNCTIONAL ISSUES INCLUDE LARGE SIZE, LAYOUT CONCERN WITH WALL BETWEEN MANUFACTURING AREAS, HIGH CEILINGS AND A NEED FOR MORE THAN ONE DOCK.

ECON: LOCATED IN THE MEQUON INDUSTRIAL PARK. ACCESS TO THE INTERSTATE IS DIRECT BUT NOT IN CLOSE PROXIMITY.

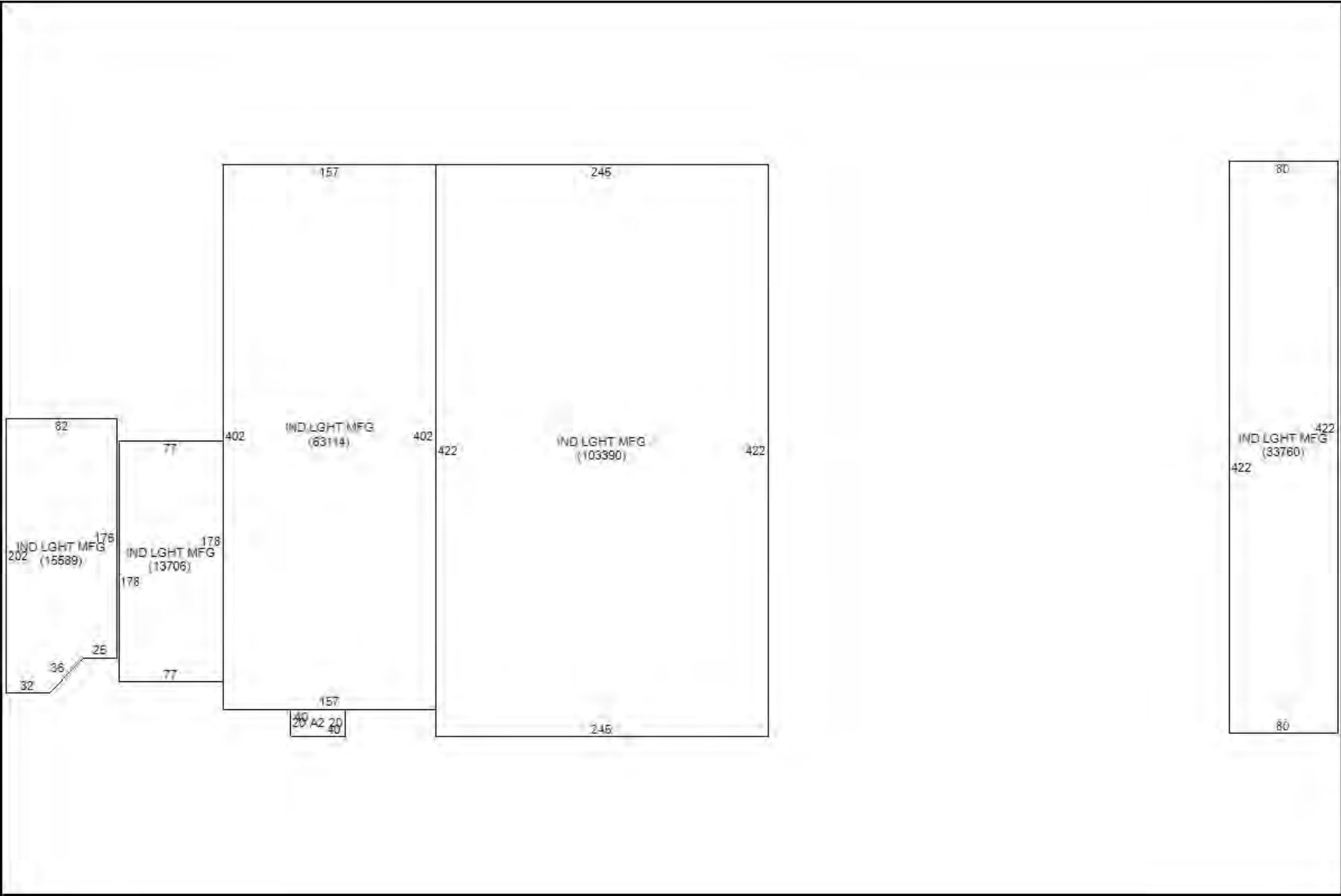
OTHR: LAND ANALYSIS: AN INVESTIGATION OF AVAILABLE DATA INCLUDING BUT NOT LIMITED TO SALE AND LISTING ACTIVITY, ASSESSOR'S RECORDS AND ECONOMIC TRENDS WERE USED TO DRIVE THE LAND VALUE.

OTHR: MARKET VARIANCE: HEIGHT CONSIDERED TO BE EXCESSIVE FOR GENERAL PURPOSE MANUFACTURING BUILDING.

GRTR: GRANTOR WAS CLOSING THEIR BUSINESS IN MEQUON AND MOVING TO ANOTHER STATE SO LISTED THE BUILDING ON THE OPEN MARKET. PROSPECT WAS IDENTIFIED WITHIN FIVE MONTHS ON THE LISTING AGENTS NETWORK. FELT THAT THE SALE WAS A FAIR MARKET PRICE.







**SALE REPORT**

State ID # 79-46-216-R000152830  
 County PEPIN  
 Municipality DURAND  
 Local Parcel # 216-00001-0000  
 Situs Address 100 W Main St  
 Situs Zip Code 54736  
 Appraiser BURGELL

IPAS Sale Key # 191272  
 SIC Code 9900  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 06/06/2019  
 Grantor JD PROPERTIES OF DURAND LLC

Grantee SUNNY SKIES CBD LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 5511: New & Used Car Dealers-Retail  
 Intended Use 2833: Medicinals & Botanicals-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$260,000  
 Adjustment \$10,100  
 Adjusted Reason Personal Property Included  
 Adjusted Sale Price \$249,900  
 Land Value \$16,700  
 Improvement Value \$233,200  
 Time on Market 0 - 4 months  
 Recent Asking Price \$249,900

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1900  
 Number of Building Sections 1  
 Predominant OCC Code 344  
 Primary Area 3,864  
 Additional Useable Area 0  
 Total Area 3,864  
 Basement Area  
 Office Area (SF) / (%) 3,864 100%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 3,864 100%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 20  
 Non-office ave clear height 20  
 Frame Type 02: Masonry Load Bearing  
 Exterior Wall Type 04: Brick & Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$64.67  
 Adj Sale Price Imps \$ / SF \$60.35  
 Acres 0.120  
 Land Value \$ / Acre \$139,167  
 SCR 1.35  
 RCN + OBY / SF \$227.30  
 Physical Res. % 70%  
 Functional Res. % 90%  
 Functional OBS 1 Layout  
 Functional OBS 2 Site Coverage  
 Functional OBS 3  
 Community rating % 86%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason

Major Thoroughfare 0 to 1 mile  
 Market Variance 49%

## COMMENTS

GRTR: DID NOT RESPOND

GRTE: ORIGINALLY WANTED TO BUILD, BUT WHEN GRANTEE FOUND OUT HOW LONG IT WOULD TAKE TO GET THE BUILDING PERMITS THEY DECIDED TO START LOOKING FOR A BUILDING TO PURCHASE. THIS BUILDING WAS LISTED THROUGH A LOCAL REAL ESTATE AGENT AND FELT IT WOULD SUITE THEIR NEEDS OF TIMING AND LOCATION.

BRKR: DID NOT RESPOND

PHYS: BUILDING WAS RECENTLY RENOVATED INTO OFFICE BUILDING BY GRANTOR AND IS IN FAIR CONDITION.

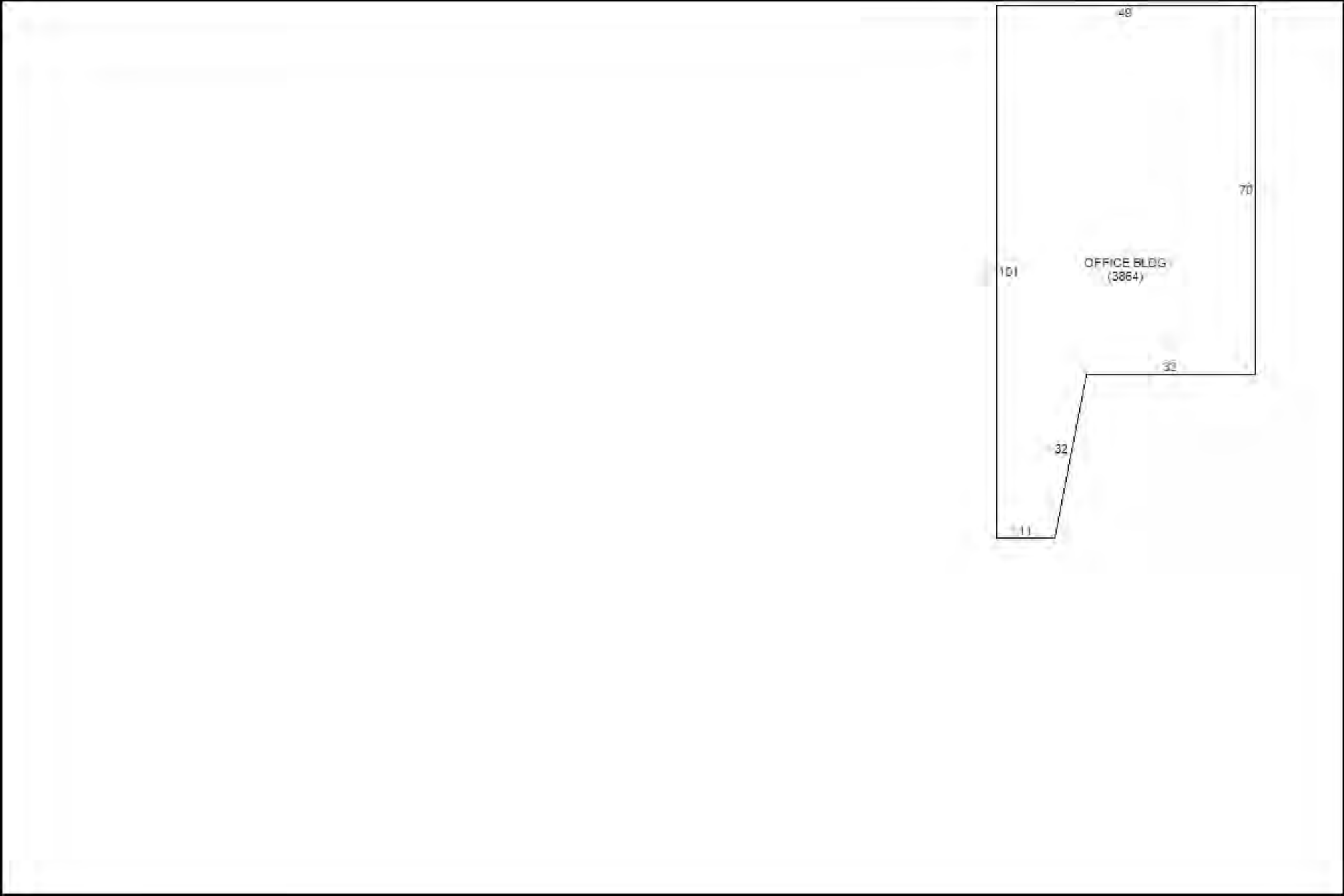
FUNC: OBSOLESCENCE OBSERVED FOR LAYOUT AND SITE COVERAGE

ECON: RURAL COMMUNITY 20 MILES SOUTH OF MENOMONIE & 30 MILES SOUTH WEST OF EAU CLAIRE

OTHR: LAND ANALYSIS: DETERMINED THROUGH MARKET ANALYSIS

: REMARKS: AFTER PURCHASE GRANTEE HAD TO CONFORM TO FOOD GRADE MANUFACTURING FACILITY STANDARDS. A DROPPED CEILING NEEDED TO BE PUT IN REDUCING THE CEILING HIEGHT FROM 20' DOWN TO 15'. BASEMENT IS PRONE TO FLOODING FROM RIVER AND IS JUST USED FOR STORAGE.





**SALE REPORT**

State ID # 79-48-126-R000008925  
 County POLK  
 Municipality FREDERIC  
 Local Parcel # 126-00539-0000  
 Situs Address 205 Industrial Way  
 Situs Zip Code 54837  
 Appraiser ROBOTAD

IPAS Sale Key # 184283  
 SIC Code 3842  
 Interior Inspection Date 11/28/2018  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 11/30/2020  
 Grantor KEVIN L DUNCAN

Grantee NORTHWESTERN ELECTRIC CO

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3842: Surgical Appliances & Supplies-Mfg  
 Intended Use 4931: Electric & Other Services Combined-Trans  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$350,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$350,000  
 Land Value \$39,900  
 Improvement Value \$310,100  
 Time on Market 12 - 24 months  
 Recent Asking Price \$449,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1991  
 Number of Building Sections 1  
 Predominant OCC Code 494  
 Primary Area 10,000  
 Additional Useable Area 0  
 Total Area 10,000  
 Basement Area  
 Office Area (SF) / (%) 1,134 11%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 16  
 Non-office ave clear height 16  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$35.00  
 Adj Sale Price Imps \$ / SF \$31.01  
 Acres 1.672  
 Land Value \$ / Acre \$23,864  
 SCR 7.28  
 RCN + OBY / SF \$57.81  
 Physical Res. % 69%  
 Functional Res. % 95%  
 Functional OBS 1 Layout  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 81%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 101%

## COMMENTS

GRTR: GRANTOR WANTED TO BUILD CLOSE BY AND MOVE OPERATIONS TO THE NEW BUILDING. PROPERTY WAS FOR SALE THROUGH A LOCAL REAL ESTATE AGENT FOR \$449, BUT THE LISTING EXPIRED.

ECON: LOCATED IN THE VILLAGE OF FREDERIC .2 MILES FROM HWY 35.

GRTE: NEEDED A FACILITY FOR THEIR UTILITY OPERATIONS IN THIS AREA. HEARD ABOUT THE PROPERTY THROUGH WORD OF MOUTH AND IT FIT THEIR NEEDS. IT HAS 4 DRIVE-IN DOORS, IS WELL INSULATED AND EQUIPPED WITH HEAVY POWER. NEGOTIATED TO SALE PRICE.

BRKR: REAL ESTATE WAS EXPOSED TO MARKET VIA MLS AND VARIOUS INTERNET SITES.

PHYS: BUILDING IN MODERATE CONDITION, WITH SOME SIGNS OF WEAR AND TEAR. APPEARS TO BE NO MAJOR REPAIRS AT THIS TIME.

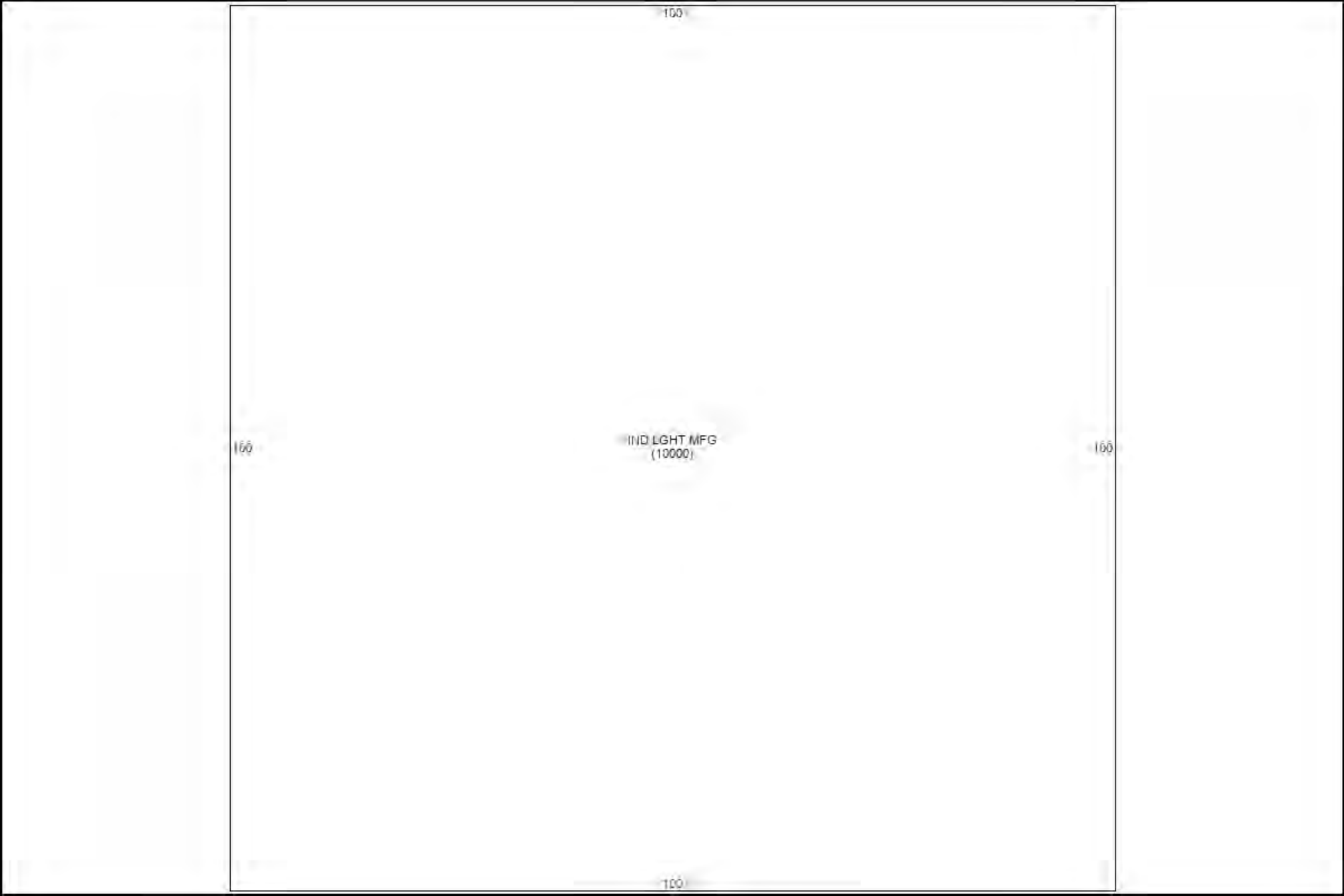
OTHR: LAND ANALYSIS: DETERMINED THROUGH RECENT LAND SALES SEARCH AND MARKET ANALYSIS.

FUNC: OBSOLESCENCE OBSERVED FOR LAYOUT DUE TO INTERIOR WALL.

OTHR: ASSESSOR REMARKS: NO CHANGES SINCE THE INTERIOR INSPECTION IN 2018







**SALE REPORT**

State ID # 79-48-165-R000034453  
 County POLK  
 Municipality OSCEOLA  
 Local Parcel # 165-00621-1000  
 Situs Address 500 Simmon Dr  
 Situs Zip Code 54020  
 Appraiser WINDSJB

IPAS Sale Key # 169539  
 SIC Code 2741  
 Interior Inspection Date 06/21/2018  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 08/30/2019  
 Grantor THELEN REAL ESTATE INC

Grantee JDT LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2741: Miscellaneous Publishing-Mfg  
 Intended Use 2741: Miscellaneous Publishing-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$2,700,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$2,700,000  
 Land Value \$94,200  
 Improvement Value \$2,605,800  
 Time on Market over 24 months  
 Recent Asking Price \$2,999,999

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 2004  
 Number of Building Sections 4  
 Predominant OCC Code 494  
 Primary Area 66,361  
 Additional Useable Area 0  
 Total Area 66,361  
 Basement Area  
 Office Area (SF) / (%) 10,116 15%  
 Sprinkler (SF) / (%) 66,361 100%  
 Air Conditioning (SF) / (%) 66,361 100%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 23  
 Non-office ave clear height 23  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 14: Concrete Tilt-up

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$40.69  
 Adj Sale Price Imps \$ / SF \$39.27  
 Acres 6.000  
 Land Value \$ / Acre \$15,700  
 SCR 4.2  
 RCN + OBY / SF \$79.13  
 Physical Res. % 82%  
 Functional Res. % 90%  
 Functional OBS 1 Size  
 Functional OBS 2 Layout  
 Functional OBS 3  
 Community rating % 95%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 3 to 5 miles  
 Market Variance 71%

**COMMENTS**

PHYS: GRANTOR: LOOKING TO WIND DOWN FOR THE LAST FEW YEARS, HAS HAD THE BUILDING LISTED ONLINE BUT NOT AGGRESSIVELY MARKETING. THEY WANTED TO TEST THE WATER FOR INTEREST. INTENDS TO SELL THE BUSINESS SEPARATELY. THE BUSINESS CONTINUES TO OPERATE IN THE BUILDING FOR NOW AND SPLIT THE BUILDING SPACE IN HALF WITH THE NEW OWNER. THE LEASED SPACE WAS NOT PART OF THE SALE TERMS.

GRTE: GRANTEE: PREVIOUSLY RENTED SPACE AS THE COMPANY GREW IN A NEARBY MUNICIPALITY. DISCOVERED THIS BUILDING ONLINE AND PURCHASED THE BUILDING FOR THE SPACE. THEY OPERATE A GROWING COMMERCIAL BUSINESS. HAD AN APPRAISAL DONE AND SALE PRICE WAS NEGOTIATED.

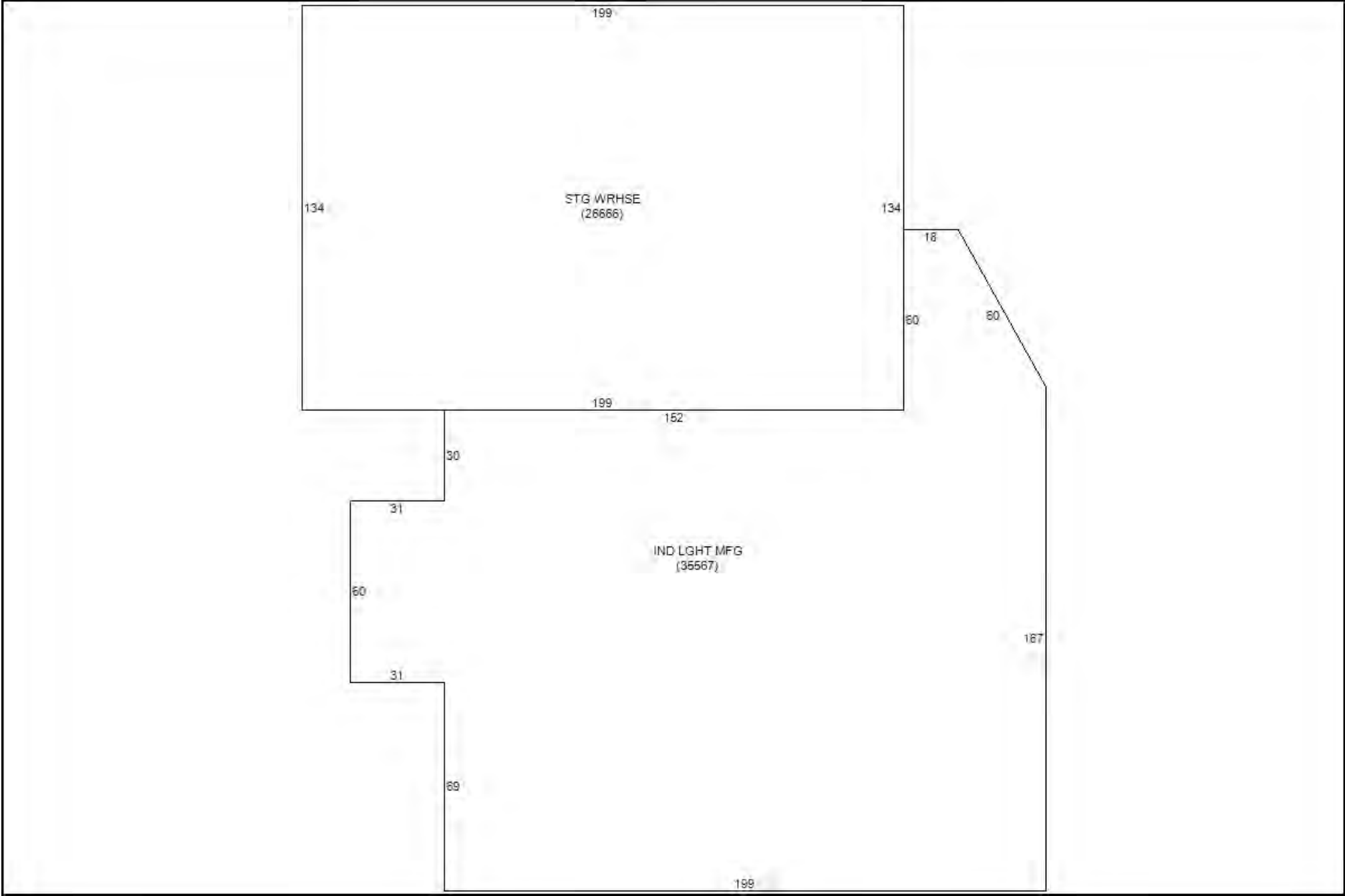
PHYS: PHYSICAL: OBSERVED TO BE IN GOOD CONDITION, MAINTENANCE DONE AS NEEDED. DOCK LEVELERS AND GLASS BREAK ROOM.

ECON: ECONOMIC: LOCATED NEAR MUNICIPAL AIRPORT TO THE SOUTH AND VILLAGE INDUSTRIAL PARK TO THE NORTH. THE MUNICIPALITY LIES NEAR THE ST CROIX RIVER & APPROXIMATELY 50 MILES NORTH OF THE TWIN CITIES.

OTHR: LAND ANALYSIS: DETERMINED THROUGH A VACANT LAND SALES ANALYSIS OF THE AREA AND 2019 FIELD AUDIT REVIEW.

OTHR: MARKET VARIANCE: BUILDING HAD BEEN LISTED ONLINE A FEW YEARS WITHOUT RECEIVING MUCH INTEREST.





**SALE REPORT**

State ID # 79-48-201-R000008953  
 County POLK  
 Municipality AMERY  
 Local Parcel # 201-00770-0001  
 Situs Address 455 Griffin Blvd  
 Situs Zip Code 54001  
 Appraiser ROBOTAD

IPAS Sale Key # 191137  
 SIC Code 3499  
 Interior Inspection Date 10/26/2021  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 01/29/2021  
 Grantor EUGENE A TREND

Grantee 56 BOXWOOD LLC

Affinity Adjacent Owner  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3446: Architectural Metal Work-Mfg  
 Intended Use 3449: Miscellaneous Metal Work-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$560,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$560,000  
 Land Value \$66,700  
 Improvement Value \$493,300  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1993  
 Number of Building Sections 1  
 Predominant OCC Code 494  
 Primary Area 12,000  
 Additional Useable Area 0  
 Total Area 12,000  
 Basement Area  
 Office Area (SF) / (%) 1,524 13%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 1,524 13%  
 Notable Features/OBYS

Stories 1  
 Non-office ave wall height 18  
 Non-office ave clear height 18  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$46.67  
 Adj Sale Price Imps \$ / SF \$41.11  
 Acres 3.250  
 Land Value \$ / Acre \$20,523  
 SCR 11.8  
 RCN + OBY / SF \$59.07  
 Physical Res. % 63%  
 Functional Res. % 100%  
 Functional OBS 1  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 95%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 1 to 3 miles  
 Market Variance 116%

**COMMENTS**

GRTR: GRANTEE APPROACHED GRANTOR AND PRICE WAS NEGOTIATED

GRTE: WANTED TO EXPAND THEIR BUSINESS. APPROACHED THE OWNER OF ADJACENT PROPERTY SINCE BUILDING AND LOCATION FIT THEIR NEEDS. NEGOTIATED TO A PRICE THAT MATCHED THEIR OWN MARKET ANALYSIS.

PHYS: BUILDING IN MODERATE CONDITION. APPEARS TO BE NO MAJOR REPAIRS REQUIRED AT THIS TIME.

FUNC: OBSOLESCENCE OBSERVED FOR LAYOUT

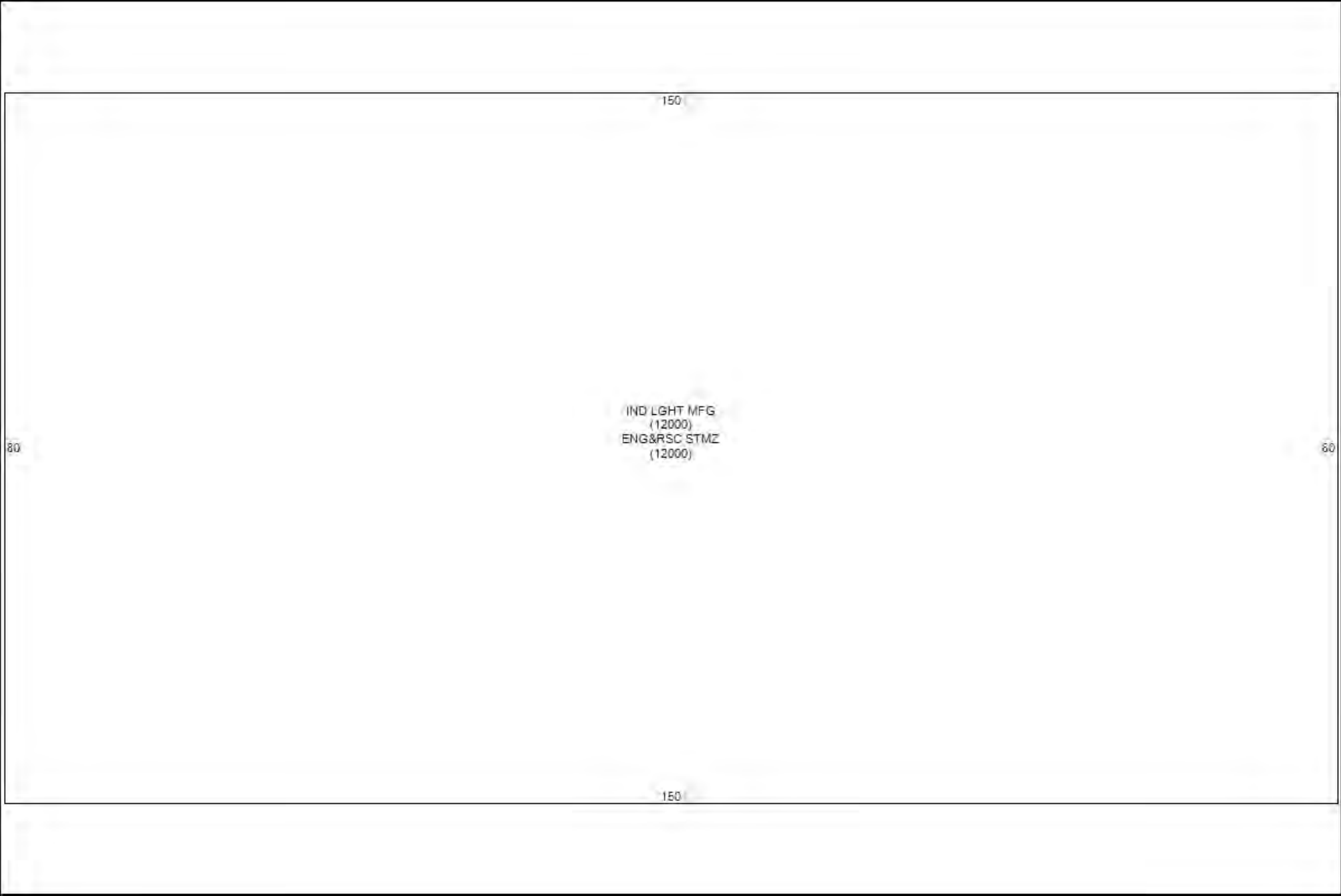
ECON: OBSOLESCENCE OBSERVED FOR LAYOUT

OTHR: LAND ANALYSIS: DETERMINED THROUGH RECENT LAND SALES SEARCH AND MARKET ANALYSIS

OTHR: ASSESSOR REMARKS: MEZZ AREA NOT INCLUDED IN TOTAL SQ FT. PARCEL WILL BE ASSESSED AS MFG FOR 2022







**SALE REPORT**

State ID # 79-48-281-R000008969  
 County POLK  
 Municipality SAINT CROIX FALLS  
 Local Parcel # 281-01145-0000  
 Situs Address 620 Industrial Pky  
 Situs Zip Code 54024  
 Appraiser ROBOTAD

IPAS Sale Key # 190428  
 SIC Code 2434  
 Interior Inspection Date 10/26/2021  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 02/24/2021  
 Grantor ATTRACT PROPERTIES LLC

Grantee F2T LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2541: Wood Partitions & Fixtures-Mfg  
 Intended Use 2434: Wood Kitchen Cabinets-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$449,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$449,000  
 Land Value \$38,100  
 Improvement Value \$410,900  
 Time on Market 0 - 4 months  
 Recent Asking Price \$449,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1985  
 Number of Building Sections 4  
 Predominant OCC Code 494  
 Primary Area 25,464  
 Additional Useable Area 0  
 Total Area 25,464  
 Basement Area  
 Office Area (SF) / (%) 2,832 11%  
 Sprinkler (SF) / (%) 25,464 100%  
 Air Conditioning (SF) / (%) 2,832 11%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 14  
 Non-office ave clear height 14  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$17.63  
 Adj Sale Price Imps \$ / SF \$16.14  
 Acres 2.150  
 Land Value \$ / Acre \$17,721  
 SCR 3.68  
 RCN + OBY / SF \$44.40  
 Physical Res. % 42%  
 Functional Res. % 85%  
 Functional OBS 1 Layout  
 Functional OBS 2 Ceiling Height  
 Functional OBS 3  
 Community rating % 95%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 107%

## COMMENTS

GRTR: GRANTOR'S BUSINESS CLOSED AND DECIDED TO SELL THE BUILDING.

GRTE: GRANTEE HAD BEEN OPERATING A CABINET MANUFACTURING COMPANY IN ANOTHER MUNICIPALITY AND NEEDED MORE PRODUCTION SPACE. PROPERTY WAS FOR SALE THROUGH A LOCAL REAL ESTATE AGENT AND FELT IT WOULD SUITE COMPANY NEEDS. THIS PROPERTY IS ALSO CLOSE TO THEIR RETAIL STORE IN THE SAME MUNICIPALITY.

BRKR: REAL ESTATE WAS EXPOSED TO MARKET VIA MLS AND VARIOUS INTERNET SITES.

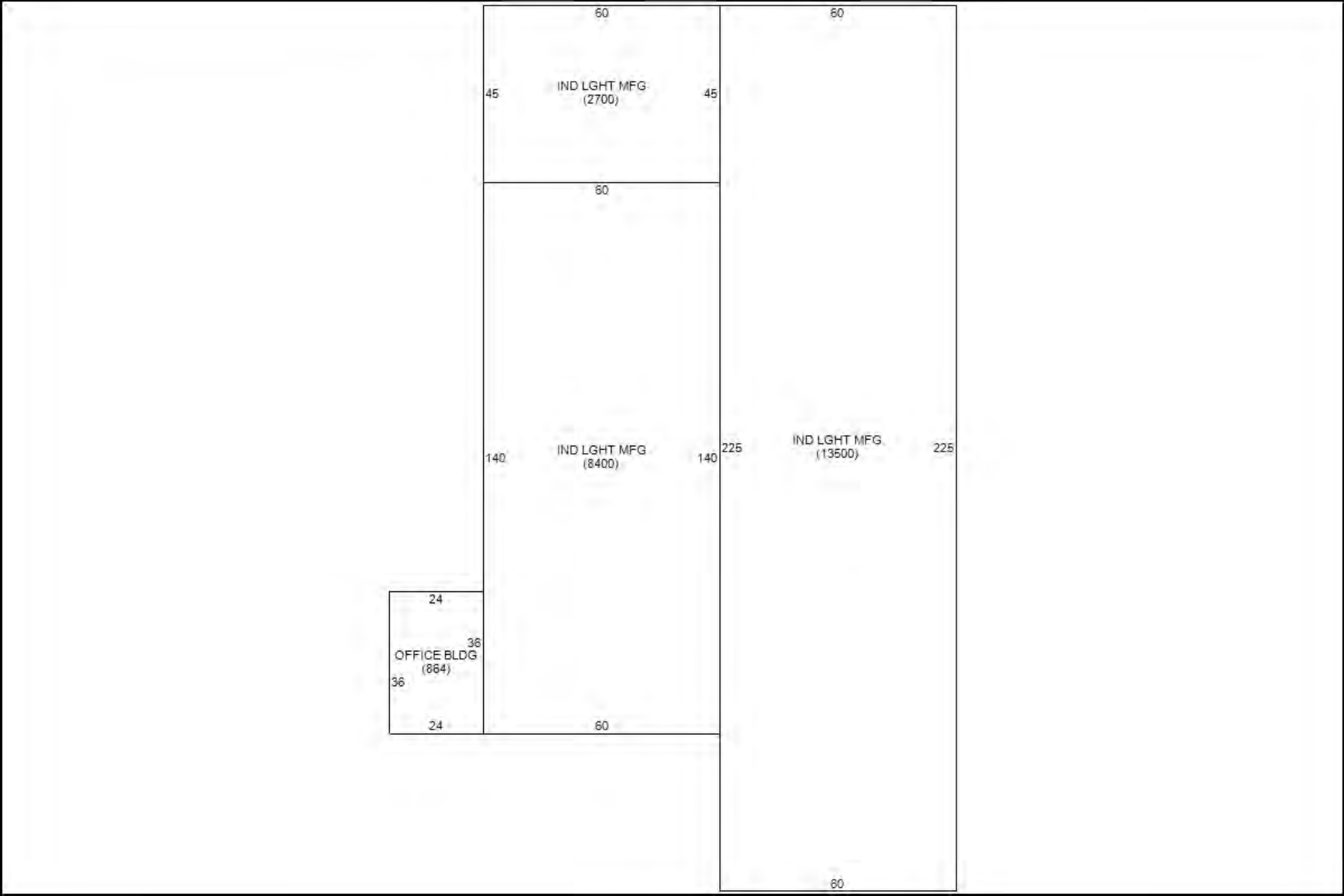
PHYS: BUILDING OBSERVED TO BE IN FAIR CONDITION. APPEARS TO BE NO MAJOR REPAIRS REQUIRED AT THIS TIME. REMODELED/UPDATED IN 1994.

FUNC: FUNCTIONAL OBSOLESCENCE OBSERVED FOR LAYOUT DUE TO ADD-ON CONSTRUCTION AND VARYING CEILING HEIGHTS.

ECON: LOCATED .1 MILES FROM HWY 8. PROPERTY LOCATION IS LESS THAN AN HOUR DRIVE TO THE TWIN CITIES METRO AREA.

OTHR: LAND ANALYSIS: DETERMINED THROUGH RECENT LAND SALES SEARCH AND MARKET ANALYSIS.





**SALE REPORT**

State ID # 79-48-281-R000025774  
 County POLK  
 Municipality SAINT CROIX FALLS  
 Local Parcel # 281-01202-0800  
 Situs Address 1103 Pine St  
 Situs Zip Code 54024  
 Appraiser ROBOTAD

IPAS Sale Key # 190454  
 SIC Code 2521  
 Interior Inspection Date 07/11/2018  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 09/01/2021  
 Grantor S & S DEVELOPMENT OF ST CROIX FALLS LLC

Grantee JEANETTE PROPERTIES LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2521: Wood Office Furniture-Mfg  
 Intended Use 2048: Prepared Feeds Nec-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$1,550,000  
 Adjustment \$20,000  
 Adjusted Reason Sound Valued Items  
 Adjusted Sale Price \$1,530,000  
 Land Value \$139,000  
 Improvement Value \$1,391,000  
 Time on Market 12 - 24 months  
 Recent Asking Price \$1,750,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1995  
 Number of Building Sections 1  
 Predominant OCC Code 494  
 Primary Area 32,250  
 Additional Useable Area 2250  
 Total Area 34,500  
 Basement Area  
 Office Area (SF) / (%) 4,500 13%  
 Sprinkler (SF) / (%) 32,250 93%  
 Air Conditioning (SF) / (%) 4,500 13%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 19  
 Non-office ave clear height 17  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 14: Concrete Tilt-up

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$44.35  
 Adj Sale Price Imps \$ / SF \$40.32  
 Acres 8.160  
 Land Value \$ / Acre \$17,034  
 SCR 11.02  
 RCN + OBY / SF \$67.43  
 Physical Res. % 66%  
 Functional Res. % 95%  
 Functional OBS 1 Layout  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 95%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 100%

## COMMENTS

GRTR: DECIDED TO SELL PROPERTY WHEN THEY CLOSED THEIR BUSINESS DURING THE COVID PANDEMIC. COMPARED SALES OF LIKE BUILDINGS IN THE AREA INCLUDING MINNESOTA AND CAME UP WITH A ASKING PRICE. THERE WAS NOT A LOT OF INTEREST. NEGOTIATED WITH GRANTEEES TO THE SELLING PRICE.

GRTE: LOOKING FOR A BUILDING TO HOUSE THEIR HORSE BISCUIT MANUFACTURING COMPANY. THIS BUILDING FIT THEIR NEEDS. NEGOTIATED TO THE SALE PRICE.

BRKR: REAL ESTATE WAS EXPOSED TO MARKET VIA MLS AND VARIOUS INTERNET SITES

PHYS: BUILDINGS IN MODERATE CONDITION. APPEARS TO BE NO MAJOR REPAIRS REQUIRED AT THIS TIME.

FUNC: OBSOLESCENCE OBSERVED FOR LAYOUT DUE TO INTERIOR WALLS

ECON: LOCATED IN AN INDUSTRIAL AREA .5 MILES FROM HWY 8 IN THE CITY OF ST CROIX FALLS

OTHR: LAND ANALYSIS: DETERMINED THROUGH RECENT LAND SALES SEARCH AND MARKET ANALYSIS

OTHR: ASSESSOR REMARKS: THE ADJUSTED PRICE WAS NEGOTIATED BETWEEN THE GRANTEE AND GRANTOR FOR THE RACKING AND COMPRESSOR





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**SALE REPORT**

State ID # 81-49-102-R000036162  
 County PORTAGE  
 Municipality AMHERST  
 Local Parcel # 102-23-1027-09.10  
 Situs Address 500 Lorry St  
 Situs Zip Code 54406  
 Appraiser BORGWRA

IPAS Sale Key # 186583  
 SIC Code 2452  
 Interior Inspection Date 10/08/2019  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 4  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 04/28/2020  
 Grantor BLENKER DEVELOPMENTS LLC  
  
 Grantee J FLEISCHMAN SOLUTIONS LLC  
  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2452: Prefabricated Wood Buildings-Mfg  
 Intended Use 2452: Prefabricated Wood Buildings-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$3,400,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$3,400,000  
 Land Value \$169,800  
 Improvement Value \$3,230,200  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 2005  
 Number of Building Sections 4  
 Predominant OCC Code 494  
 Primary Area 87,022  
 Additional Useable Area 0  
 Total Area 87,022  
 Basement Area  
 Office Area (SF) / (%) 6,272 7%  
 Sprinkler (SF) / (%) 79,022 91%  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs  
  
 Stories 1  
 Non-office ave wall height 18  
 Non-office ave clear height 20  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$39.07  
 Adj Sale Price Imps \$ / SF \$37.12  
 Acres 23.400  
 Land Value \$ / Acre \$7,256  
 SCR 11.53  
 RCN + OBY / SF \$59.18  
 Physical Res. % 70%  
 Functional Res. % 95%  
 Functional OBS 1 Building Mechanics  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 85%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason  
  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 111%

**COMMENTS**

GRTR: COULDN'T REACH THE GRANTOR.

GRTE: GRANTEE IS A LOCAL BUILDING SUPPLY COMPANY IN THE STATE. THEY WERE LOOKING TO EXPAND THEIR BUSINESS OFFERING. GRANTEE APPROACHED THE GRANTOR TO SEE IF THEY WOULD SELL THE PROPERTY. THEY NEGOTIATED A PRICE AND GRANTEE HAD AN APPRAISAL DONE BY THE BANK. NO PERSONAL PROPERTY OR BUSINESS NAME WAS INCLUDED IN THIS SALE. THERE WAS A SEPARATE TRANSACTION THAT TOOK PLACE FOR THE BUSINESS END.

PHYS: THE ONE STORY PE STEEL BUILDING, HAS BEEN VERY WELL MAINTAINED. THE OFFICE HAS BEEN UPDATED RECENTLY. THIS SITE HAS A TOTAL OF THREE STAND ALONE BUILDINGS. THE MAIN BUILDING WITH THE OFFICE IS INCLUDED IN THE SQUARE FOOTAGE AND THE 12,000 S.F. EQUIPMENT BUILDING IS ALSO INCLUDED. THE THIRD BUILDING IS A 12,000 S.F. THREE SIDED BUILDING USED FOR LUMBER STORAGE AND LISTED AS AN OBY AND NOT INCLUDED IN THE PRIMARY BUILDING AREA.

FUNC: BUILDING HAS GREAT FLOW. OFFICE AREA IS RIGHT OFF THE PRODUCTION AREA. PRODUCTION IS WIDE OPEN WITH PLENTY OF FLOW OPTIONS THROUGH OUT. I ADJUSTED 5% DOWN FOR FUNCTION DUE TO THE EQUIPMENT BUILDING THAT HAS NO HVAC AND IS USED FOR COLD STORAGE OF RAW MATERIALS. IT HAS ELECTRICITY AND CONCRETE FLOOR. THE BUILDING IS SET UP WITH MULTIPLE RACKING INSIDE.

ECON: THIS SITE IS LOCATED IN A MIX COMMERCIAL/INDUSTRIAL AREA. THIS SITE IS VISIBLE FROM HIGHWAY 10. THIS SITE HAS EASY ACCESS TO HIGHWAY 10 FOR SHIPPING AND RECEIVING.

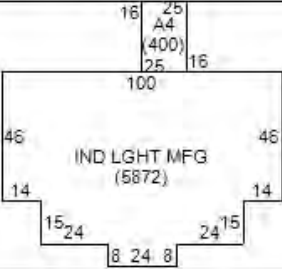
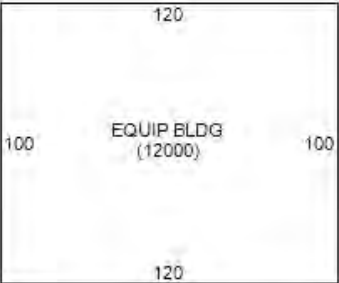
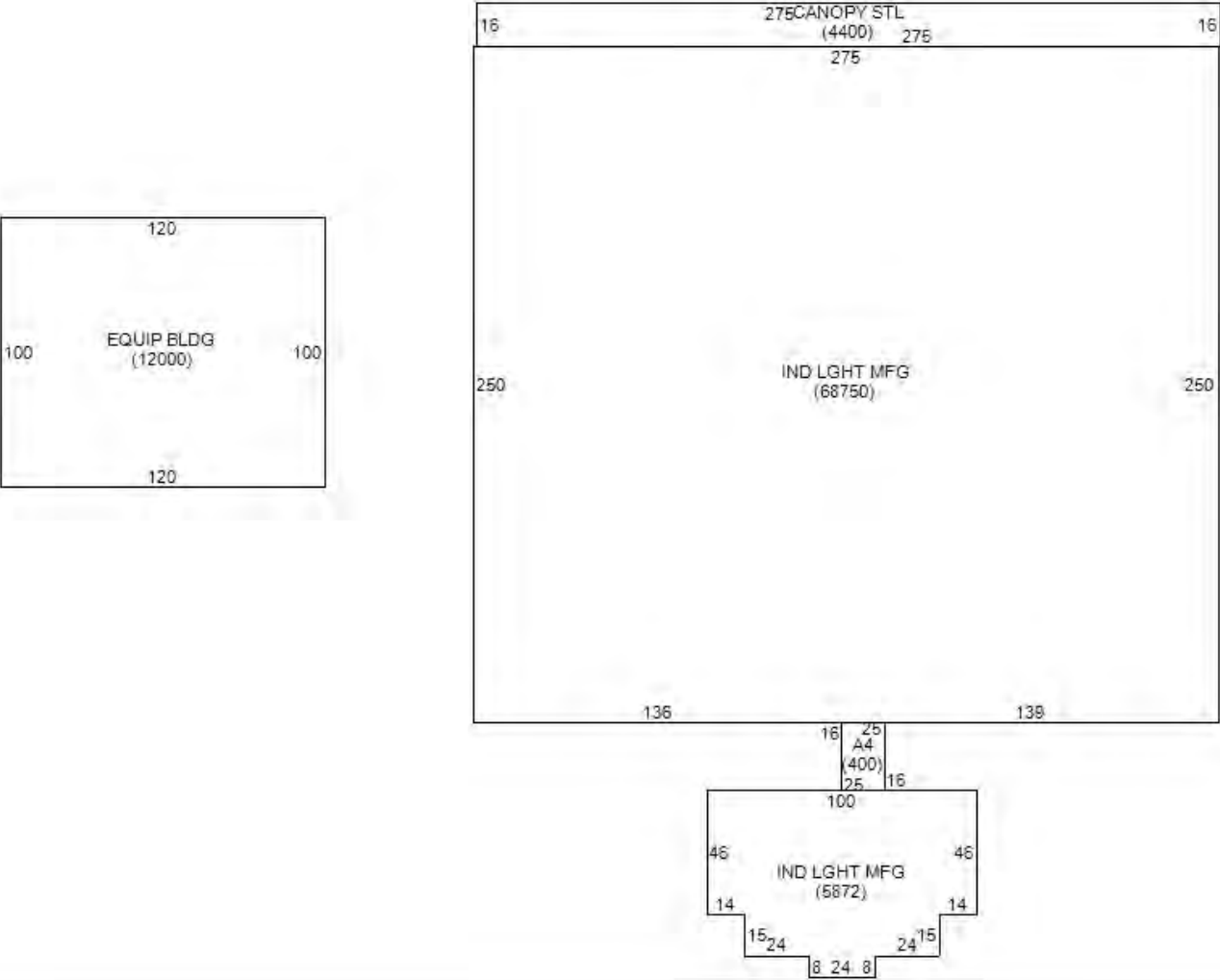
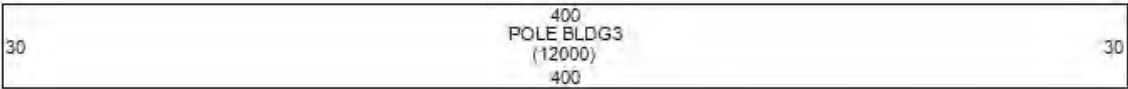
OTHR: LAND ANALYSIS: THERE ARE TWO PARCELS INCLUDED WITH THIS SALE. THE SECOND PARCEL IS VERY SMALL AND ONLY HAS THE RAIL SPUR. THE LOCAL ASSESSOR MAINTAINS THE ASSESSMENT FOR THE SECOND PARCEL. LAND WAS VALUED IN RELATIONSHIP WITH LOCAL LAND AROUND IT.

OTHR: THIS LOCATION CONTAINS 1250 LINEAL FEET OF RAILROAD SPUR.

OTHR: THERE ARE THREE SEPARATE BUILDINGS INCLUDED IN THIS SALE. TWO ARE INCLUDED IN THE SQUARE FOOTAGE. THE THIRD IS A THREE SIDED LUMBER STORAGE BUILDING.

OTHR: MARKET VARIANCE: NO DISCERNABLE REASON. THIS SALE WAS NOT LISTED ON OPEN MARKET BUT THERE WAS AN APPRAISAL COMPLETE WITH SALE APPROACH AND INCOME APPROACH. THE APPRAISAL CONFIRMED THE PURCHASE PRICE.





**SALE REPORT**

State ID # 81-49-281-R000153790  
 County PORTAGE  
 Municipality STEVENS POINT  
 Local Parcel # 281230802200015  
 Situs Address 4916 Coye Dr  
 Situs Zip Code 54481  
 Appraiser BORGWRA

IPAS Sale Key # 191920  
 SIC Code 7532  
 Interior Inspection Date 10/21/2021  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 06/30/2021  
 Grantor DELTA DENTAL PLAN OF WISCONSIN

Grantee ZBLEWSKI REFINISHING INC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 7532: Top & Body Repair & Paint Shops-Svcs  
 Intended Use 7532: Top & Body Repair & Paint Shops-Svcs  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$250,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$250,000  
 Land Value \$48,200  
 Improvement Value \$201,800  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1993  
 Number of Building Sections 1  
 Predominant OCC Code 406  
 Primary Area 6,000  
 Additional Useable Area 0  
 Total Area 6,000  
 Basement Area  
 Office Area (SF) / (%) 224 4%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 224 4%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 14  
 Non-office ave clear height 14  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 17: Masonry & Metal

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$41.67  
 Adj Sale Price Imps \$ / SF \$33.63  
 Acres 0.918  
 Land Value \$ / Acre \$52,505  
 SCR 6.64  
 RCN + OBY / SF \$46.00  
 Physical Res. % 68%  
 Functional Res. % 100%  
 Functional OBS 1  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 95%  
 NBHD Rating / Other % 90%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 126%

## COMMENTS

GRTR: COULDN'T REACH THE GRANTOR.

GRTE: GRANTEE BOUGHT THE BUSINESS A YEAR BEFORE THE REAL ESTATE WAS PURCHASED. AFTER HE PURCHASED THE BUSINESS HE FOUND OUT THE REAL ESTATE WAS OWNED BY THE GRANTOR. HE CONTACTED THE GRANTOR TO SEE IF THEY WOULD SELL. THEY NEGOTIATED AND CAME UP WITH THE PURCHASE PRICE. GRANTOR SAID AN APPRAISAL WAS COMPLETED BY THE BANK. HE COULDN'T SHARE IT WITH ME BECAUSE HE DIDN'T HAVE A COPY OF IT. HE FEELS HE GOT A VERY GOOD PRICE FOR THE REAL ESTATE.

PHYS: A ONE STORY PRE-ENGINEERED STEEL BUILDING THAT WAS WELL MAINTAINED. NO IMPROVEMENTS NEEDED TO BE DONE TO THE BUILDING.

FUNC: THIS BUILDING WAS USED AS AN AUTO BODY SHOP BY THE PREVIOUS TENANT. THERE IS A SMALL OFFICE IN THE FRONT WITH THE REST OF THE BUILDING OPEN.

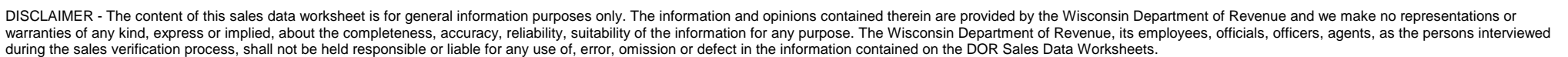
ECON: THIS PROPERTY IS LOCATED IN A MIXED COMMERCIAL AND INDUSTRIAL AREA WHERE THE DESIRABILITY IS STABLE.

OTHR: LAND ANALYSIS: LAND VALUED IN RELATIONSHIP WITH LOCAL LAND AROUND IT.

OTHR: THIS IS A TENANT PURCHASE. THERE WAS AN APPRAISAL DONE BY THE BANK.







**SALE REPORT**

State ID #	79-50-272-R000040390
County	PRICE
Municipality	PHILLIPS
Local Parcel #	272-1053-05-010
Situs Address	500 S Airport Rd
Situs Zip Code	54555
Appraiser	STEPACR

IPAS Sale Key #	169002
SIC Code	3449
Interior Inspection Date	08/08/2016
Revision Date	
Sale Validity	Valid Sale
Sale Index #	2
Year Added to Sales Database	2020

**TRANSACTION INFORMATION**

Conveyance Date	06/26/2019
Grantor	ESTATE OF CARL MARSCHKE

Grantee	OEM FABRICATORS INC.
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Affinity	Tenant
Conveyance Type	Personal Representative
Prior Use	3449: Miscellaneous Metal Work-Mfg
Intended Use	3449: Miscellaneous Metal Work-Mfg
No Months Vacant	0 - 1 years
Environmental Site	NO

**SALE DATA**

Sale Price	\$1,000,000
Adjustment	\$17,600
Adjusted Reason	Multi-parcel
Adjusted Sale Price	\$982,400
Land Value	\$23,200
Improvement Value	\$959,200
Time on Market	over 24 months
Recent Asking Price	

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built	2006
Number of Building Sections	1
Predominant OCC Code	494
Primary Area	21,030
Additional Useable Area	0
Total Area	21,030
Basement Area	
Office Area (SF) / (%)	1,380 7%
Sprinkler (SF) / (%)	
Air Conditioning (SF) / (%)	1,380 7%
Notable Features/OBYs	

Stories	1
Non-office ave wall height	34
Non-office ave clear height	34
Frame Type	04: Pre-Engineered Steel
Exterior Wall Type	08: Metal Sandwich

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF	\$46.71
Adj Sale Price Imps \$ / SF	\$45.61
Acres	4.145
Land Value \$ / Acre	\$5,597
SCR	8.59
RCN + OBY / SF	\$69.45
Physical Res. %	76%
Functional Res. %	100%
Functional OBS 1	Ceiling Height
Functional OBS 2	
Functional OBS 3	
Community rating %	85%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	0 to 1 mile
Market Variance	102%

**COMMENTS**

OTHR: GRANTOR: WAS ON LOOPNET FOR ABOUT 3 YEARS AFTER THE ORIGINAL MFG BUSINESS OCCUPANCY FAILED. OWNER IN OCTOBER 2018 SO SELLING THE REAL ESTATE WAS IMMINENT. THERE WAS STRONG INTEREST FROM BUYERS THE LAST 2 YEARS HOWEVER IT WAS SOLD TO THE CURRENT TENANT. THE MARKET VALUE WAS FROM THEIR OPINION AND FINANCIAL INTEREST IN IT.

GRTE: GRANTEE: DID NOT RESPOND TO MY EMAILED QUESTIONS

PHYS: PHYSICAL: AVERAGE FOR AGE, NO EVIDENCE OF ACCELERATED DEPRECIATION

FUNC: FUNCTIONAL: NONE

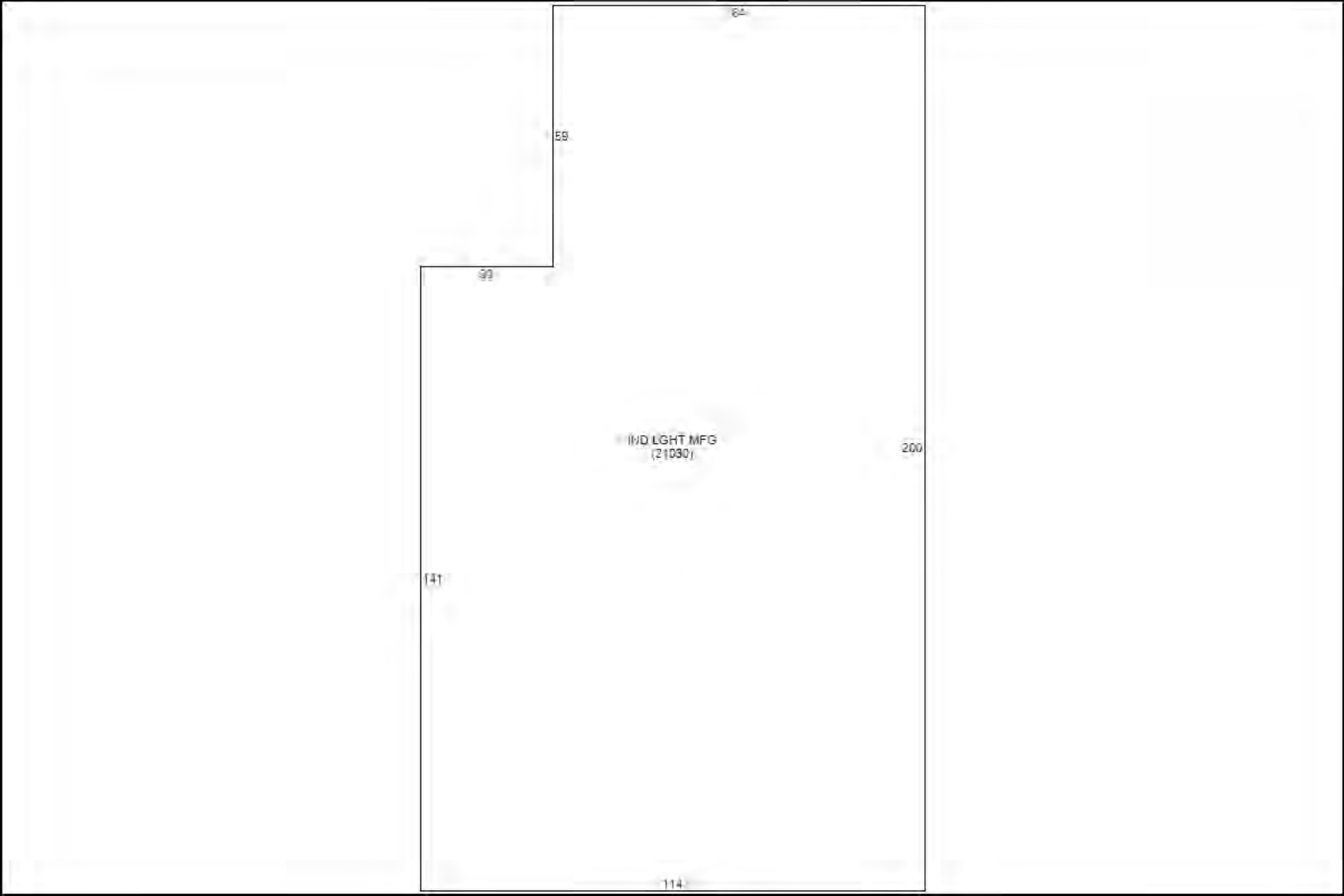
ECON: ECONOMIC: LOCATED IN A FAR NORTHERN COUNTY BUT WITHIN A DESIRABLE INDUSTRIAL PARK ADJOINING A JET CAPABLE AIRPORT. THIS SMALL CITY AND RURAL COUNTY IS EXPERIENCING POPULATION EMIGRATION, AN AGING WORKFORCE AND DIFFICULT EMPLOYEE RETENTION.

OTHR: LAND ANALYSIS: DERIVED FROM REGIONAL SALES AND LOCALLY ASSESSED REAL ESTATE

OTHR: REMARKS: THIS PROPERTY WAS ON AND OFF THE MARKET THE PREVIOUS 4 YEARS. WHEN THE ORIGINAL MFG BUSINESS FAILED, THE FAMILY PURSUED A BUYER ON LOOPNET AND REGIONALLY. A TENANT WAS FOUND BUT THEY CONTINUED TO SEEK A BUYER REDUCING THE PRICE OVER TIME. THE TENANT DID EVENTUALLY PURCHASE IT. SALE INCLUDED AN ADJOINING LOCALLY ASSESSED PARCEL WHICH IS THE ADJUSTMENT.

OTHR: REMARKS: PRIOR RENT PAID BY TENANT WAS NOT A CONSIDERATION IN THE FINAL AGREED SALE PRICE.





**SALE REPORT**

State ID # 77-51-104-R000153495  
 County RACINE  
 Municipality CALEDONIA  
 Local Parcel # 104-04-22-27-018-050  
 Situs Address 8519 Storage Dr  
 Situs Zip Code 53126  
 Appraiser BOESEBC

IPAS Sale Key # 191737  
 SIC Code 7532  
 Interior Inspection Date 11/10/2021  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 06/24/2021  
 Grantor G & L REAL ESTATE INVESTMENTS LLC

Grantee 8519 STORAGE DRIVE LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 7532: Top & Body Repair & Paint Shops-Svcs  
 Intended Use 7532: Top & Body Repair & Paint Shops-Svcs  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$750,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$750,000  
 Land Value \$169,200  
 Improvement Value \$580,800  
 Time on Market 5 - 11 months  
 Recent Asking Price \$860,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 2007  
 Number of Building Sections 1  
 Predominant OCC Code 528  
 Primary Area 12,000  
 Additional Useable Area 0  
 Total Area 12,000  
 Basement Area  
 Office Area (SF) / (%) 1,104 9%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 16  
 Non-office ave clear height 16  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$62.50  
 Adj Sale Price Imps \$ / SF \$48.40  
 Acres 2.820  
 Land Value \$ / Acre \$60,000  
 SCR 10.24  
 RCN + OBY / SF \$68.43  
 Physical Res. % 74%  
 Functional Res. % 100%  
 Functional OBS 1  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 98%  
 NBHD Rating / Other % 90%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 1 to 3 miles  
 Market Variance 108%

## COMMENTS

GRTR: UNABLE TO CONTACT. COSTAR NOTES THE GRANTOR WAS MOTIVATED TO DIVEST THE PROPERTY DUE TO RETIREMENT.

GRTE: UNABLE TO CONTACT. COSTAR NOTS THE LONG TERM TENANT CUSTOM FINISHES WILL CONTINUE TO OPERATE FROM THE PROPERTY AND HAS A LEASE UNTIL SEPTEMBER 30, 2025.

PHYS: BUILT IN 2007. WELL MAINTAINED IN MODERATE/GOOD CONDITION.

FUNC: NO APPARENT FUNCTIONAL ISSUES.

ECON: LOCATED IN THE CALEDONIA BUSINESS PARK, WHICH IS A HOME TO A MIX OF MANUFACTURING AND COMMERCIAL BUSINESSES OF VARYING SIZES. 3.5 MILES FROM I-94.

OTHR: LAND ANALYSIS: MANUFACTURING BASE LAND VALUE IN CALEDONIA BUSINESS PARK IS \$60,000/AC.

OTHR: LISTING BROKER: THE LIST PRICE WAS BASED ON A PAST APPRAISAL. THE SALE PRICE WAS NEGOTIATED AND THE BROKERS FEELS IT REFLECTS FAIR MARKET. THERE WERE NO EXTERNAL FACTORS THAT INFLUENCED THE SALE PRICE. PROPERTY WAS IN GOOD CONDITION AT TIME OF SALE. THERE WERE MULTIPLE OFFERS ON THE PROPERTY, BUT THEY WERE EITHER LOWER IN PRICE OR HAD UNREASONABLE CONTINGENCIES.





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**SALE REPORT**

State ID # 77-51-151-R000113774  
 County RACINE  
 Municipality MOUNT PLEASANT  
 Local Parcel # 151-03-22-18-020-200  
 Situs Address 13315 Globe Dr  
 Situs Zip Code 53177  
 Appraiser RYDDNML

IPAS Sale Key # 164884  
 SIC Code 3663  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 04/25/2018  
 Grantor FM6 WI MP LLC

Grantee JAMES CAMPBELL CO LLC/JJC 13315 GLOBE DR LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3663: Radio & Tv Communications Equipment-Mfg  
 Intended Use 3663: Radio & Tv Communications Equipment-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$13,667,356  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$13,667,356  
 Land Value \$2,479,600  
 Improvement Value \$11,187,756  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 2015  
 Number of Building Sections 1  
 Predominant OCC Code 494  
 Primary Area 155,844  
 Additional Useable Area 0  
 Total Area 155,844  
 Basement Area  
 Office Area (SF) / (%) 13,500 9%  
 Sprinkler (SF) / (%) 154,000 99%  
 Air Conditioning (SF) / (%) 155,844 100%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 36  
 Non-office ave clear height 32  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 14: Concrete Tilt-up

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$87.70  
 Adj Sale Price Imps \$ / SF \$71.79  
 Acres 10.720  
 Land Value \$ / Acre \$231,306  
 SCR 3  
 RCN + OBY / SF \$97.57  
 Physical Res. % 95%  
 Functional Res. % 90%  
 Functional OBS 1 Size  
 Functional OBS 2 Layout  
 Functional OBS 3 Site Coverage  
 Community rating % 100%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason

Major Thoroughfare 0 to 1 mile  
 Market Variance 86%

**COMMENTS**

PHYS: GRANTOR IS A PRIVATELY HELD REAL ESTATE INVESTMENT COMPANY. THEY ACQUIRE AND MANAGE INVESTMENT PROPERTIES THROUGHOUT THE UNITED STATES. THIS WAS A SINGLE PROPERTY TRANSACTION.

GRTE: GRANTEE IS A COMPANY IS A NATIONALLY DIVERSIFIED REAL ESTATE COMPANY ACQUIRING AND MANAGING HIGH QUALITY INCOME-PRODUCING REAL ESTATE ASSETS. THEIR ACQUISITION CRITERIA CALLS FOR FEE SIMPLE OWNERSHIP, ALL CASH AND QUICK CLOSING. THIS WAS A LUCRATIVE PROPERTY.

PHYS: EXCELLENT CONDITION, LIGHT USE

FUNC: .



705

221

IND LGHT MFG  
(155805)

221

705

**SALE REPORT**

State ID # 77-51-151-R000132144  
 County RACINE  
 Municipality MOUNT PLEASANT  
 Local Parcel # 151-03-22-17-024-150  
 Situs Address 11905 Meridian Dr  
 Situs Zip Code 53406  
 Appraiser RYDDNML

IPAS Sale Key # 170354  
 SIC Code 0000  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 05/13/2019  
 Grantor BLUFF POINT LLC  
  
 Grantee MERIDIAN HW LLC  
  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 0000: Commercial Parcel  
 Intended Use 0000: Commercial Parcel  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$18,778,850  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$18,778,850  
 Land Value \$1,624,800  
 Improvement Value \$17,154,050  
 Time on Market 5 - 11 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 2018  
 Number of Building Sections 1  
 Predominant OCC Code 407  
 Primary Area 307,850  
 Additional Useable Area 0  
 Total Area 307,850  
 Basement Area  
 Office Area (SF) / (%) 0 0%  
 Sprinkler (SF) / (%) 307,850 100%  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs  
  
 Stories 1  
 Non-office ave wall height 34  
 Non-office ave clear height 32  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 14: Concrete Tilt-up

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$61.00  
 Adj Sale Price Imps \$ / SF \$55.72  
 Acres 18.330  
 Land Value \$ / Acre \$88,642  
 SCR 2.59  
 RCN + OBY / SF \$77.34  
 Physical Res. % 99%  
 Functional Res. % 85%  
 Functional OBS 1 Site Coverage  
 Functional OBS 2 Office/Plant Ratio  
 Functional OBS 3 Size  
 Community rating % 100%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 86%

COMMENTS

GRTR: GRANTOR (LAND & LAKES CO.) A RE DEVELOPMENT COMPANY,BUILT AS A SPEC. FOR MULTI-TENANT INDUSTRIAL OR DISTRIBUTION WAREHOUSE. SOLD AS A SINGLE PROEPRTY WITH NO TENANTS IN PLACE. IT HAS NO OFFICE BUILD OUT.

GRTE: GRANTEE (HILLWOOD DEVELOPMENT CO) LISTED AS A SINGLE PROPERTY TRANSACTION AS AN REAL ESTATE INVESTMENT. IT IS CURRENTLY VACANT AND LISTED ON THE MARKET FOR LEASE DIVISIBLE AND AS IDEAL FOR DISTRIBUTION, ASSEMBLY & LT MFG.





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**SALE REPORT**

State ID # 77-51-151-R000133180  
 County RACINE  
 Municipality MOUNT PLEASANT  
 Local Parcel # 151-03-22-27-002-000  
 Situs Address 7601 Durand Ave  
 Situs Zip Code 53177  
 Appraiser RYDDNML

IPAS Sale Key # 171036  
 SIC Code 2621  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 10/15/2019  
 Grantor VK 7601 DURAND LLC  
 Grantee BADGER SOLUTIONS LLC  
 Affinity None  
 Conveyance Type Other  
 Prior Use 0000: Commercial Parcel  
 Intended Use 2621: Paper Mills-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$15,500,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$15,500,000  
 Land Value \$2,527,800  
 Improvement Value \$12,972,200  
 Time on Market 5 - 11 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1972  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 350,289  
 Additional Useable Area 0  
 Total Area 350,289  
 Basement Area  
 Office Area (SF) / (%) 24,677 7%  
 Sprinkler (SF) / (%) 350,289 100%  
 Air Conditioning (SF) / (%) 24,620 7%  
 Notable Features/OBYs  
 Stories 1  
 Non-office ave wall height 26  
 Non-office ave clear height 24  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 08: Metal Sandwich

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$44.25  
 Adj Sale Price Imps \$ / SF \$37.03  
 Acres 22.980  
 Land Value \$ / Acre \$110,000  
 SCR 2.86  
 RCN + OBY / SF \$65.51  
 Physical Res. % 62%  
 Functional Res. % 85%  
 Functional OBS 1 Size  
 Functional OBS 2 Layout  
 Functional OBS 3 Site Coverage  
 Community rating % 100%  
 NBHD Rating / Other % 98%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 109%

**COMMENTS**

GRTR: VK, A REAL ESTATE PRIVATE EQUITY FUND MANAGER, DEVELOPER AND OPERATING COMPANY SPECIALIZING IN INDUSTRIAL PROPERTIES, PURCHASED THE MORTGAGE AND NOTE SECURING THE PROPERTY AND TOOK THE PROPERTY THROUGH THE FORECLOSURE PROCESS IN JANUARY 2018. THE PROPERTY WAS LISTED FOR LEASE INDICATING THE PLANNED RENOVATIONS AS SOON AS VK HELD IT. WHILE IT WAS ON THE MARKET VK COMPLETED RENOVATIONS INCLUDING BUT NOT LIMITED TO UPDATING THE OFFICE SPACE, INSTALLING ENERGY EFFICIENT WAREHOUSE LIGHTING, PAINTING THE WAREHOUSE, REPAVING THE PARKING LOT AND REPLACING THE ROOF.

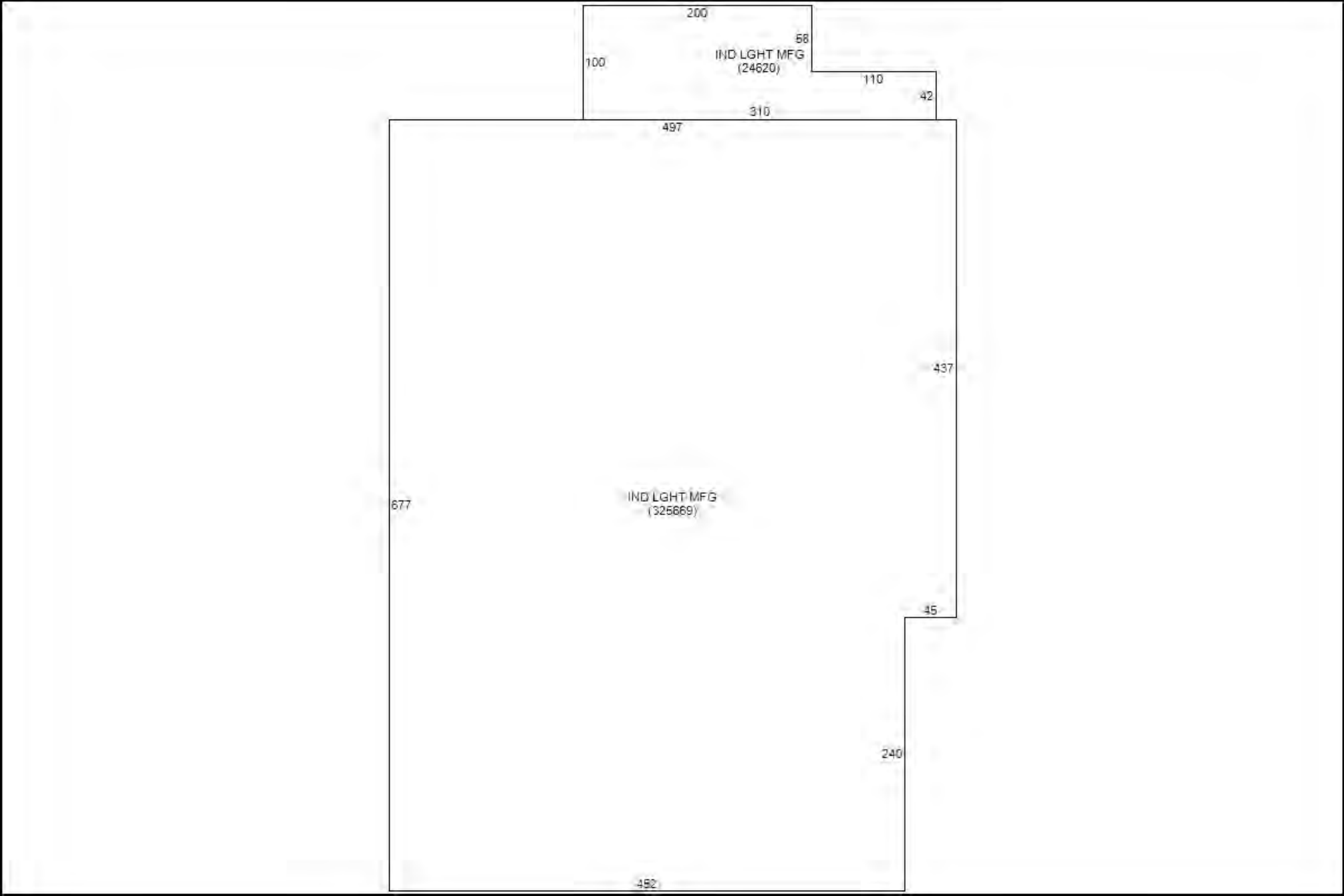
GRTE: GRANTEE IS AN ILLINOIS-BASED PAPER MANUFACTURER THAT ALSO OWNS PAPER MILLS IN CENTRAL WISCONSIN. LOOKING TO EXPAND INTO THE RACINE AREA.

PHYS: AS NOTED IN THE GRANTOR COMMENT MANY UPDATES HAVE BEEN DONE TO THE PROPERTY IN THE LAST YEAR. THE MODERNIZATION OF THIS PROPERTY HAS IMPROVED THE PHYSICAL CONDITION TO THE MODERATE CATEGORY.

FUNC: THE HEIGHT COMBINED WITH THE LARGE SIZE OF THIS PROPERTY MAY LIMIT THE WAREHOUSE MARKET FOR THIS PROPERTY. ALTHOUGH THERE IS MORE THAN 20 ACRES TO THIS SITE, THE LAND TO BUILDING RATIO IS LOW.

ECON: THE SUBJECT PROPERTY IS LOCATED ON STATE HWY 11 (DURAND AVENUE), WHICH RUNS EAST-WEST ACROSS SOUTHERN WISCONSIN FROM LAKE MICHIGAN TO IOWA. ENTRANCE AND EXIT RAMPS TO INTERSTATE 94 ARE LESS THAN 10 MINUTES AWAY. NEIGHBORS INCLUDE CNHI PLANT, SC JOHNSON, FOXCONN, MENARDS AND MANY OTHER COMMERCIAL AND INDUSTRIAL USERS. THE REAL ESTATE MARKET IN THE AREA CONTINUES TO BE VERY ACTIVE.





**SALE REPORT**

State ID # 77-51-151-R000055653  
 County RACINE  
 Municipality MOUNT PLEASANT  
 Local Parcel # 151-03-22-26-162-020  
 Situs Address 3535 Oakes Rd  
 Situs Zip Code 53177  
 Appraiser BOESEBC

IPAS Sale Key # 173197  
 SIC Code 3523  
 Interior Inspection Date 08/26/2020  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 12/03/2019  
 Grantor M T CO LLC  
  
 Grantee VK 3535 OAKES LLC CO VENTURE ONE RE  
  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3523: Farm Machinery & Equipment-Mfg  
 Intended Use 4225: General Warehousing & Storage-Trans  
 No Months Vacant 1 - 3 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$6,900,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$6,900,000  
 Land Value \$1,170,000  
 Improvement Value \$5,730,000  
 Time on Market 5 - 11 months  
 Recent Asking Price \$7,750,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 2006  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 151,016  
 Additional Useable Area 0  
 Total Area 151,016  
 Basement Area  
 Office Area (SF) / (%) 7,860 5%  
 Sprinkler (SF) / (%) 151,016 100%  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs  
  
 Stories 1  
 Non-office ave wall height 24  
 Non-office ave clear height 22  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 14: Concrete Tilt-up

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$45.69  
 Adj Sale Price Imps \$ / SF \$37.94  
 Acres 11.700  
 Land Value \$ / Acre \$100,000  
 SCR 3.44  
 RCN + OBY / SF \$68.00  
 Physical Res. % 82%  
 Functional Res. % 90%  
 Functional OBS 1 Size  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
  
 Major Thoroughfare 3 to 5 miles  
 Market Variance 76%

**COMMENTS**

GRTR: GRANTOR CLOSED THIS BUSINESS LOCATION AND RELOCATED TO IOWA. GRANTOR STILL OWNS 25.3 ACRE PARCEL EAST OF THE SUBJECT. THE GRANTEE HAS A TWO-YEAR OPTION TO PURCHASE THAT 25.3 ACRE PARCEL. NO OTHER OFFERS WERE SUBMITTED. ARM'S LENGTH, NEGOTIATED SALE. BUILDING WAS IN GOOD CONDITION AT TIME OF SALE. PROPERTY WAS VACANT FOR 19 MONTHS PRIOR TO CLOSING.

GRTE: ARM'S LENGTH, NEGOTIATE SALE WITH STANDARD COMMERCIAL FINANCING. PROPERTY WAS VACANT AT TIME OF SALE AND REMAINS VACANT. CURRENTLY BEING MARKETING FOR LEASE/SALE. THE ADJACENT 25.3 ACRE PARCEL STILL OWNED BY THE GRANTOR IS INCLUDED IN THE CURRENT MARKETING.

PHYS: GRANTEE AND GRANTOR STATED THE PROPERTY WAS IN GOOD CONDITION. GRANTEE SAID NO MAJOR REPAIRS WERE NECESSARY.

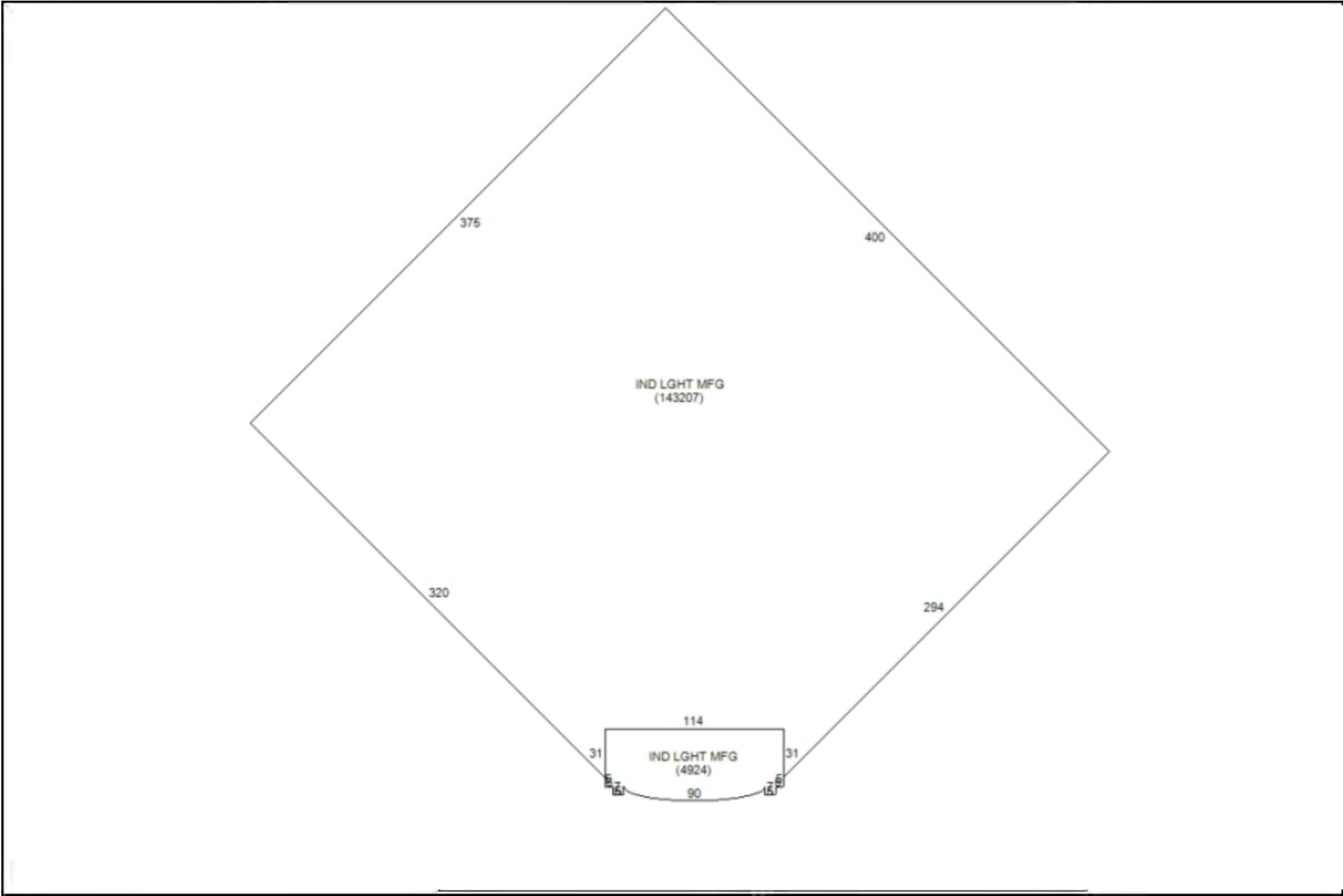
FUNC: LOWER CEILING HEIGHTS FOR A BUILDING OF THIS SIZE. EXCEPTIONALLY LARGE CONCRETE YARD FORMERLY USED TO STORE TRACTORS.

ECON: FRINGE AREA WITH A MIX OF COMMERCIAL AND MANUFACTURING USES IN THE ACTIVE I-94/I-41 CORRIDOR. DIRECT ACCESS TO I-94/I-41 VIA WI HWY 11.

OTHR: LAND ANALYSIS: DEVELOPMENT TRENDS IN THE CORRIDOR HAVE INDUSTRIAL/COMMERCIAL LAND VALUES OF SIMILAR SIZE PARCELS AT +/- \$100,000 ACRE. CURRENT ASSESSED LAND VALUE OF \$103,00/ACRE IS APPROPRIATE.







**SALE REPORT**

State ID # 77-51-151-R000005978  
 County RACINE  
 Municipality MOUNT PLEASANT  
 Local Parcel # 151-03-23-29-412-000  
 Situs Address 2205 Durand Ave  
 Situs Zip Code 53403  
 Appraiser BOESEBC

IPAS Sale Key # 175666  
 SIC Code 2761  
 Interior Inspection Date 08/04/2020  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 06/28/2019  
 Grantor ROBIN CASE LLC

Grantee DOUGLAS M COLEMAN

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2760: Manifold Business Forms-Mfg  
 Intended Use 2761: Manifold Business Forms-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$1,260,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$1,260,000  
 Land Value \$236,000  
 Improvement Value \$1,024,000  
 Time on Market 0 - 4 months  
 Recent Asking Price \$1,425,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1971  
 Number of Building Sections 3  
 Predominant OCC Code 494  
 Primary Area 43,596  
 Additional Useable Area 0  
 Total Area 43,596  
 Basement Area  
 Office Area (SF) / (%) 3,276 8%  
 Sprinkler (SF) / (%) 43,596 100%  
 Air Conditioning (SF) / (%) 24,276 56%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 20  
 Non-office ave clear height 18  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 17: Masonry & Metal

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$28.90  
 Adj Sale Price Imps \$ / SF \$23.49  
 Acres 2.291  
 Land Value \$ / Acre \$103,012  
 SCR 2.29  
 RCN + OBY / SF \$63.71  
 Physical Res. % 51%  
 Functional Res. % 85%  
 Functional OBS 1 Site Coverage  
 Functional OBS 2 Layout  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 90%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 1 to 3 miles  
 Market Variance 95%

**COMMENTS**

GRTR: UNABLE TO CONTACT. BROKERED SALE LISTED FOR \$1,425,000. ON THE MARKET FOR 4 MONTHS.

GRTE: ARM'S LENGTH, NEGOTIATED SALE. GRANTEE IS THE OWNER OF COLEMAN TOOL & MFG, BUT PURCHASED PROPERTY AS AN INVESTMENT. HE HAS NO INTENTION OF OPERATING HIS BUSINESS FROM THE PROPERTY. LONG TERM TENANT MADE THE PURCHASE DESIRABLE. CONVENTIONAL BANK FINANCING. ONE COMPETING OFFER.

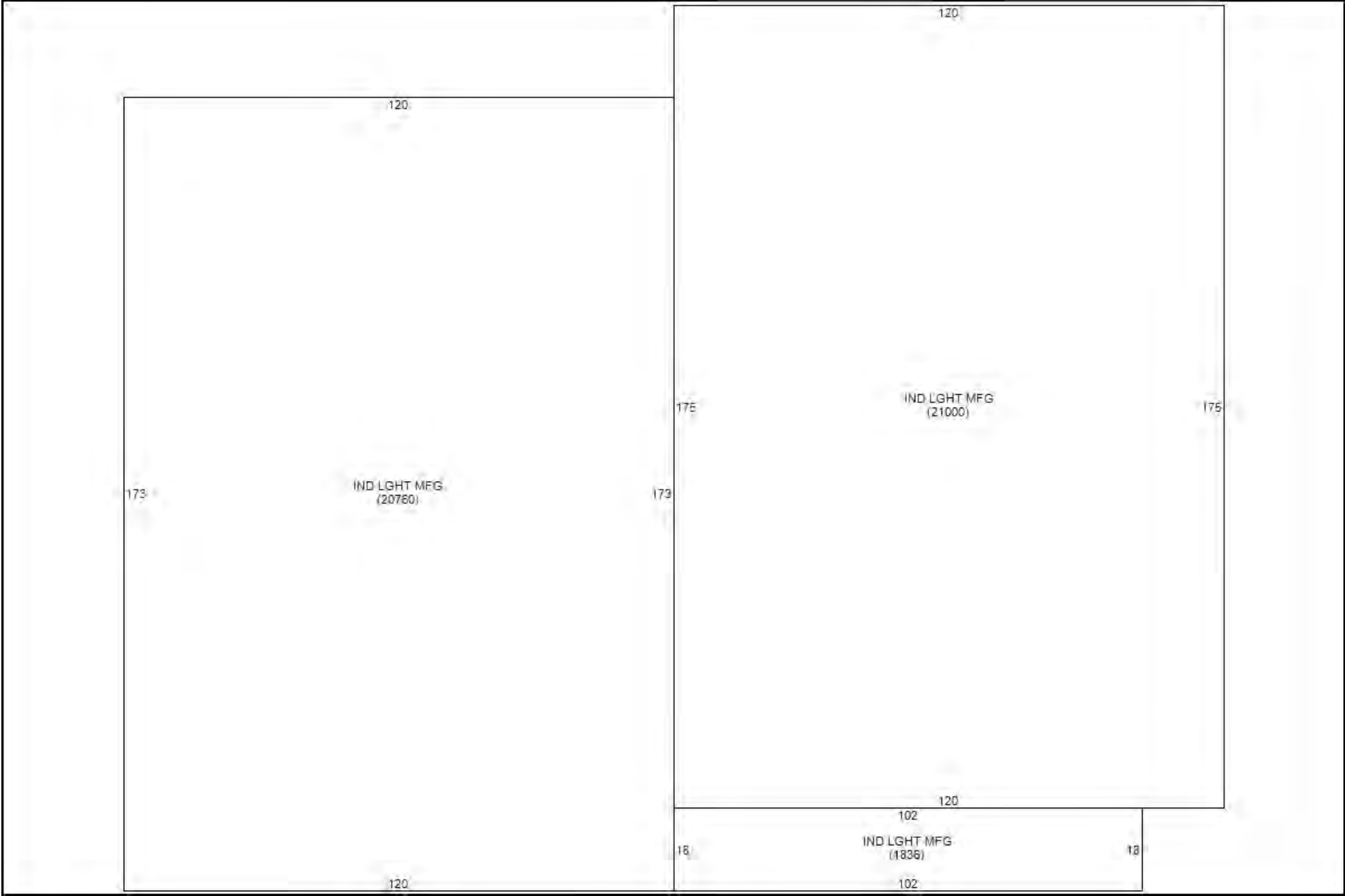
PHYS: CONCRETE BUILDING EXTERIOR IS SHOWING WEAR ALONG THE NORTH FAÇADE. GRANTEE SAID THE BUILDING WAS GENERALLY IN GOOD CONDITION WITH NO MAJOR REPAIRS NECESSARY. FA IN 2015 NOTED THE BUILDING IS MAINTAINED ON A SCHEDULE BASIS AND WAS IN FAIR CONDITION.

FUNC: LIMITED ON-SITE PARKING AND DRIVEWAY ACCESS. INTERIOR WALLS AND PROCESS ROOM BUILD OUTS WERE MENTIONED AS NEGATIVES.

ECON: THE NEIGHBORHOOD IS A MIX OF OLDER COMMERCIAL, INDUSTRIAL, AND RESIDENTIAL PROPERTIES BORDERING THE CITY OF RACINE. DURAND AVENUE/WI HWY 11 IS A MAJOR THOROUGHFARE WITH HEAVY TRAFFIC.

OTHR: LAND ANALYSIS: ASSESSED LAND VALUE IS CONSISTENT WITH SIMILAR PROPERTIES IN MOUNT PLEASANT.





**SALE REPORT**

State ID # 77-51-151-R000150761  
 County RACINE  
 Municipality MOUNT PLEASANT  
 Local Parcel # 151-03-22-15050-023  
 Situs Address 1500 Horizon Dr  
 Situs Zip Code 53177  
 Appraiser RYDDNML

IPAS Sale Key # 190099  
 SIC Code 9900  
 Interior Inspection Date 10/21/2021  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 12/20/2018  
 Grantor HORIZON GROUP PROPERTY

Grantee SC JOHNSON

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 9900: Office  
 Intended Use 9900: Office  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$12,000,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$12,000,000  
 Land Value \$1,740,400  
 Improvement Value \$10,259,600  
 Time on Market 5 - 11 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 2008  
 Number of Building Sections 2  
 Predominant OCC Code 344  
 Primary Area 75,099  
 Additional Useable Area 0  
 Total Area 75,099  
 Basement Area  
 Office Area (SF) / (%) 75,099 100%  
 Sprinkler (SF) / (%) 75,099 100%  
 Air Conditioning (SF) / (%) 75,099 100%  
 Notable Features/OBYS

Stories 4  
 Non-office ave wall height 14  
 Non-office ave clear height 10  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 12: Glass & Masonry

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$159.79  
 Adj Sale Price Imps \$ / SF \$136.61  
 Acres 10.020  
 Land Value \$ / Acre \$173,693  
 SCR 20.7  
 RCN + OBY / SF \$191.96  
 Physical Res. % 95%  
 Functional Res. % 100%  
 Functional OBS 1  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 75%

**COMMENTS**

GRTR: A RETAIL CONSTRUCTION COMPANY, JUST PURCHASE PROPERTY IN V STURTEVANT TO BUILD A NEW HEADQUARTERS THEY LISTED THIS PROPERTY FOR SALE IN DEC. 2016 WHEN THEY DECIDED TO BUILD A NEW FACILITY.

GRTE: THIS PROEPRTY IS ADJACENT AND CONNECTED BY WALKING PATHS AROUND A LARGE POND TO ANOTHER OF THEIR OFFICE LOCATIONS TO THE EAST.

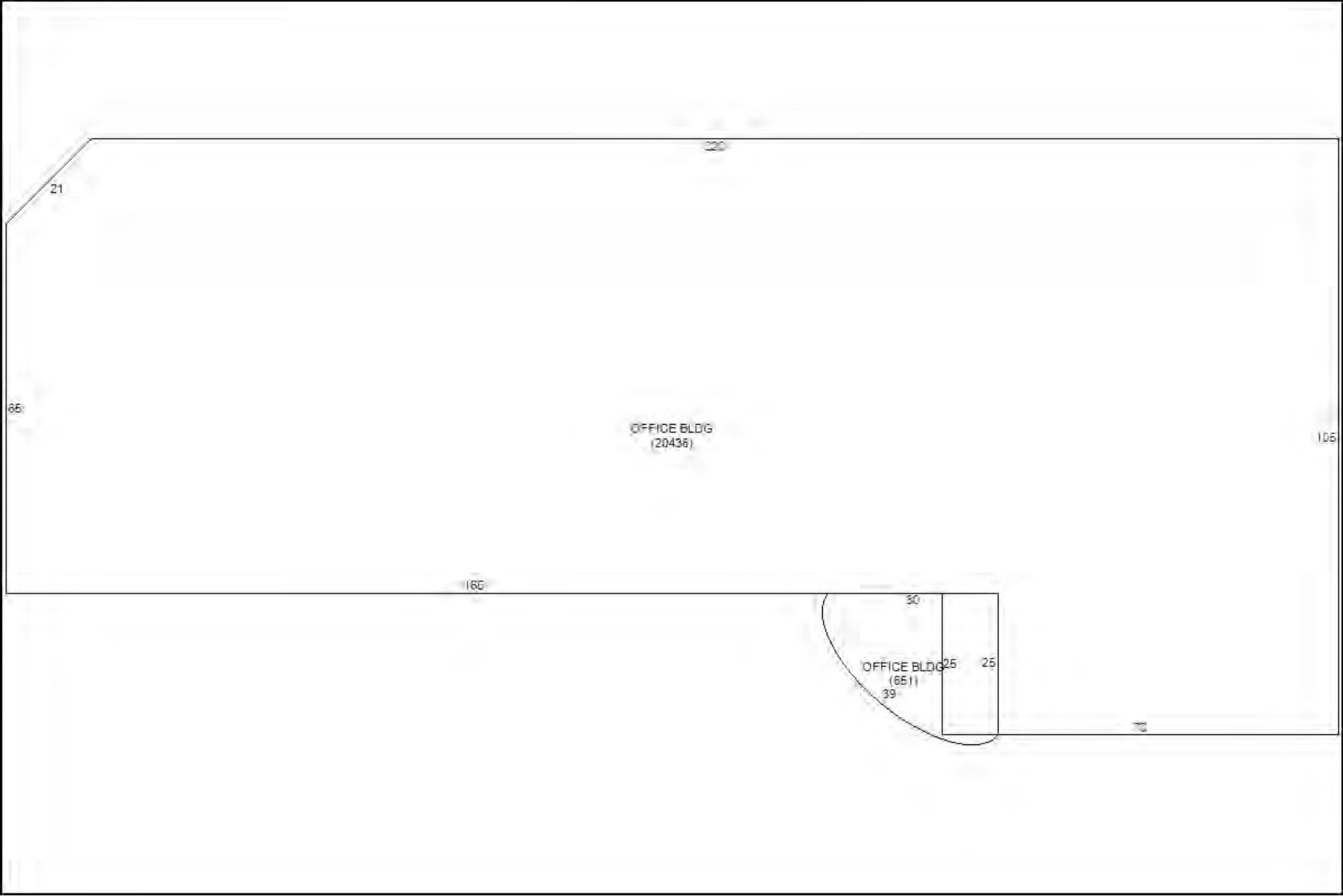
PHYS: NICE CLASS B STEEL, GLASS AND STONE OFFICE BUILDING IN EXCELLENT CONDITION.

FUNC: FOUR STORY OFFICE, LAYOUT IS AS EXPECTED FOR MULTI-STORY OFFICE DESIGNED TO BE A MODEL OF SUSTAINABILITY WITH MINIMUM ENERGY USAGE AND ENVIRONMENTAL IMPACT. 200 PARKING SPACES

ECON: PROPERTY FRONTS HWY 20 JUST MINUTES FROM THE I-94 ENTRANCE/EXIT. THIS ARE HAS ENJOYED A VERY ROBUST REAL ESTATE MARKET POSSIBLY DUE TO THE WISCONN DEVELOPMENT AND OTHER NEW AND EXPANDING BUSINESSES ALONG THE I-94 CORRIDOR.







**SALE REPORT**

State ID # 77-51-168-R000034045  
 County RACINE  
 Municipality RAYMOND  
 Local Parcel # 168-04-21-36-001-030  
 Situs Address 2713 Nicholas Rd  
 Situs Zip Code 53126  
 Appraiser MEGNASP

IPAS Sale Key # 162422  
 SIC Code 3399  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 06/15/2018  
 Grantor MONJOUR PROPERTIES LLC

Grantee 2713 NICHOLAS LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3699: Electrical Equipment & Supplies Nec-Mfg  
 Intended Use 3399: Primary Metal Products Nec-Mfg  
 No Months Vacant  
 Environmental Site

**SALE DATA**

Sale Price \$1,630,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$1,630,000  
 Land Value \$121,400  
 Improvement Value \$1,508,600  
 Time on Market 12 - 24 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 2000  
 Number of Building Sections 5  
 Predominant OCC Code 494  
 Primary Area 39,378  
 Additional Useable Area 0  
 Total Area 39,378  
 Basement Area  
 Office Area (SF) / (%) 5,400 14%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 5,400 14%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 21  
 Non-office ave clear height 19  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 03: Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$41.39  
 Adj Sale Price Imps \$ / SF \$38.31  
 Acres 1.849  
 Land Value \$ / Acre \$65,657  
 SCR 2.05  
 RCN + OBY / SF \$75.28  
 Physical Res. % 65%  
 Functional Res. % 85%  
 Functional OBS 1 Layout  
 Functional OBS 2 Fire Protection  
 Functional OBS 3 Site Coverage  
 Community rating % 98%  
 NBHD Rating / Other % 90%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 104%

**COMMENTS**

GRTR: THE TENANT MOVED TO A LARGER NEWER FACILITY. THE PROPERTY WAS LISTED ON THE OPEN MARKET FOR 1.5 YEARS WITH AN ASKING PRICE OF \$1,950,000. SALE PRICE WAS DETERMINED BY NEGOTIATION WITH BUYER AND AN APPRAISAL. SELLER BELIEVES THIS TO BE A FAIR MARKET SALE. LEAST DESIRABLE FEATURE IS NO ROOM FOR EXPANSION. DESIRABLE FEATURE IS CURB APPEAL.

OTHR: LAND ANALYSIS: AN INVESTIGATION OF AVAILABLE DATA INCLUDING BUT NOT LIMITED TO SALE AND LISTING ACTIVITY, ASSESSOR'S RECORDS AND ECONOMIC TRENDS WERE USED TO DERIVE THE LAND VALUE.

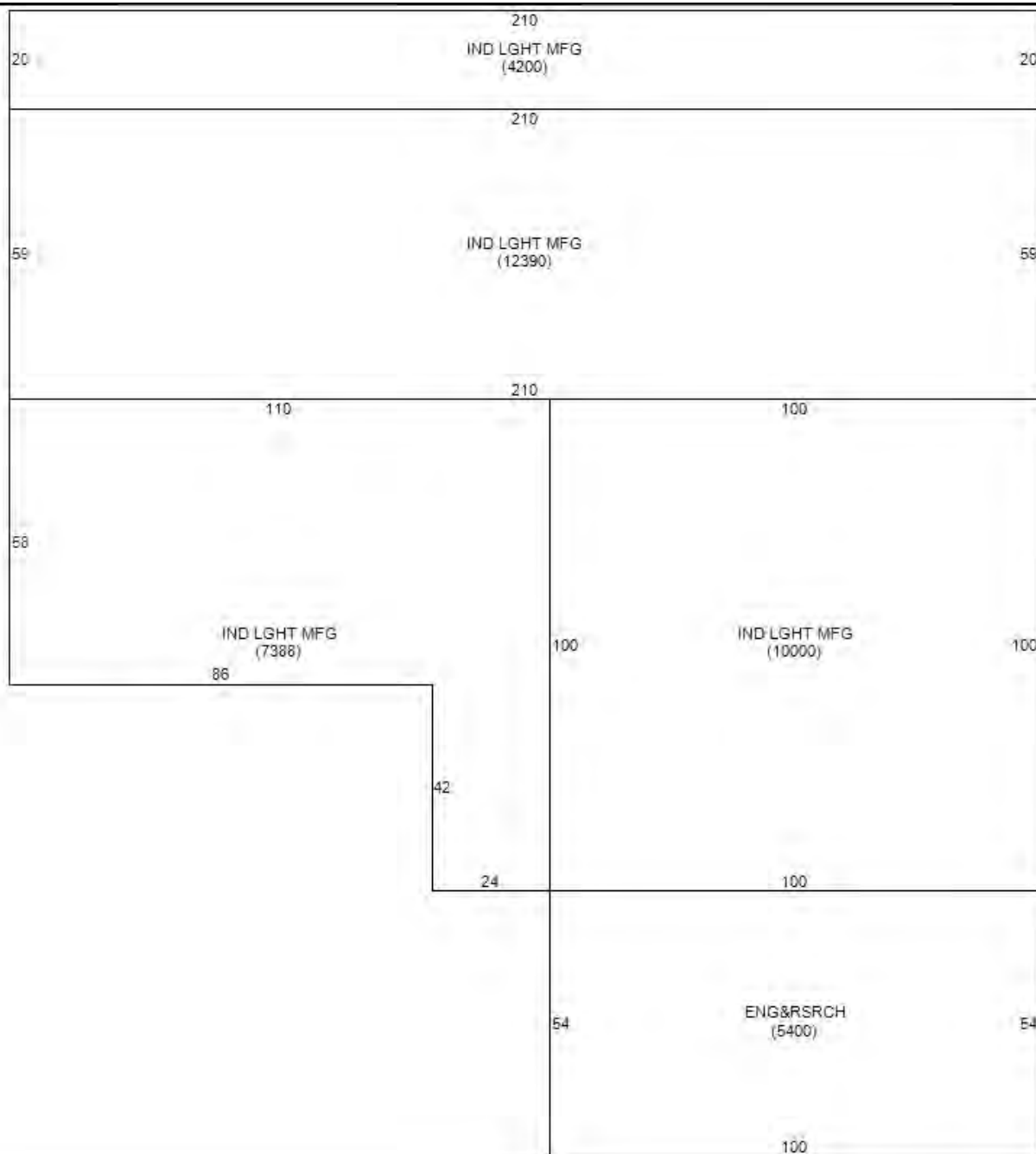
PHYS: WELL BUILT CONCRETE BLOCK BUILDING. OFFICES SHOW SIGNS OF WEAR AND SHOP IS WORN AND DIRTY FROM PROCESSES.

FUNC: ADD ON CONSTRUCTION, NO FIRE PREVENTION SYSTEMS AND NO ROOM FOR EXPANSION.

GRTE: BUYER WAS LOOKING IN THE AREA FOR A BUILDING FOR HIS BUSINESS. THE WAREHOUSE SIZE, DOCKS AND OFFICE SPACE WERE THE SUBJECT'S MOST APPEALING ATTRIBUTES. LEAST DESIREABLE FEATURE WAS LANDSCAPING. FEELS THE SALE PRICE WAS MARKET VALUE.

ECON: LOCATED IN AN INDUSTRIAL AREA JUST WEST OF I-94.





**SALE REPORT**

State ID # 77-51-181-R000029776  
 County RACINE  
 Municipality STURTEVANT  
 Local Parcel # 181-03-22-21-432-000  
 Situs Address 9900 Durand Ave  
 Situs Zip Code 53177  
 Appraiser RYDDNML

IPAS Sale Key # 162782  
 SIC Code 3829  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 02/22/2019  
 Grantor DURAND LLC  
  
 Grantee 9900 DURAND AVENUE LLC  
  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2813: Industrial Gases-Mfg  
 Intended Use 0000: Commercial Parcel  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$865,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$865,000  
 Land Value \$98,800  
 Improvement Value \$766,200  
 Time on Market 5 - 11 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1981  
 Number of Building Sections 1  
 Predominant OCC Code 453  
 Primary Area 19,300  
 Additional Useable Area 0  
 Total Area 19,300  
 Basement Area  
 Office Area (SF) / (%) 5,400 28%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 5,118 27%  
 Notable Features/OBYs  
  
 Stories 1  
 Non-office ave wall height 16  
 Non-office ave clear height 16  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$44.82  
 Adj Sale Price Imps \$ / SF \$39.70  
 Acres 0.760  
 Land Value \$ / Acre \$130,000  
 SCR 1.72  
 RCN + OBY / SF \$61.30  
 Physical Res. % 63%  
 Functional Res. % 90%  
 Functional OBS 1 Site Coverage  
 Functional OBS 2 Office/Plant Ratio  
 Functional OBS 3 Layout  
 Community rating % 100%  
 NBHD Rating / Other % 98%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 117%

**COMMENTS**

GRTR: HAD A FEW INTERESTED PARTIES. ORIGNAL ASKING PRICE WAS DETERMINED VIA BROKER OPINION OF VALUE. NEW ROOF JUST PRIOR TO LISTING. ORIGINAL ASKING WAS \$875,000, LISTED IN LATE SEPT. 2018

GRTE: SOME DISCOUNT IN PRICE DUE TO EXTERIOR PAINT AND SOME CONCRETE WORK NEEDED.

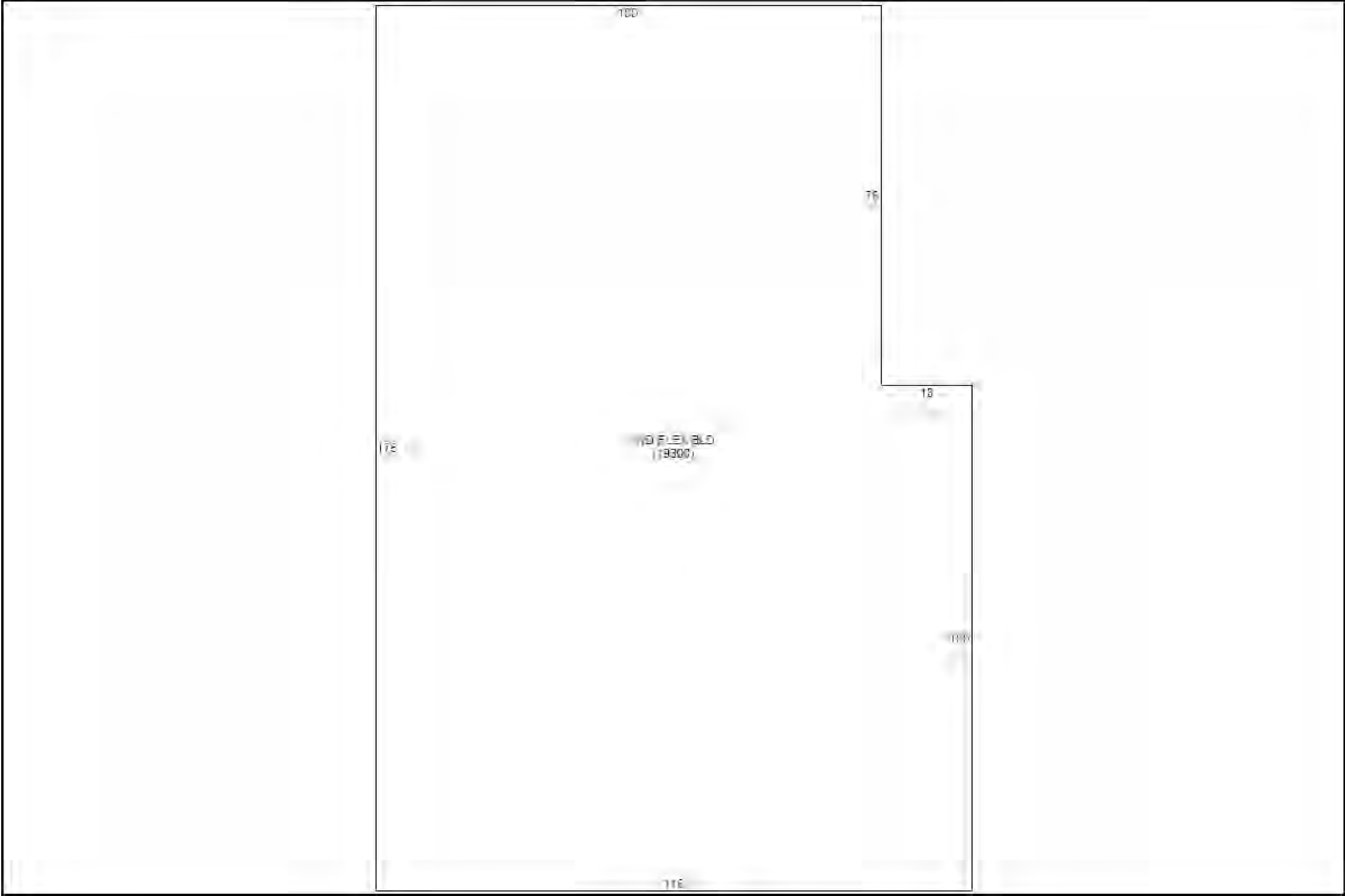
PHYS: AVERAGE CONDITION FOR ITS AGE.

FUNC: LARGE AMOUNT OF OFFICE SPACE.

ECON: LOCATED STATE HWY 11 (DURAND) WITHIN A 1/4 MILE OF THE NEW WISCONN VALLEY SCIENCE AND TECHNOLOGY PARK.







**SALE REPORT**

State ID # 77-51-191-R000006035  
 County RACINE  
 Municipality WATERFORD  
 Local Parcel # 191-03-19-02-013-040  
 Situs Address 814 Ela Ave  
 Situs Zip Code 53185  
 Appraiser MEYERWJ

IPAS Sale Key # 165361  
 SIC Code 2396  
 Interior Inspection Date 08/09/2017  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 05/13/2019  
 Grantor QUERNEMOEN  
  
 Grantee SCB INVESTMENT 816 LLC  
  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2396: Automotive & Apparel Trimmings-Mfg  
 Intended Use 0000: Commercial Parcel  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$590,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$590,000  
 Land Value \$75,000  
 Improvement Value \$515,000  
 Time on Market 5 - 11 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1996  
 Number of Building Sections 3  
 Predominant OCC Code 494  
 Primary Area 12,000  
 Additional Useable Area 0  
 Total Area 12,000  
 Basement Area  
 Office Area (SF) / (%) 1,920 16%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 12,000 100%  
 Notable Features/OBYs  
  
 Stories 1  
 Non-office ave wall height 13  
 Non-office ave clear height 13  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 08: Metal Sandwich

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$49.17  
 Adj Sale Price Imps \$ / SF \$42.92  
 Acres 1.500  
 Land Value \$ / Acre \$50,000  
 SCR 5.45  
 RCN + OBY / SF \$68.52  
 Physical Res. % 72%  
 Functional Res. % 95%  
 Functional OBS 1 Layout  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 86%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
  
 Major Thoroughfare over 10 miles  
 Market Variance 106%

## COMMENTS

APPR: ATTEMPTED SEVERAL TIMES TO CONTACT GRANTEE, NO RESPONSE.

GRTR: PER GRANTOR, PROPERTY ON KT FOR APPROX. SIX MONTHS, INITIAL ACCEPTED OFFER OF \$600,K FELL THROUGH. PROPERTY WAS RENTED OUT FOR APPROX. THREE MONTHS AFTER SALE. PROPERTY WAS WELL MAINTAINED AND IN GOOD SHAPE. DESIRABLE LARGE LOT WITH ADEQUATE PARKING. ALSO THERE IS AN EASEMENT ON PROPERTY FOR ACCESS TO ABUTTING PROPERTY TO THE WEST WHICH RELATED FAMILY GRANTORS SOLD AS WELL. NO RESPONSE FROM GRANTEE AFTER SEVERAL ATTEMPTS.

PHYS: ONE STORY PE STEEL BUILDING. ADJUSTED PHYSICAL, FUNCTIONAL & EFFECTIVE AGE.

APPR: INITIAL OFFER OF \$600,K ON THIS PROPERTY FELL THROUGH. PRIOR TO THIS PURCHASE, GRANTEE PURCHASED ABUTTING PROPERTY TO THE WEST FOR \$580,K.



	80	IND LGHT MFG (4800)	80
	88	IND LGHT MFG (5280)	88
	32	IND LGHT MFG (1920)	32

**SALE REPORT**

State ID # 77-51-191-R000028253  
 County RACINE  
 Municipality WATERFORD  
 Local Parcel # 191-03-19-02-013-090  
 Situs Address 816 Ela Ave  
 Situs Zip Code 53185  
 Appraiser MEYERWJ

IPAS Sale Key # 169396  
 SIC Code 2396  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 04/10/2019  
 Grantor DENNIS B. & JANIS M. QUERNEMOEN

Grantee SCB INVESTMENT 816 LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2396: Automotive & Apparel Trimmings-Mfg  
 Intended Use 0000: Commercial Parcel  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$580,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$580,000  
 Land Value \$44,200  
 Improvement Value \$535,800  
 Time on Market 5 - 11 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 2006  
 Number of Building Sections 1  
 Predominant OCC Code 494  
 Primary Area 11,520  
 Additional Useable Area 0  
 Total Area 11,520  
 Basement Area  
 Office Area (SF) / (%) 4,378 38%  
 Sprinkler (SF) / (%) 11,520 100%  
 Air Conditioning (SF) / (%) 11,520 100%  
 Notable Features/OBYS

Stories 1  
 Non-office ave wall height 10  
 Non-office ave clear height 10  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$50.35  
 Adj Sale Price Imps \$ / SF \$46.51  
 Acres 0.680  
 Land Value \$ / Acre \$65,000  
 SCR 2.57  
 RCN + OBY / SF \$63.07  
 Physical Res. % 76%  
 Functional Res. % 100%  
 Functional OBS 1 Site Coverage  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 90%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare over 10 miles  
 Market Variance 108%

**COMMENTS**

GRTR: PROPERTY ON MKT FOR APPROX. SIX MONTHS. GRANTEE PURCHASED THIS PROPERTY FIRST THEN PURCHASED THE ABUTTING PROPERTY TO THE EAST AFTER THE FIRST OFFER FELL THROUGH. GRANTOR RENTED PROPERTY APPROX. THREE MONTHS AFTER SALE.

PHYS: PROPERTY WELL MAINTAINED

FUNC: CAN OCCUPY APPROX. SIX TENANTS. LOT SIZE SMALLER THAN NEIGHBORING PARCELS. ALSO THERE IS AN EASEMENT ON ABUTTING PARCEL TO THE EAST FOR ACCESS TO THIS PROPERTY. NOTE:LOCALLY ASSESSED.

ECON: LOCATED IN AN 84 ACRE INDUSTRIAL PARK ON THE WEST SIDE OF THE VILLAGE. GOOD ACCESS TO THREE STATE HIGHWAYS 20, 36 & 83.





Technical drawing of a rectangular plate. The plate is oriented vertically. The top edge is labeled "80". The bottom edge is labeled "80". The left edge is labeled "150". The right edge is labeled "150". In the center of the plate, there is a label that reads "TIGHT MECH (1020)".

**SALE REPORT**

State ID # 77-51-194-R000131026  
 County RACINE  
 Municipality YORKVILLE  
 Local Parcel # 194-03-21-13-029-0710  
 Situs Address 1340 Grandview Pky  
 Situs Zip Code 53177  
 Appraiser RYDDNML

IPAS Sale Key # 169644  
 SIC Code 0000  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 03/21/2019  
 Grantor GRANDVIEW PARK PARTNERS LLC

Grantee DANIELS STURTEVANT WI LLC

Affinity None  
 Conveyance Type Other  
 Prior Use 0000: Commercial Parcel  
 Intended Use 4953: Refuse Systems-Trans  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$4,500,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$4,500,000  
 Land Value \$398,400  
 Improvement Value \$4,101,600  
 Time on Market 5 - 11 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 2006  
 Number of Building Sections 1  
 Predominant OCC Code 494  
 Primary Area 59,850  
 Additional Useable Area 0  
 Total Area 59,850  
 Basement Area  
 Office Area (SF) / (%) 37,762 63%  
 Sprinkler (SF) / (%) 59,850 100%  
 Air Conditioning (SF) / (%) 59,850 100%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 28  
 Non-office ave clear height 24  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 14: Concrete Tilt-up

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$75.19  
 Adj Sale Price Imps \$ / SF \$68.53  
 Acres 4.008  
 Land Value \$ / Acre \$99,401  
 SCR 2.92  
 RCN + OBY / SF \$88.81  
 Physical Res. % 82%  
 Functional Res. % 100%  
 Functional OBS 1  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 98%  
 NBHD Rating / Other % 95%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 101%

## COMMENTS

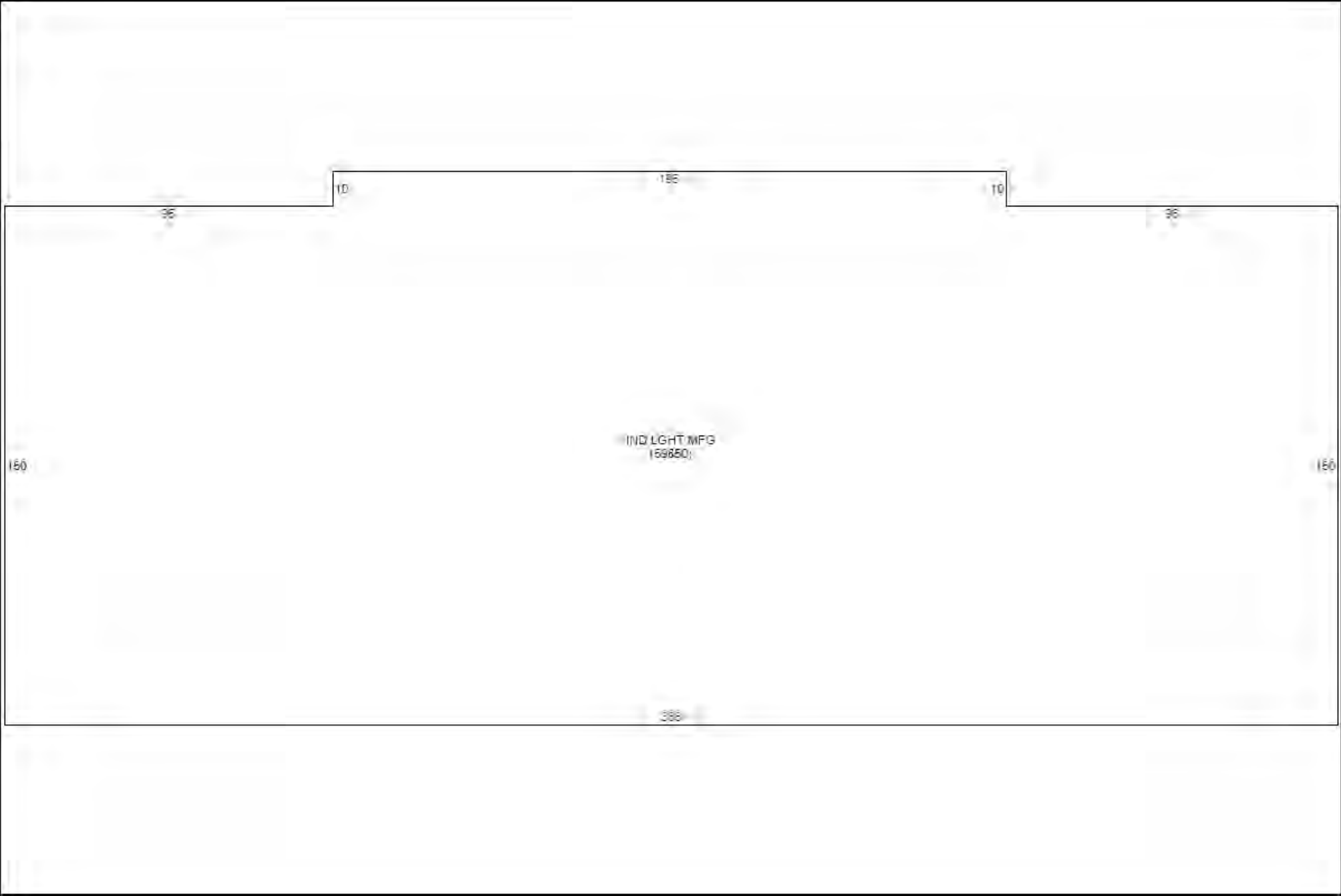
GRTR: GRANDVIEW PARTNERS IS A REAL ESTATE INVESTMENT AND MANAGEMENT GROUP THAT ACQUIRES, MANAGES, DEVELOPS & SELLS REAL ESTATE.

GRTE: GRANTEE IS A MEDICAL WASTE PROCESSING COMPANY EXPANDING INTO WISCONSIN. PROPERTY IS IN GOOD SHAPE AND LOCATION IS GOOD. THEY WILL OCCUPY ABOUT 25,000 SF THE BUILDING AND LEASE OUT THE REST.

PHYS: THE PROPERTY IS WELL MAINTAINED.

ECON: LOCATED IN GRANDVIEW INDUSTRIAL PARK IN THE VILLAGE OF YORKVILLE. THE INDUSTRIAL PARK IS SITUATED ALONG INTERSTATE 94 ON THE WESTERN FRONTAGE ROAD. THIS PARK IS ALMOST AT CAPACITY AND HAS VERY FEW VACANCIES. INDUSTRIAL REAL ESTATE LOCATED IN RACINE COUNTY WITHIN A SHORT DISTANCE OF WISCONN VALLEY HAS BEEN VERY ACTIVE.





**SALE REPORT**

State ID # 77-51-276-R000006229  
 County RACINE  
 Municipality RACINE  
 Local Parcel # 276-00-00-20936-019  
 Situs Address 1908 Young Ct  
 Situs Zip Code 53404  
 Appraiser RYDDNML

IPAS Sale Key # 170083  
 SIC Code 3470  
 Interior Inspection Date 12/20/2016  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 10/15/2019  
 Grantor AMERICAN MANUFACTURING & MACHINING INC

Grantee DB MOTORSPORTS LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3470: Metal Services Nec-Mfg  
 Intended Use 0000: Commercial Parcel  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$485,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$485,000  
 Land Value \$58,800  
 Improvement Value \$426,200  
 Time on Market 0 - 4 months  
 Recent Asking Price \$575,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1993  
 Number of Building Sections 1  
 Predominant OCC Code 494  
 Primary Area 9,960  
 Additional Useable Area 0  
 Total Area 9,960  
 Basement Area  
 Office Area (SF) / (%) 2,650 27%  
 Sprinkler (SF) / (%) 9,960 100%  
 Air Conditioning (SF) / (%) 9,960 100%  
 Notable Features/OBYS

Stories 1  
 Non-office ave wall height 17  
 Non-office ave clear height 14  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 03: Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$48.69  
 Adj Sale Price Imps \$ / SF \$42.79  
 Acres 1.176  
 Land Value \$ / Acre \$50,000  
 SCR 5.14  
 RCN + OBY / SF \$82.25  
 Physical Res. % 65%  
 Functional Res. % 100%  
 Functional OBS 1 Office/Plant Ratio  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 95%  
 NBHD Rating / Other % 90%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 5 to 10 miles  
 Market Variance 94%

**COMMENTS**

GRTR: DECIDED TO RETIRE. CLOSED BUSINESS, SOLD ASSETS AND PUT PROPERTY ON THE MARKET. MULTIPLE OFFERS WERE RECEIVED.

GRTE: GRANTEE OWNS A BUSINESS ON THE SAME STREET, SAW THE PROPERTY WAS FOR SALE. KNEW THERE WAS ONE OTHER OFFER AND THE PROPERTY HAVING ORIGINAL ROOF AND MECHANICALS, NEEDED WORK. USED HIS REAL ESTATE ATTORNEY'S OPINION OF VALUE TO NEGOTIATE PURCHASE PRICE. FEELS HE MAY HAVE PAID A BIT MORE TO OUT BID THE OTHER INTERESTED BUYER.

PHYS: THE INTERIOR IS IN NEED A CLEANING AND PAINT . ORIGINAL ROOF AND HVAC IN NEED OF REPAIR/REPLACEMENT.

FUNC: BUILDINGS IN THIS SIZE RANGE HAVE A WIDER MARKET APPEALING TO BOTH INDUSTRIAL AND COMMERCIAL BUYERS. THE OFFICE SIZE MAY SEEM OVERLY LARGE FOR INDUSTRIAL USERS.

ECON: LOCATED IN THE FRED M YOUNG INDUSTRIAL PARK IN THE NORTHWEST CORNER OF THE CITY. THIS URBAN PARK IS STABLE WITH FEW VACANCIES AND GOOD ACCESS TO HIGHWAYS 32 & 38. DISTANCE TO THE INTERSTATE IS APPROXIMATELY 9 MILES.





DISCLAIMER - The content of this sales data worksheet is for general information purposes only. The information and opinions contained therein are provided by the Wisconsin Department of Revenue and we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, suitability of the information for any purpose. The Wisconsin Department of Revenue, its employees, officials, officers, agents, as the persons interviewed during the sales verification process, shall not be held responsible or liable for any use of, error, omission or defect in the information contained on the DOR Sales Data Worksheets.

**SALE REPORT**

State ID # 77-51-276-R000133011  
 County RACINE  
 Municipality RACINE  
 Local Parcel # 276-00-00-20936-010  
 Situs Address 2913 Carlisle Ave  
 Situs Zip Code 53404  
 Appraiser RYDDNML

IPAS Sale Key # 170914  
 SIC Code 3999  
 Interior Inspection Date  
 Revision Date 12/11/2020  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 11/01/2018  
 Grantor ROGAN SHOES INC  
 Grantee 1171 SOUTH ST LLC  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 0000: Commercial Parcel  
 Intended Use 3999: Manufacturing Industries Nec-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$705,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$705,000  
 Land Value \$67,700  
 Improvement Value \$637,300  
 Time on Market 5 - 11 months  
 Recent Asking Price \$895,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1985  
 Number of Building Sections 1  
 Predominant OCC Code 494  
 Primary Area 30,000  
 Additional Useable Area 0  
 Total Area 30,000  
 Basement Area  
 Office Area (SF) / (%) 6,000 20%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 6,000 20%  
 Notable Features/OBYs  
 Stories 1  
 Non-office ave wall height 15  
 Non-office ave clear height 13  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 03: Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$23.50  
 Adj Sale Price Imps \$ / SF \$21.24  
 Acres 1.693  
 Land Value \$ / Acre \$39,988  
 SCR 2.46  
 RCN + OBY / SF \$60.36  
 Physical Res. % 48%  
 Functional Res. % 90%  
 Functional OBS 1 Office/Plant Ratio  
 Functional OBS 2 Site Coverage  
 Functional OBS 3  
 Community rating % 95%  
 NBHD Rating / Other % 95%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 3 to 5 miles  
 Market Variance 90%

## COMMENTS

GRTR: NO LONGER NEEDED THE PROPERTY LISTED 2/19/2018 ASKING \$1,095,000, REDUCED ASKING PRICE IN AUGUST TO \$895,000. NEGOTIATED TO PURCHASE PRICE.

GRTE: GRANTEE WAS EXPANDING AND NEEDED MORE SPACE. THIS LOCATION IS DOWN THE STREET FROM CURRENT LOCATION. BOTH PARTIES FAMILIAR WITH RE MARKET, NEGOTIATED TO PURCHASE PRICE. ALL CASH DEAL

PHYS: AVERAGE CONDITION FOR AGE

FUNC: SITE COVERAGE MAY INHIBIT EXPANSION AND OFFICE SIZE MAY BE CONSIDERED EXCESSIVE.

ECON: LOCATED IN THE FRED M YOUNG, SR. INDUSTRIAL PARK ON THE NORTHWEST SIDE OF THE CITY OF RACINE . THIS IS AN URBAN INDUSTRIAL PARK SETTING WITH BUILDINGS OF A SIMILAR VINTAGE. COMMUNITY AND NEIGHBORHOOD RATINGS SHOULD BOTH BE AT 95%



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**SALE REPORT**

State ID # 77-51-276-R000006074  
 County RACINE  
 Municipality RACINE  
 Local Parcel # 276-00-00-00123-000  
 Situs Address 212 4th St  
 Situs Zip Code 53403  
 Appraiser RYDDNML

IPAS Sale Key # 173945  
 SIC Code 2710  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 02/11/2020  
 Grantor LEE ENTERPRISES INC

Grantee JOHN KURTZ LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2710: Newspapers-Mfg  
 Intended Use 2710: Newspapers-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$899,000  
 Adjustment  
 Adjusted Reason Multi-parcel  
 Adjusted Sale Price \$899,000  
 Land Value \$161,200  
 Improvement Value \$737,800  
 Time on Market 0 - 4 months  
 Recent Asking Price \$899,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1953  
 Number of Building Sections 5  
 Predominant OCC Code 344  
 Primary Area 66,884  
 Additional Useable Area 0  
 Total Area 66,884  
 Basement Area  
 Office Area (SF) / (%) 31,894 48%  
 Sprinkler (SF) / (%) 75,890 113%  
 Air Conditioning (SF) / (%) 46,909 70%  
 Notable Features/OBYs

Stories 2  
 Non-office ave wall height 21  
 Non-office ave clear height 17  
 Frame Type 05: Wood Joist Typical Wood  
 Exterior Wall Type 01: Brick Veneer

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$13.44  
 Adj Sale Price Imps \$ / SF \$11.03  
 Acres 0.830  
 Land Value \$ / Acre \$194,217  
 SCR 1.19  
 RCN + OBY / SF \$117.06  
 Physical Res. % 57%  
 Functional Res. % 65%  
 Functional OBS 1 Multi Story  
 Functional OBS 2 Site Coverage  
 Functional OBS 3  
 Community rating % 95%  
 NBHD Rating / Other % 90%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare over 10 miles  
 Market Variance 30%

**COMMENTS**

GRTR: DOWNSIZE AND OUTSOURCED THE PRINTING TO ANOTHER LOCATION IN INDIANA. BECAUSE OF LOSS OF PRODUCTION. THE GRANTOR HIRED A REALTOR WHO PLACE THE SUBJECT ON THE MARKET FOR \$899,000. THE SUBJECT SOLD ON 02/11/2020. THE PRICE WAS NEGOTIATED. THE GRANTOR THOUGHT IT WAS A FAIR MARKET SALE. THE GRANTOR LEASE BACK 4,000SQFT FOR OFFICE SPACE FOR THREE YEARS. THE FIRST SIX MONTHS OF RENT WAS FREE. THE GRANTOR WAS RESPONSIBLE FOR THIS YEAR TAXES. THE GRANTOR ALSO HAD SIX MONTHS TO REMOVE ALL EQUIPMENT AND PERSONAL PROPERTY.

GRTE: WAS THINKING ABOUT HAVING A BUILDING BUILT, BUT FELT CONSTRUCTION COST WAS TOO HIGH. SAW THE SUBJECT FOR SALE ON A WEBSITE, AND PUT AN OFFER IN THE NEXT DAY. THE SALE PRICE WAS NEGOTIATED. THE GRANTEE THOUGHT IT WAS A FAIR MARKET SALE. THE GRANTEE FELT IT WAS A GREAT DEAL AND CHEAPER THAN HAVING A NEW BUILDING BUILT.

BRKR: STATED IT WAS HARD TO FIND COMPARABLES. THE BROKER USED THE SALE OF KENOSHA NEWSPAPER AS ONE OF HIS COMPARABLES (THE GRANTOR HAD PURCHASE THE KENOSHA NEWSPAPER). THE BROKER ALSO USED COMMERCIAL AND WAREHOUSE PROPERTIES AS COMPARABLES IN DETERMINING MARKET VALUE FOR THE SUBJECT. THE BROKER FELT THE SALE WAS FAIR MARKET VALUE. THE BROKER ALSO STATED THE SUBJECT WAS IN FAIR CONDITION.

PHYS: THE SUBJECT IS IN FAIR CONDITION. NORMAL WEAR AND TEAR IN THE PRODUCTION AREA. THE OFFICES ARE OUTDATED. ORIGINAL HARD WOOD FLOORS ARE WARPED UNDER CARPET IN SOME SECTIONS. BROILER SYSTEM IS NEWER, AND THE ROOF WAS REPAIRED.

FUNC: THE SUBJECT IS MULTI STORY AND THE SITE AREA IS LOW.

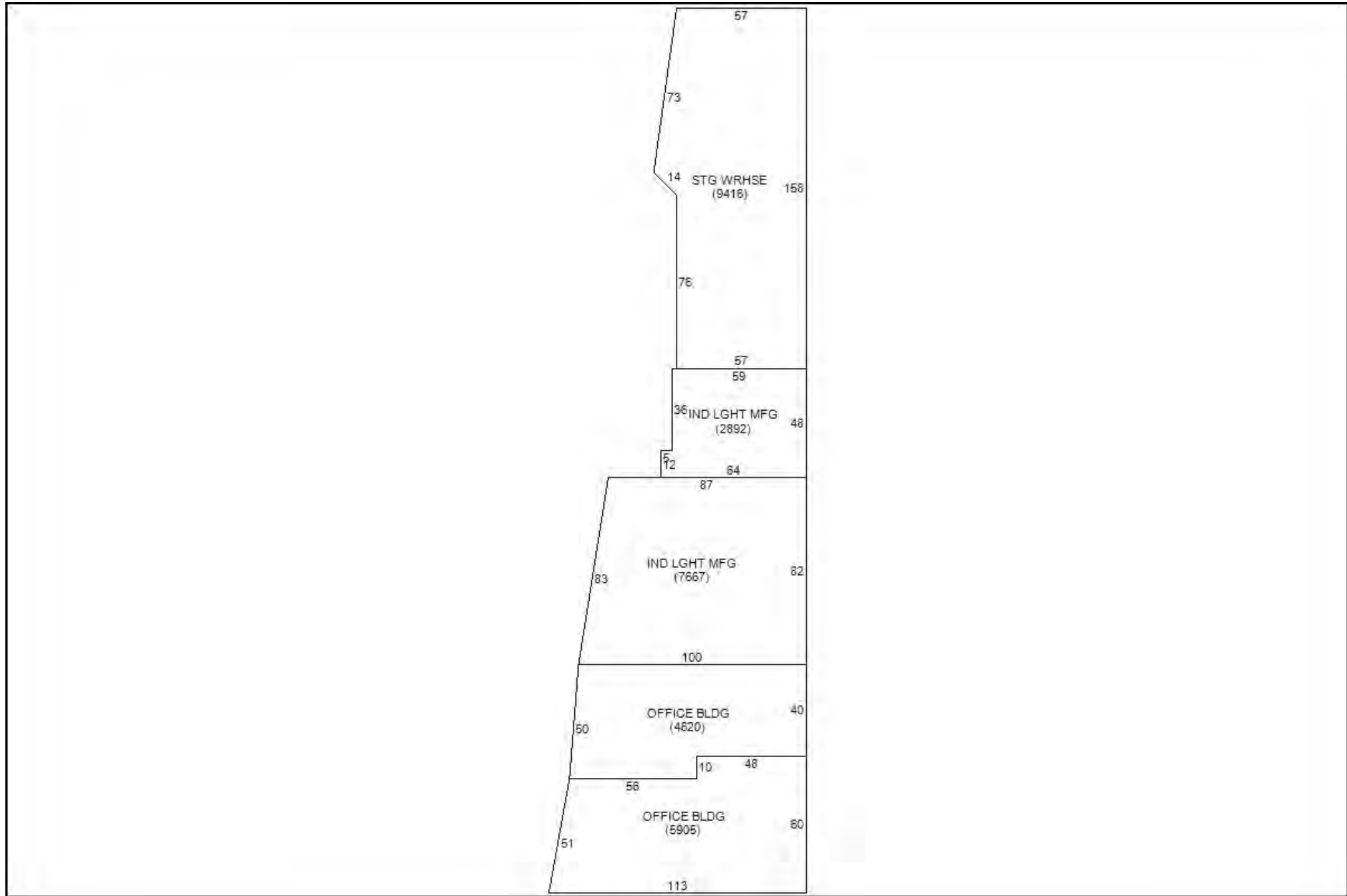
ECON: THIS AREA IS SEEING THE BEGINNING OF SOME REVITALIZATION. SEVERAL OLD BUILDINGS ALONG THE RIVER ARE BEING TORN DOWN TO MAKE WAY FOR NEW DEVELOPMENT.

OTHR: THIS IS A MULTI PARCEL SALE. MAIN PARCEL TAX KEY #276-00-00-00123-000.66,884 SF MULTI STORY OFFICE & WAREHOUSE .83 ACALL BUILDING IMPROVEMENTS ON THIS PARCEL ARE PRIMARY.SECONDARY PARCEL TAX KEY #276-00-00-00101-000.MAINTENANCE GARAGE & BASEMENTS NOT CONSIDERED PRIMARY..449 AC

OTHR: AN INVESTIGATION OF AVAILABLE DATA INCLUDING BUT NOT LIMITED TO SALE AND LISTING ACTIVITY, ASSESSOR'S RECORDS AND ECONOMIC TRENDS WERE USED TO DERIVE THE LAND VALUE.







**SALE REPORT**

State ID # 77-51-276-R000136024  
 County RACINE  
 Municipality RACINE  
 Local Parcel # 276-00-00-08894-000  
 Situs Address 1439 Junction Ave  
 Situs Zip Code 53403  
 Appraiser RYDDNML

IPAS Sale Key # 175137  
 SIC Code 0000  
 Interior Inspection Date 06/24/2019  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 12/20/2019  
 Grantor ARLEY D NORBY  
 Grantee VELIA BOBADILLA  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 0000: Commercial Parcel  
 Intended Use 0000: Commercial Parcel  
 No Months Vacant 1 - 3 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$145,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$145,000  
 Land Value \$27,100  
 Improvement Value \$117,900  
 Time on Market 5 - 11 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1901  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 8,864  
 Additional Useable Area 0  
 Total Area 8,864  
 Basement Area  
 Office Area (SF) / (%) 870 10%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 4,000 45%  
 Notable Features/OBYs  
 Stories 2  
 Non-office ave wall height 13  
 Non-office ave clear height 12  
 Frame Type 05: Wood Joist Typical Wood  
 Exterior Wall Type 01: Brick Veneer

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$16.36  
 Adj Sale Price Imps \$ / SF \$13.30  
 Acres 0.210  
 Land Value \$ / Acre \$129,048  
 SCR 1.88  
 RCN + OBY / SF \$74.17  
 Physical Res. % 42%  
 Functional Res. % 65%  
 Functional OBS 1 Multi Story  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 95%  
 NBHD Rating / Other % 85%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 5 to 10 miles  
 Market Variance 81%

COMMENTS

GRTR:

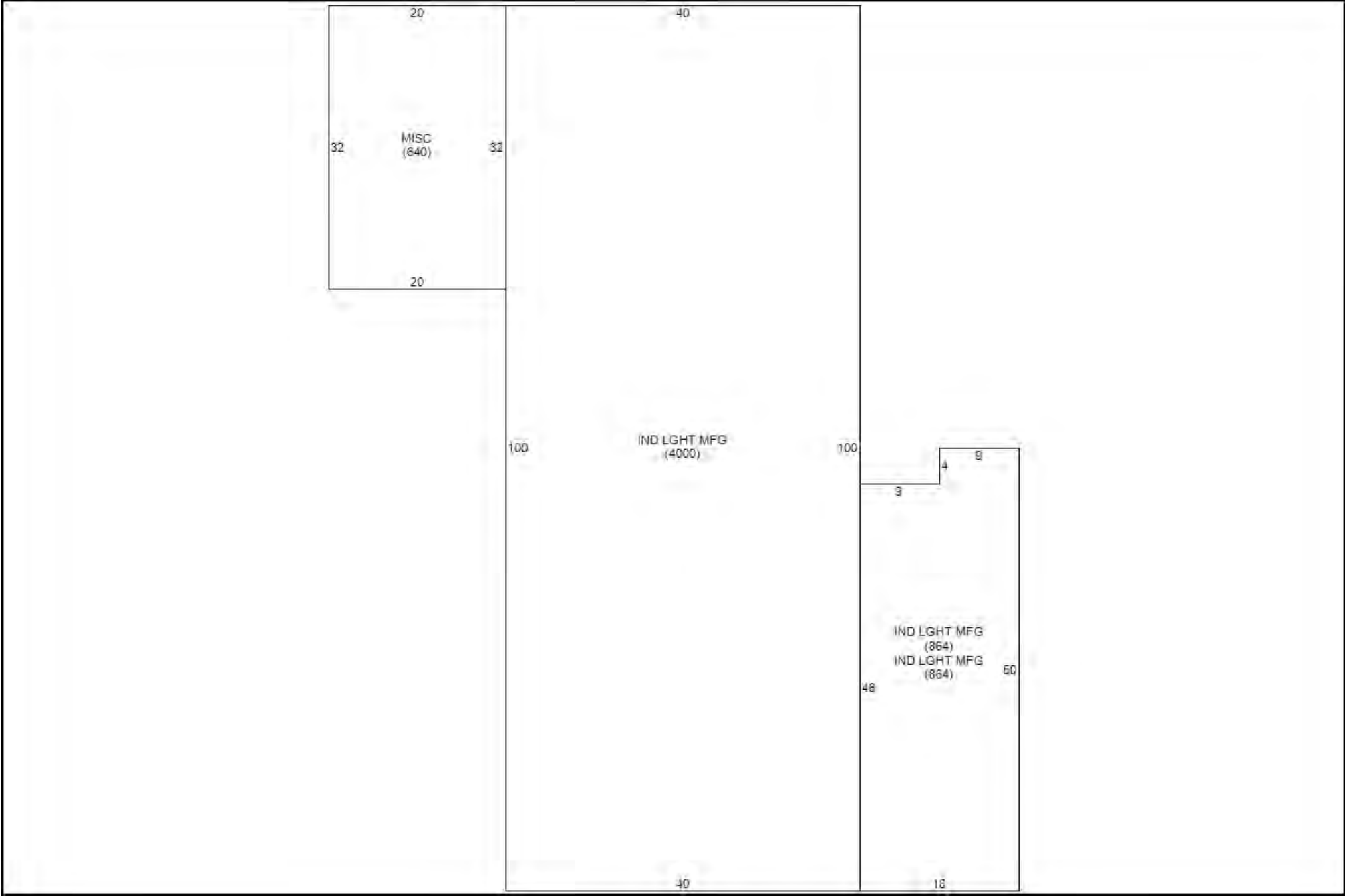
GRTE:

PHYS:

FUNC:

ECON:





**SALE REPORT**

State ID # 77-51-276-R000006207  
 County RACINE  
 Municipality RACINE  
 Local Parcel # 276-00-00-17812-002  
 Situs Address 2201 South St  
 Situs Zip Code 53404  
 Appraiser BROOKKX

IPAS Sale Key # 178042  
 SIC Code 2790  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 06/01/2020  
 Grantor MDS INVESTMENTS LLC

Grantee MKB OF RACINE LLC

Affinity Adjacent Owner  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2790: Printing Trade Services-Mfg  
 Intended Use 3630: Household Appliances-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$2,696,975  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$2,696,975  
 Land Value \$268,100  
 Improvement Value \$2,428,875  
 Time on Market 0 - 4 months  
 Recent Asking Price \$2,696,975

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1990  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 63,150  
 Additional Useable Area 1050  
 Total Area 64,200  
 Basement Area  
 Office Area (SF) / (%) 2,100 3%  
 Sprinkler (SF) / (%) 64,200 100%  
 Air Conditioning (SF) / (%) 2,100 3%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 24  
 Non-office ave clear height 24  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$42.01  
 Adj Sale Price Imps \$ / SF \$37.83  
 Acres 3.230  
 Land Value \$ / Acre \$83,003  
 SCR 2.23  
 RCN + OBY / SF \$64.54  
 Physical Res. % 64%  
 Functional Res. % 95%  
 Functional OBS 1 Site Coverage  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 95%  
 NBHD Rating / Other % 95%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 107%

**COMMENTS**

GRTR: GRANTOR: HAD THREE BUILDINGS IN HUCK INDUSTRIAL PARK. GRANTOR LOST CONTRACTS AND DECIDED TO DOWNSIZE. HIRED A REALTOR AND PUT ONE BUILDING ON THE MARKET. GRANTOR REMEMBERED GRANTEE PURCHASE PART OF GRANTOR'S PARKING LOT FOR A FIRE LANE. GRANTOR SENT REALTOR TO GRANTEE. GRANTEE MADE AN OFFER. BOTH SIDES NEGOTIATED AND A DEAL WAS MADE. GRANTOR FELT SALE WAS FAIR MARKET VALUE.

GRTE: GRANTEE: EXPANDED 3 TIMES IN THEIR BUILDING, AND COULDN'T EXPAND ANYMORE. GRANTEE COULDN'T BELIEVE THEIR LUCK WHEN GRANTOR'S REALTOR APPROACH THEM. GRANTEE JUMPED ON IT AND MADE AN OFFER. BOTH SIDES NEGOTIATED AND A DEAL WAS MADE. GRANTEE FELT SALE WAS FAIR MARKET VALUE. GRANTEE FELT VERY LUCKY THAT BOTH THE ROOF AND HVAC SYSTEM WERE WELL MAINTAINED.

PHYS: PHYSICAL: THE SUBJECT WAS IN MODERATE CONDITION, WITH NORMAL WEAR AND TEAR. JUST NEEDED COSMETIC UPDATES.

FUNC: FUNCTIONAL: SITE COVERAGE RATIO IS LOW. WALL BETWEEN SECTION WAS REMOVED.

ECON: ECONOMIC: THE SUBJECT IS LOCATED IN HUCK INDUSTRIAL PARK, WHICH IS AN OLDER INDUSTRIAL PARK. THE BUILDINGS AND LANDSCAPING ARE MAINTAINED. HWY 32 IS ABOUT 1 MILE, HWY 38 IS ABOUT 1.8 MILES, AND I-41/94 IS ABOUT 12.9 MILES FROM THE SUBJECT.

OTHR: LAND ANALYSIS: AN INVESTIGATION OF AVAILABLE DATA INCLUDING BUT NOT LIMITED TO SALE AND LISTING ACTIVITY, ASSESSOR'S RECORDS AND ECONOMIC TRENDS WERE USED TO DERIVE THE LAND VALUE.

OTHR: GRANTEE PURCHASE PERSONAL PROPERTY IN A SEPARATE SALE FOR \$103,000.





	<div>150</div> <div>261</div> <div>IND LGHT MFG (39150)</div> <div>261</div> <div>150</div>	
	<div>160</div> <div>IND LGHT MFG (24000)</div> <div>160</div> <div>160</div>	

**SALE REPORT**

State ID # 77-51-276-R000006149  
 County RACINE  
 Municipality RACINE  
 Local Parcel # 276-00-00-08893-000  
 Situs Address 1433 Junction Ave  
 Situs Zip Code 53403  
 Appraiser BROOKKX

IPAS Sale Key # 179184  
 SIC Code 3469  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 05/22/2020  
 Grantor MARION GAGNON PROPERTIES LLC

Grantee GLENFAIR LLC

Affinity Tenant  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3469: Metal Stampings Nec-Mfg  
 Intended Use 3469: Metal Stampings Nec-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$140,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$140,000  
 Land Value \$19,600  
 Improvement Value \$120,400  
 Time on Market 0 - 4 months  
 Recent Asking Price \$150,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1910  
 Number of Building Sections 1  
 Predominant OCC Code 494  
 Primary Area 8,000  
 Additional Useable Area 0  
 Total Area 8,000  
 Basement Area  
 Office Area (SF) / (%) 1,000 13%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 6,000 75%  
 Notable Features/OBYs

Stories 2  
 Non-office ave wall height 12  
 Non-office ave clear height 10  
 Frame Type 05: Wood Joist Typical Wood  
 Exterior Wall Type 01: Brick Veneer

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$17.50  
 Adj Sale Price Imps \$ / SF \$15.05  
 Acres 0.152  
 Land Value \$ / Acre \$128,947  
 SCR 1.66  
 RCN + OBY / SF \$55.93  
 Physical Res. % 39%  
 Functional Res. % 75%  
 Functional OBS 1 Multi Story  
 Functional OBS 2 Site Coverage  
 Functional OBS 3  
 Community rating % 95%  
 NBHD Rating / Other % 80%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare over 10 miles  
 Market Variance 121%

**COMMENTS**

GRTR: GRANTOR HAD A LEASE AGREEMENT WITH GRANTEE. GRANTEE HAD A RIGHT TO BUY SUBJECT. GRANTOR HAS APPROACH GRANTEE THE LAST 3 TO 4 YEARS ABOUT BUYING SUBJECT. GRANTOR APPROACHED GRANTEE IN THE LAST 2 MONTHS OF LEASE AGREEMENT. GRANTOR TOLD GRANTEE HE WOULD HAVE TO SIGN A FIVE YEAR LEASE, AND THEY MIGHT SELL THE SUBJECT. GRANTEE AGREED TO PURCHASE SUBJECT AND NEGOTIATED PRICE WITH GRANTEE. GRANTOR FELT IT WAS FAIR MARKET VALUE.

GRTE: DIDN'T SPEAK TO GRANTEE.

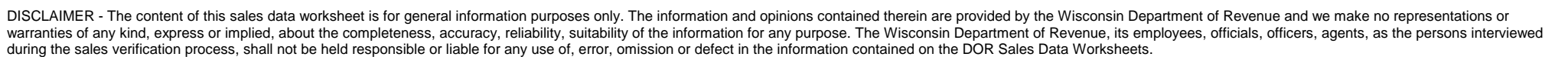
PHYS: UPPER OFFICE AND STORAGE AREA IN GOOD TO MODERATE CONDITION. INTERIOR WAS COMPLETELY GUTTED AND RESTORED PRIOR TO THE OWNER PURCHASE IN 2004 (THE SUBJECT WAS POWER WASH). PRODUCTION IN LOWER IS HEAVILY SOILED AND IN FAIR CONDITION.

FUNC: THE SUBJECT IS A MULTI STORY BUILDING. THE SITE COVERAGE IS LOW. BIGGER TRUCKS HAVE TO PARK ON THE STREET AND BE LOADED OR UNLOADED WITH A FORKLIFT.

ECON: THE SUBJECT IS LOCATED IN A MIX USE AREA. THERE'S PERSISTENT CRIME IN THE AREA. BIGGER TRUCKS CAN ONLY ACCESS THE SUBJECT FROM THE SOUTH, BECAUSE OF THE CONFIGURATION AT 14TH STREET AND JUNCTION AVENUE. WHEN LEAVING SUBJECT THE BIGGER TRUCKS CAN'T TURN LEFT DUE TO THE MEDIAN OBSTRUCTION AT JUNCTION AVENUE AND 14TH STREET. THE TRUCKS MUST TURN RIGHT AND PROCEED EAST TWO BLOCKS BEFORE GOING NORTH OR SOUTH TO FIND A CROSS ROAD TO GO BACK WEST.

OTHR: AN INVESTIGATION OF AVAILABLE DATA INCLUDING BUT NOT LIMITED TO SALE AND LISTING ACTIVITY, ASSESSOR'S RECORDS AND ECONOMIC TRENDS WERE USED TO DERIVE THE LAND VALUE.





**SALE REPORT**

State ID # 77-51-276-R000006262  
 County RACINE  
 Municipality RACINE  
 Local Parcel # 276-00-00-23852-002  
 Situs Address 2627 Lathrop Ave  
 Situs Zip Code 53405  
 Appraiser BROOKKX

IPAS Sale Key # 182721  
 SIC Code 3460  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 08/28/2020  
 Grantor MASTER TOOL COMPANY INC  
  
 Grantee CENTRAL SAW HOLDING COMPANY LLC  
  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3460: Metal Forgings & Stampings-Mfg  
 Intended Use 0000: Commercial Parcel  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$470,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$470,000  
 Land Value \$176,700  
 Improvement Value \$293,300  
 Time on Market 0 - 4 months  
 Recent Asking Price \$470,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1969  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 8,008  
 Additional Useable Area 0  
 Total Area 8,008  
 Basement Area  
 Office Area (SF) / (%) 1,040 13%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 1,040 13%  
 Notable Features/OBYs  
  
 Stories 1  
 Non-office ave wall height 15  
 Non-office ave clear height 13  
 Frame Type 02: Masonry Load Bearing  
 Exterior Wall Type 03: Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$58.69  
 Adj Sale Price Imps \$ / SF \$36.63  
 Acres 0.781  
 Land Value \$ / Acre \$226,248  
 SCR 4.25  
 RCN + OBY / SF \$69.12  
 Physical Res. % 51%  
 Functional Res. % 100%  
 Functional OBS 1 Layout  
 Functional OBS 2 Site Coverage  
 Functional OBS 3  
 Community rating % 95%  
 NBHD Rating / Other % 95%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
  
 Major Thoroughfare 5 to 10 miles  
 Market Variance 115%

**COMMENTS**

GRTR: GRANTOR WAS READY TO LEAVE AND MOVE UP NORTH. THE GRANTEE (ADJACENT BUSINESS OWNER) KNEW THE GRANTOR WAS READY TO LEAVE, AND APPROACH THE GRANTOR ABOUT BUYING THE BUILDING AND PARKING LOT. BOTH SIDES NEGOTIATED AND A DEAL WAS MADE. GRANTOR FELT SALE WAS FAIR MARKET VALUE.

GRTE: THE GRANTEE WAS READY TO EXPAND, AND COULDN'T BELIEVE THEIR LUCK THE ADJACENT OWNER WAS READY TO SALE. THE GRANTEE JUMP ON IT AND MADE AN OFFER. BOTH SIDES NEGOTIATED AND A DEAL WAS MADE. GRANTEE FELT SALE WAS FAIR MARKET VALUE. GRANTEE WAS VERY HAPPY TO PURCHASE THE ADJACENT PROPERTY.

PHYS: THE SUBJECT WAS IN FAIR CONDITION. THE ROOF IS OLDER AND REPAIRED AS NEEDED. THE INTERIOR HAS SOME SOILED AND CRACKING FLOORS.

FUNC: SINCE THE GRANTEE ALSO PURCHASE THE PARKING LOT THERE IS NO LONGER A SITE COVERAGE FUNCTIONAL OBSOLESCENCE.

ECON: DEMAND FOR SPACE (105%) AND NEIGHBORHOOD (90%) RATING RESULTED IN AN ECONOMIC RESIDUAL OF 95%. THE SUBJECT IS LOCATED IN A MIX USE AREA SURROUNDED BY RESIDENTIAL HOUSES.

OTHR: AN INVESTIGATION OF AVAILABLE DATA INCLUDING BUT NOT LIMITED TO SALE AND LISTING ACTIVITY, ASSESSOR'S RECORDS AND ECONOMIC TRENDS WERE USED TO DERIVE THE LAND VALUE.

OTHR: COMBINED TWO SALES. THE GRANTOR OWNED MASTER TOOL COMPANY INC AND THE PARKING LOT (ON THE WEST SIDE OF BUILDING). THE GRANTEE PURCHASE BOTH OF THE PROPERTIES.





DISCLAIMER - The content of this sales data worksheet is for general information purposes only. The information and opinions contained therein are provided by the Wisconsin Department of Revenue and we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, suitability of the information for any purpose. The Wisconsin Department of Revenue, its employees, officials, officers, agents, as the persons interviewed during the sales verification process, shall not be held responsible or liable for any use of, error, omission or defect in the information contained on the DOR Sales Data Worksheets.

**SALE REPORT**

State ID # 77-51-276-R000150748  
 County RACINE  
 Municipality RACINE  
 Local Parcel # 276-00-00-00021-006  
 Situs Address 1 Main St  
 Situs Zip Code 53403  
 Appraiser RYDDNML

IPAS Sale Key # 190111  
 SIC Code 9900  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 01/21/2021  
 Grantor MIDWEST PROFESSIONAL PROPERTIES LLC

Grantee FE ONE MAIN LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 9900: Office  
 Intended Use 9900: Office  
 No Months Vacant  
 Environmental Site

**SALE DATA**

Sale Price \$6,250,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$6,250,000  
 Land Value \$518,400  
 Improvement Value \$5,731,600  
 Time on Market  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 2000  
 Number of Building Sections 2  
 Predominant OCC Code 344  
 Primary Area 44,433  
 Additional Useable Area 0  
 Total Area 44,433  
 Basement Area  
 Office Area (SF) / (%) 44,433 100%  
 Sprinkler (SF) / (%) 44,433 100%  
 Air Conditioning (SF) / (%) 44,433 100%  
 Notable Features/OBYs

Stories 3  
 Non-office ave wall height 14  
 Non-office ave clear height 10  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 04: Brick & Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$140.66  
 Adj Sale Price Imps \$ / SF \$128.99  
 Acres 1.728  
 Land Value \$ / Acre \$300,000  
 SCR 4.63  
 RCN + OBY / SF \$157.89  
 Physical Res. % 82%  
 Functional Res. % 100%  
 Functional OBS 1  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 95%  
 NBHD Rating / Other % 98%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 1 to 3 miles  
 Market Variance 107%

**COMMENTS**

GRTR: A REAL ESTATE FIRM THAT ACQUIRES, INVESTS, LEASES, MANAGES, FINANCES AND REVITALIZES INCOME TYPE PROPERTIES.

GRTE: (FOXCONN) THIS IS THE SECOND OFFICE BUILDING PURCHASED IN THE C RACINE. THEY WILL USE IT AS A REGIONAL CENTER FOR SMART CITY R & D.

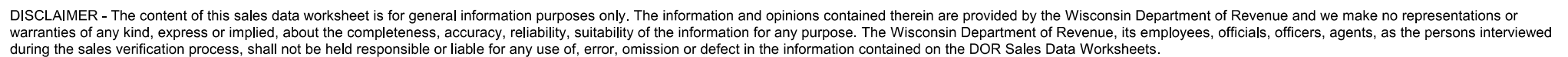
PHYS: MAINTAINED ON A SCHEDULED BASIS

FUNC: TWO AND THREE STORY OFFICE, LAYOUT IS AS EXPECTED FOR A MULTI-STORY OFFICE. BUILDING TYPICAL FLOOR SIZE IS 15,170 SF. 43 SURFACE PARKING SPACES, SOME COVERED PARKING AND STREET PARKING ARE ALSO AVAILABLE.

ECON: LOCATED IN RACINE'S THRIVING CITY CENTER. THE PROPERTY BORDER TO THE NORTH BORDERS LAKE MICHIGAN PATHWAY RUNNING ALONG THE ROOT RIVER AND REEFPOINT MARINA ON LAKE MICHIGAN. THIS AREA HAS A MIX OF NEWER COMMERCIAL OFFICES AND CONDOS AS WELL AS REVITALIZED CIRCA 1800'S BUILDINGS THAT HOUSE SMALL RETAIL SHOPS AND RESTAURANTS. GATEWAY TECH COLLAGE IS LOCATED A FEW BLOCKS TO THE SOUTH. MAIN STREET CONNECT TO HWY 32 AND HWY 38 TWO MAJOR HIGHWAYS PASSING THROUGH THE CITY.

OTHR: OFFICE SUITES WITHIN THE OFFICE BUILDING RANGING IN SIZE FROM 8,444 SF TO 1,124 SF ARE CURRENTLY ON THE LEASE MARKET THROUGH CBRE ASKING \$18 SF/YR





**SALE REPORT**

State ID # 77-51-276-R000006115  
 County RACINE  
 Municipality RACINE  
 Local Parcel # 276-00-00-03893-006  
 Situs Address 1504 9th St  
 Situs Zip Code 53403  
 Appraiser BROOKKX

IPAS Sale Key # 191726  
 SIC Code 3544  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 10/29/2020  
 Grantor RELIABLE STEEL RULE DIE  
 Grantee D&D ROOFING GENERAL CONTRACTING INC  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3544: Special Dies Tools Jigs & Fixtures-Mfg  
 Intended Use 0000: Commercial Parcel  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$40,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$40,000  
 Land Value \$11,000  
 Improvement Value \$29,000  
 Time on Market 0 - 4 months  
 Recent Asking Price \$40,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1945  
 Number of Building Sections 3  
 Predominant OCC Code 494  
 Primary Area 5,810  
 Additional Useable Area 0  
 Total Area 5,810  
 Basement Area  
 Office Area (SF) / (%) 544 9%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs  
 Stories 1  
 Non-office ave wall height 13  
 Non-office ave clear height 11  
 Frame Type 02: Masonry Load Bearing  
 Exterior Wall Type 04: Brick & Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$6.88  
 Adj Sale Price Imps \$ / SF \$4.99  
 Acres 0.184  
 Land Value \$ / Acre \$59,783  
 SCR 1.38  
 RCN + OBY / SF \$67.90  
 Physical Res. % 29%  
 Functional Res. % 90%  
 Functional OBS 1 Layout  
 Functional OBS 2 Site Coverage  
 Functional OBS 3  
 Community rating % 95%  
 NBHD Rating / Other % 90%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 5 to 10 miles  
 Market Variance 33%

## COMMENTS

GRTR: DIDN'T SPEAK TO GRANTOR.

GRTE: HAD TO FIND A PLACE FOR THEIR BUSINESS, THE BUILDING WAS SOLD. GRANTEE HEARD BY WORD OF MOUTH THE GRANTOR WAS READY TO RETIRE, AND SALE THE BUILDING. GRANTEE APPROACHED GRANTOR ABOUT BUYING THE BUILDING. THEY NEGOTIATED A SELLING PRICE. THE GRANTEE FELT IT WAS A FAIR MARKET PRICE.

PHYS: THE SUBJECT WAS IN POOR CONDITION, INTERIOR FLOORS WORN, WEAR AND TEAR, AND LEAKING BAD NEEDS A NEW ROOF.

FUNC: THE LAYOUT (THREE SECTIONS WITH WALLS) AND THE SITE COVERAGE.

ECON: THE SUBJECT IS LOCATED IN A MIX USE NEIGHBORHOOD. ROOT RIVER IS LOCATED JUST NORTH OF SUBJECT.

OTHR: AN INVESTIGATION OF AVAILABLE DATA INCLUDING BUT NOT LIMITED TO SALE AND LISTING ACTIVITY, ASSESSOR'S RECORDS AND ECONOMIC TRENDS WERE USED TO DERIVE THE LAND VALUE.





	<div>48</div> <div>45</div> <div>IND LGHT MFG (2160)</div> <div>45</div>	
	<div>48</div> <div>50</div> <div>IND LGHT MFG (2400)</div> <div>50</div>	<div>25</div> <div>50</div> <div>IND LGHT MFG (1250)</div> <div>50</div> <div>25</div>

**SALE REPORT**

State ID #	76-52-276-R000009121
County	RICHLAND
Municipality	RICHLAND CENTER
Local Parcel #	276-2811-1300
Situs Address	1500 Peebles Dr
Situs Zip Code	53581
Appraiser	FRANKBD

IPAS Sale Key #	180785
SIC Code	3620
Interior Inspection Date	09/08/2016
Revision Date	
Sale Validity	Valid Sale
Sale Index #	3
Year Added to Sales Database	2021

**TRANSACTION INFORMATION**

Conveyance Date	10/01/2020
Grantor	FIRST INDUSTRIAL LP

Grantee	PRAN RICHLAND LLC
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Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	3620: Electrical Industrial Apparatus-Mfg
Intended Use	3620: Electrical Industrial Apparatus-Mfg
No Months Vacant	0 - 1 years
Environmental Site	NO

**SALE DATA**

Sale Price	\$3,425,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$3,425,000
Land Value	\$824,000
Improvement Value	\$2,601,000
Time on Market	5 - 11 months
Recent Asking Price	

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built	1978	
Number of Building Sections	10	
Predominant OCC Code	494	
Primary Area	163,844	
Additional Useable Area	0	
Total Area	163,844	
Basement Area		
Office Area (SF) / (%)	3,768	2%
Sprinkler (SF) / (%)	189,894	116%
Air Conditioning (SF) / (%)	149,700	91%
Notable Features/OBYs		

Stories	1
Non-office ave wall height	16
Non-office ave clear height	15
Frame Type	04: Pre-Engineered Steel
Exterior Wall Type	07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF	\$20.90
Adj Sale Price Imps \$ / SF	\$15.87
Acres	20.930
Land Value \$ / Acre	\$39,369
SCR	5.56
RCN + OBY / SF	\$76.28
Physical Res. %	55%
Functional Res. %	89%
Functional OBS 1	Size
Functional OBS 2	Layout
Functional OBS 3	
Community rating %	90%
NBHD Rating / Other %	90%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	0 to 1 mile
Market Variance	52%

**COMMENTS**

GRTE: CONTACTED THE BUYERS ATTORNEY AND RECEIVED INFORMATION THAT THE SALE WAS FOR INCOME PURPOSES AND THEY (CURRENT TENANT) WILL BE STAYING. THE BUYER PURCHASES BUILDINGS ALL AROUND THE COUNTRY. THE BUYER WAS SENT AN QUESTIONNAIRE AS OF NOVEMBER 5. THE ATTORNEY STATED THAT THERE WAS AN BROKER INVOLVED AND ANY OTHER DETAILS WOULD BE PRIVILEGED. THE SALE OF THE PROPERTY WAS NOT LOCATED ON CO STAR OR ANY OTHER WEB BASED SITE. ONLY FOUND ON CO STAR THE MENTION THAT THE BUILDINGS LEASE WAS GOING TO EXPIRE.

OTHR: OTHER THE PARKING LOT IS BUILT INTO A HILL BUT HAS DIRECT ACCESS TO THE HWY AND IS LOCATED ON PEEBLES DRIVE. LAND SCALE WAS DETERMINED PRIOR TO THE SALE.

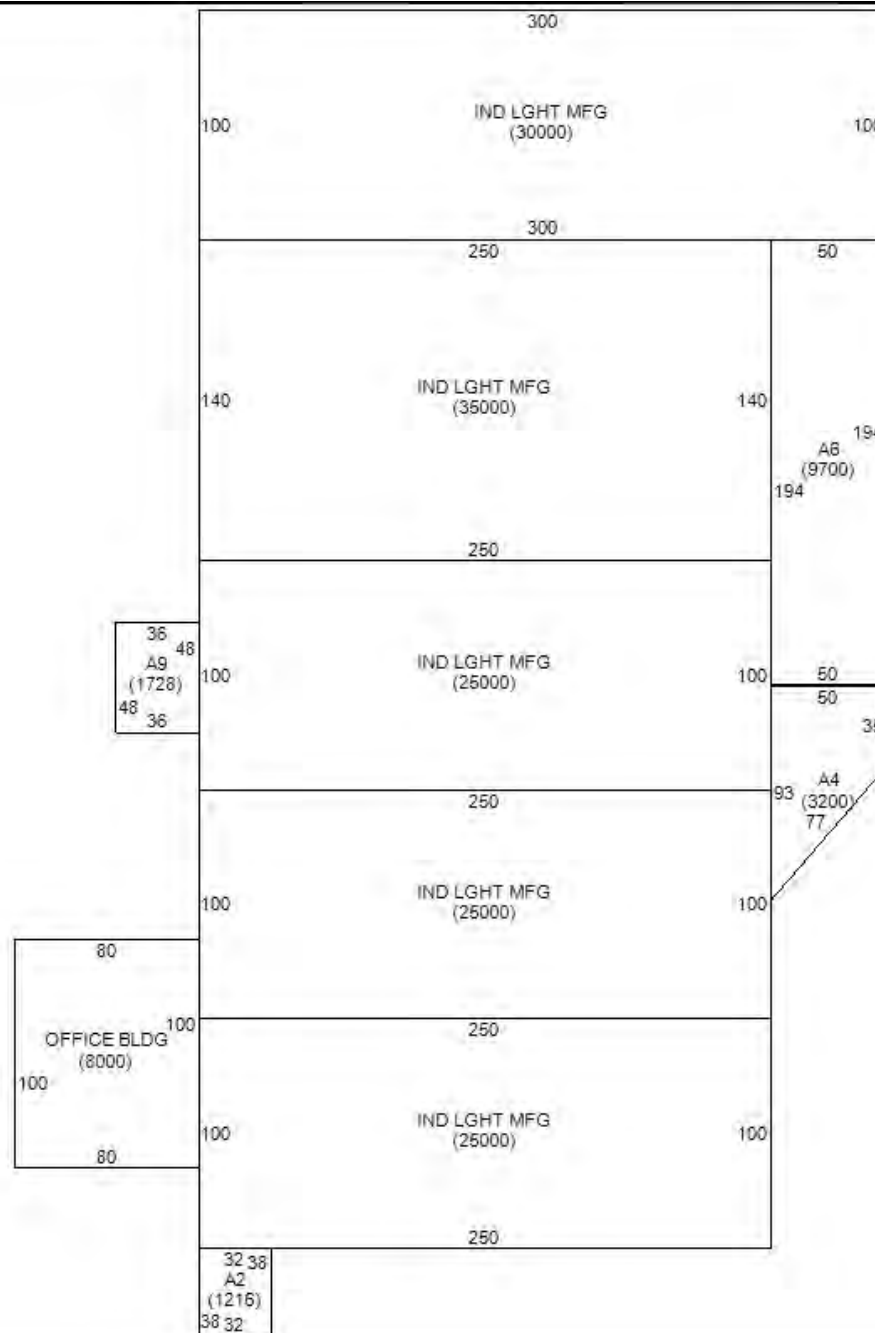
PHYS: PHYSICAL THE BUILDING IS WELL MAINTAINED AND SHOWS TYPICAL DEPRECIATION. THE MECHANICALS ARE TYPICAL WITH THE OVERALL AGE OF THE BUILDING. NO REPAIRS WERE NOTED AT TIME OF INSPECTION.

GRTR: GRANTOR HAD NO RESPONSE.

FUNC: FUNCTIONAL THE BUILDING HAS AN BASEMENT WITH LOADING AREA. THE BUILDING HAS MANY SECTIONS . THE CEILING HEIGHT IS LOW.

ECON: ECONOMIC THE LOCATION IS GREAT WITH DIRECT ACCESS TO THE MAJOR HWY. THE LOCATION FRONTS THE MAJOR HWY WITH GOOD FRONTAGE AND VISIBILITY. THE COMMUNITY IS BUSY AND IT HAS MANY OTHER MANUFACTURING WITH IN THE COMMUNITY.





**SALE REPORT**

State ID # 76-53-004-R000003442  
 County ROCK  
 Municipality BELOIT  
 Local Parcel # 004 00100801  
 Situs Address 4065 S Riverside Dr  
 Situs Zip Code 53511  
 Appraiser NITZMS

IPAS Sale Key # 175915  
 SIC Code 2448  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 04/27/2020  
 Grantor LS REAL ESTATE OF BELOIT LLC

Grantee CALIBER INVESTMENTS LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2448: Wood Pallets & Skids-Mfg  
 Intended Use 2448: Wood Pallets & Skids-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site

**SALE DATA**

Sale Price \$395,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$395,000  
 Land Value \$137,100  
 Improvement Value \$257,900  
 Time on Market 5 - 11 months  
 Recent Asking Price \$450,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1993  
 Number of Building Sections 3  
 Predominant OCC Code 494  
 Primary Area 15,008  
 Additional Useable Area 0  
 Total Area 15,008  
 Basement Area  
 Office Area (SF) / (%) 1,008 7%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 13  
 Non-office ave clear height 13  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$26.32  
 Adj Sale Price Imps \$ / SF \$17.18  
 Acres 10.086  
 Land Value \$ / Acre \$13,593  
 SCR 29.27  
 RCN + OBY / SF \$51.90  
 Physical Res. % 43%  
 Functional Res. % 90%  
 Functional OBS 1 Layout  
 Functional OBS 2 Office/Plant Ratio  
 Functional OBS 3  
 Community rating % 94%  
 NBHD Rating / Other % 80%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 114%

COMMENTS

OTHR: LAND VALUE IN LINE WITH SURROUNDING COMMERCIAL PROPERTIES

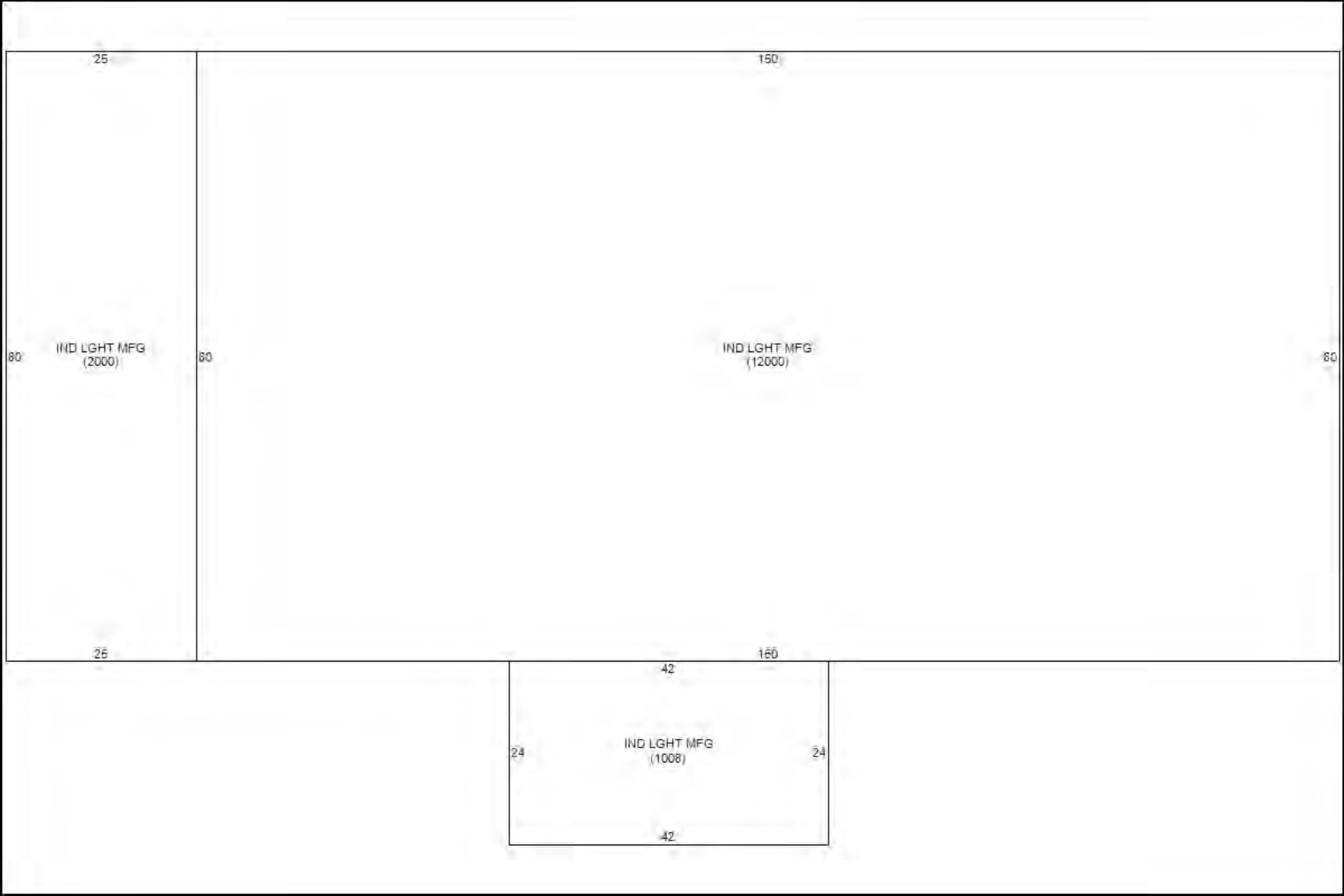
APPR: PROPERTY WAS MARKETED THROUGH A BROKER ON THE OPEN MARKET. SELLER LISTED FORSALE ONCE FORMER TENANT MOVED OUT AFTER 26 YEARS. VALUE WAS NEGOTIATED ANDREPRESENTS A FAIR MARKET VALUE. PARTIES WERE NOT RELATED.

GRTE: BUYER OWNS CONSTRUCTION COMPANY AND SHIFTED PROPERTY BACK TO LOCAL AFTER SALE

GRTR: SELLER DECIDED TO SELL PROPERTY AFTER LONG TERM TENANT OF 26 YEARS MOVED OUT







**SALE REPORT**

State ID # 76-53-004-R000138131  
 County ROCK  
 Municipality BELOIT  
 Local Parcel # 004 04508501  
 Situs Address 1531 E Gale Dr  
 Situs Zip Code 53511  
 Appraiser NITZMS

IPAS Sale Key # 177863  
 SIC Code 0000  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 01/11/2019  
 Grantor ANTHONY MORELLO REVOCABLE TRUST DATED JANUARY 4 1996 ET AL  
 Grantee FRANK BEER DISTRIBUTORS INC  
 Affinity None  
 Conveyance Type Trustees Deed  
 Prior Use 0000: Commercial Parcel  
 Intended Use 0000: Commercial Parcel  
 No Months Vacant 0 - 1 years  
 Environmental Site

**SALE DATA**

Sale Price \$400,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$400,000  
 Land Value \$83,900  
 Improvement Value \$316,100  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1980  
 Number of Building Sections 1  
 Predominant OCC Code 407  
 Primary Area 17,400  
 Additional Useable Area 0  
 Total Area 17,400  
 Basement Area  
 Office Area (SF) / (%) 100 1%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs  
 Stories 1  
 Non-office ave wall height 22  
 Non-office ave clear height 20  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$22.99  
 Adj Sale Price Imps \$ / SF \$18.17  
 Acres 4.147  
 Land Value \$ / Acre \$20,231  
 SCR 10.38  
 RCN + OBY / SF \$56.19  
 Physical Res. % 70%  
 Functional Res. % 100%  
 Functional OBS 1  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 94%  
 NBHD Rating / Other % 90%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 55%

COMMENTS

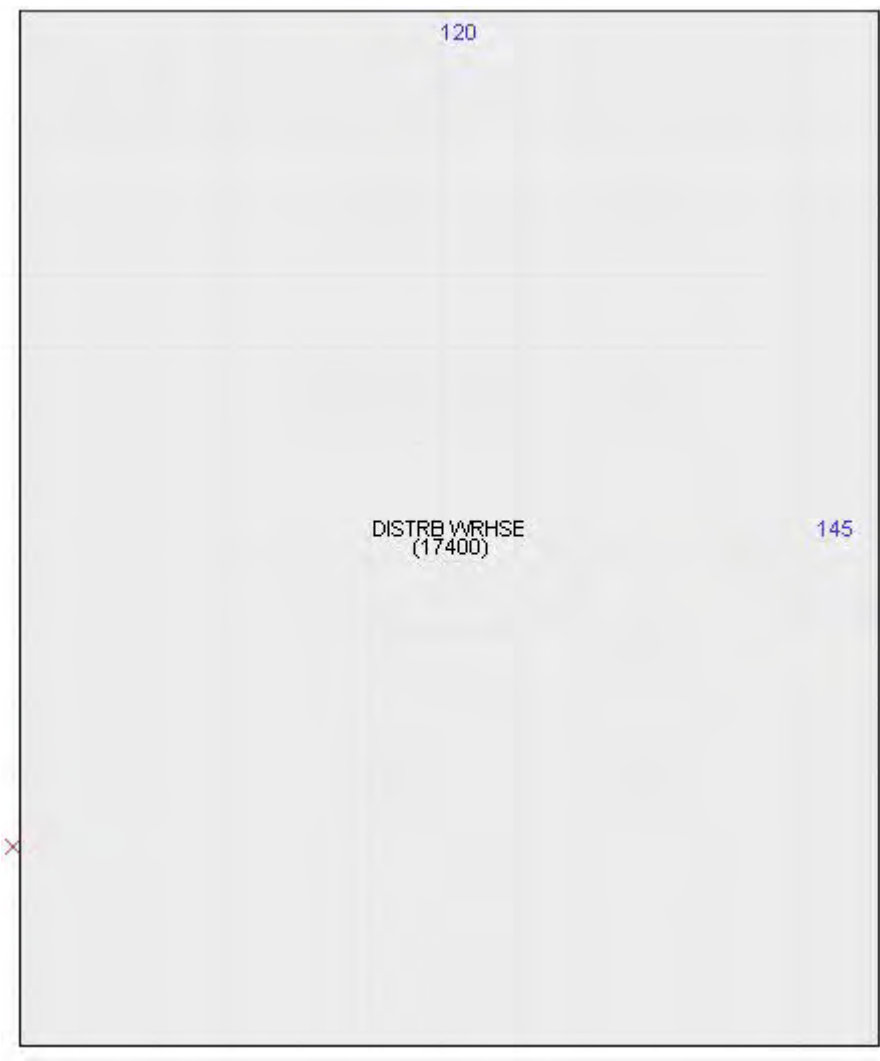
OTHR: LAND VALUE IN LINE WITH SURROUNDING COMMERCIAL PROPERTIES

GRTR: NEGOTIATED COMMERCIAL SALE. APPRAISAL SET VALUE

GRTE: NEGOTIATED COMMERCIAL SALE. APPRAISAL SET VALUE

OTHR: PROPERTY WAS NOT INTERIOR INSPECTED BUT USED LOCALS PRC AND THEY HAD APPRAISAL COMPLETED TO SET VALUE





**SALE REPORT**

State ID # 76-53-038-R000003486  
 County ROCK  
 Municipality TURTLE  
 Local Parcel # 038 00111901  
 Situs Address 5560 E Buss Rd  
 Situs Zip Code 53525  
 Appraiser NITZMS

IPAS Sale Key # 177198  
 SIC Code 3566  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid - Additional Parcels included  
 Sale Index # 1  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 06/02/2020  
 Grantor REGAL BELOIT CORPORATION  
 Grantee LEAP REALTY LLC  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3566: Speed Changers Drives & Gears-Mfg  
 Intended Use 2394: Canvas & Related Products-Mfg  
 No Months Vacant  
 Environmental Site

**SALE DATA**

Sale Price \$1,500,000  
 Adjustment  
 Adjusted Reason Multi-parcel  
 Adjusted Sale Price \$1,500,000  
 Land Value \$241,300  
 Improvement Value \$1,258,700  
 Time on Market  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1975  
 Number of Building Sections 11  
 Predominant OCC Code 494  
 Primary Area 130,493  
 Additional Useable Area 0  
 Total Area 130,493  
 Basement Area  
 Office Area (SF) / (%) 9,864 8%  
 Sprinkler (SF) / (%) 132,033 101%  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYS  
 Stories 1  
 Non-office ave wall height 15  
 Non-office ave clear height 13  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$11.49  
 Adj Sale Price Imps \$ / SF \$9.65  
 Acres 17.200  
 Land Value \$ / Acre \$14,029  
 SCR 3.79  
 RCN + OBY / SF \$60.17  
 Physical Res. % 38%  
 Functional Res. % 75%  
 Functional OBS 1 Size  
 Functional OBS 2 Layout  
 Functional OBS 3 Building Mechanics  
 Community rating % 88%  
 NBHD Rating / Other % 80%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 1 to 3 miles  
 Market Variance 80%

## COMMENTS

GRTE: GOOD OPPORTUNITY AND HAD NEW TENANT WANTING TO MOVE TO LOCATION FROM JANESVILLE

OTHR: LAND: INLINE WITH ADJACENT COMMERCIAL PROPERTY. RURAL LOCATION.

PHYS: BUILDING IN FAIR CONDITION, WITH SOME SIGNS OF WEAR AND TEAR. APPEARS TO BE NO MAJOR REPAIRS REQUIRED AT THIS TIME.

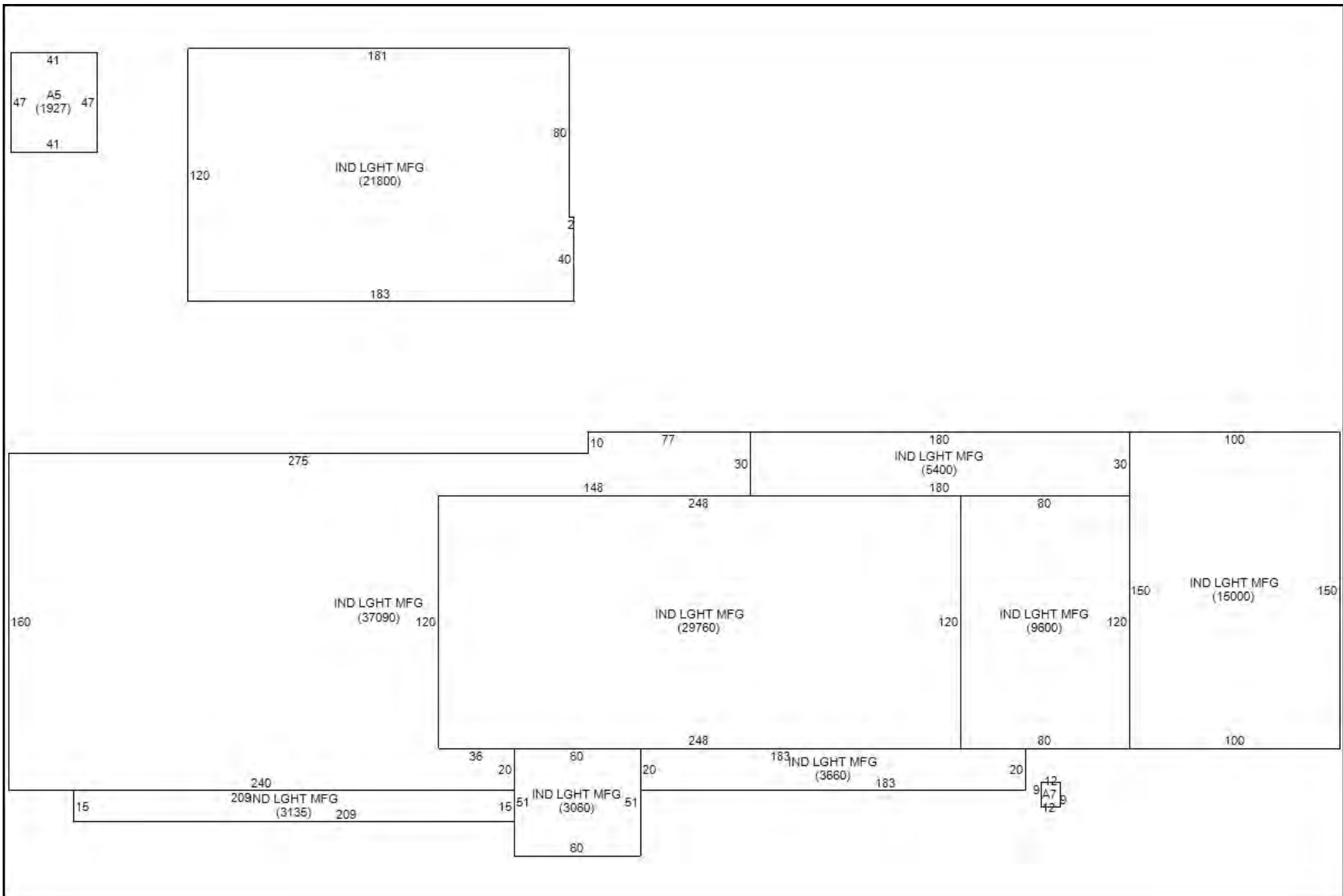
FUNC: MULTIPLE SECTIONS WITH DIFFERENT CEILING HEIGHTS

ECON: LOCATED IN A RURAL AREA ABOUT 5 MILES FROM MAJOR HIGHWAY.

GRTR: CLOSED BUSINESS AND WANTED TO SELL







**SALE REPORT**

State ID # 76-53-206-R000057905  
 County ROCK  
 Municipality BELOIT  
 Local Parcel # 206 12521430  
 Situs Address 1626 Summit Ave  
 Situs Zip Code 53511  
 Appraiser NITZMS

IPAS Sale Key # 172515  
 SIC Code 3599  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid - Property Changed after Sale  
 Sale Index # 1  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 09/27/2019  
 Grantor BYLINE BANK  
  
 Grantee JAMES AND M. CARROLL SHEPHERD  
  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3599: Industrial Machinery Nec-Mfg  
 Intended Use 0000: Commercial Parcel  
 No Months Vacant  
 Environmental Site

**SALE DATA**

Sale Price \$83,700  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$83,700  
 Land Value \$8,100  
 Improvement Value \$75,600  
 Time on Market 0 - 4 months  
 Recent Asking Price \$99,900

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1960  
 Number of Building Sections 1  
 Predominant OCC Code 494  
 Primary Area 3,557  
 Additional Useable Area 0  
 Total Area 3,557  
 Basement Area  
 Office Area (SF) / (%) 120 3%  
 Sprinkler (SF) / (%) 3,557 100%  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs  
  
 Stories 1  
 Non-office ave wall height 10  
 Non-office ave clear height 10  
 Frame Type 02: Masonry Load Bearing  
 Exterior Wall Type 03: Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$23.53  
 Adj Sale Price Imps \$ / SF \$21.25  
 Acres 0.237  
 Land Value \$ / Acre \$34,177  
 SCR 2.94  
 RCN + OBY / SF \$62.26  
 Physical Res. % 28%  
 Functional Res. % 80%  
 Functional OBS 1 Ceiling Height  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 98%  
 NBHD Rating / Other % 70%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
  
 Major Thoroughfare 1 to 3 miles  
 Market Variance 222%

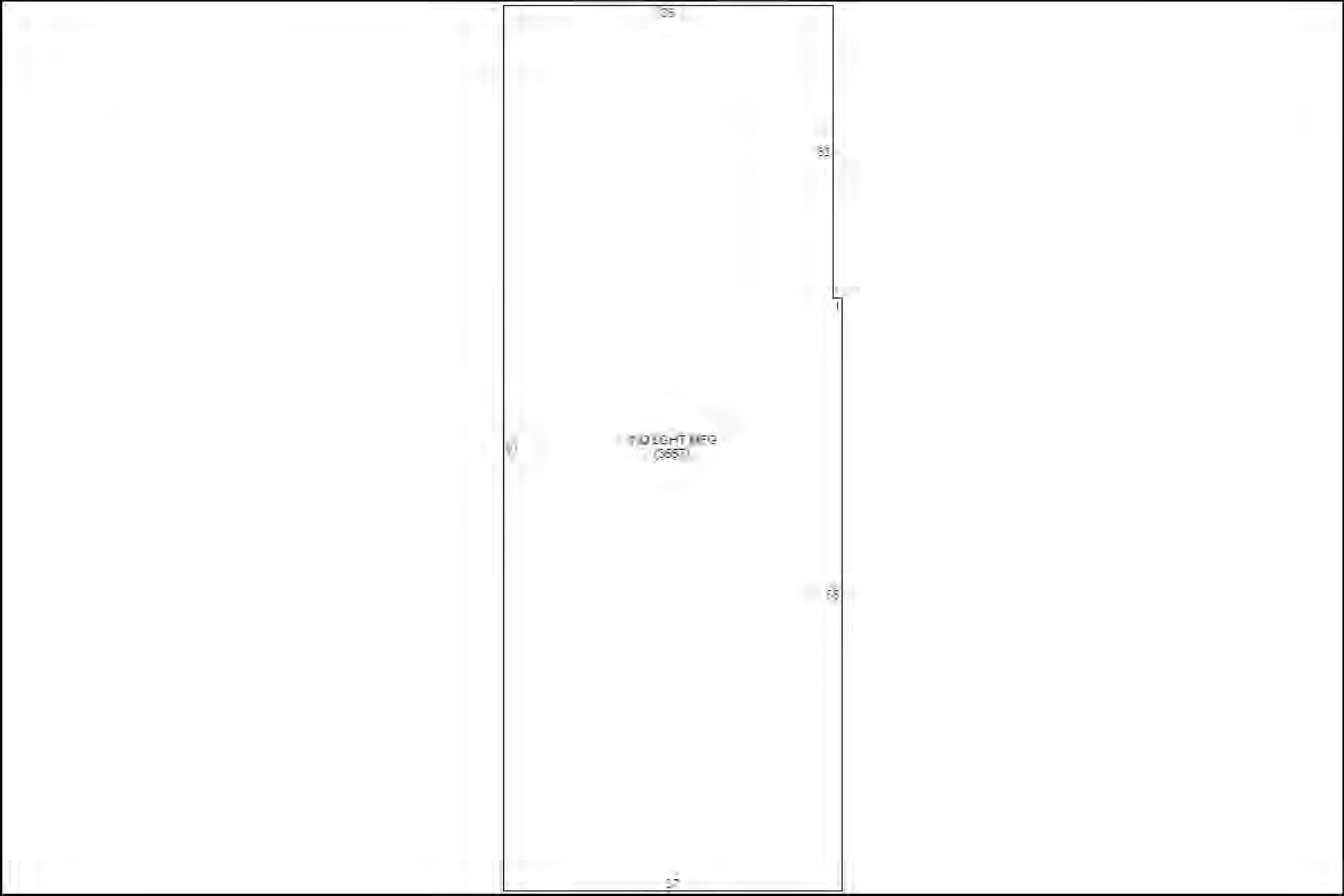
**COMMENTS**

GRTR: BANK LISTED ON THE OPEN MARKET. APPRAISAL SET VALUE

GRTE: BOUGHT FOR STORAGE AND CHANGED CLASS TO COMMERCIAL

OTHR: LAND VALUE IN LINE WITH SURROUNDING COMMERCIAL PROPERTIES





**SALE REPORT**

State ID # 76-53-206-R000003567  
 County ROCK  
 Municipality BELOIT  
 Local Parcel # 206 22960250  
 Situs Address 2750 Kennedy Dr  
 Situs Zip Code 53511  
 Appraiser NITZMS

IPAS Sale Key # 185484  
 SIC Code 3541  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 02/18/2021  
 Grantor DM 4GK BELOIT LLC  
 Grantee CORPORATE CONTRACTORS INC  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3541: Machine Tools Metal Cutting Types-Mfg  
 Intended Use 0000: Commercial Parcel  
 No Months Vacant 0 - 1 years  
 Environmental Site

**SALE DATA**

Sale Price \$1,875,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$1,875,000  
 Land Value \$160,900  
 Improvement Value \$1,714,100  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1986  
 Number of Building Sections 7  
 Predominant OCC Code 494  
 Primary Area 65,500  
 Additional Useable Area 0  
 Total Area 65,500  
 Basement Area  
 Office Area (SF) / (%) 5,600 9%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYS  
 Stories 1  
 Non-office ave wall height 23  
 Non-office ave clear height 21  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$28.63  
 Adj Sale Price Imps \$ / SF \$26.17  
 Acres 5.771  
 Land Value \$ / Acre \$27,881  
 SCR 4.01  
 RCN + OBY / SF \$63.08  
 Physical Res. % 29%  
 Functional Res. % 90%  
 Functional OBS 1 Layout  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 98%  
 NBHD Rating / Other % 86%  
 NBHD Rating / Other Econ Reason Demand for Space  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 189%

**COMMENTS**

FUNC: 10% REDUCTION PER BUILDING LAYOUT

BRKR: LISTED WITH MIKE VENABLE WITH INITIAL ASKING PRICE OF \$2,100,000 NEGOTIATED SALES PRICE

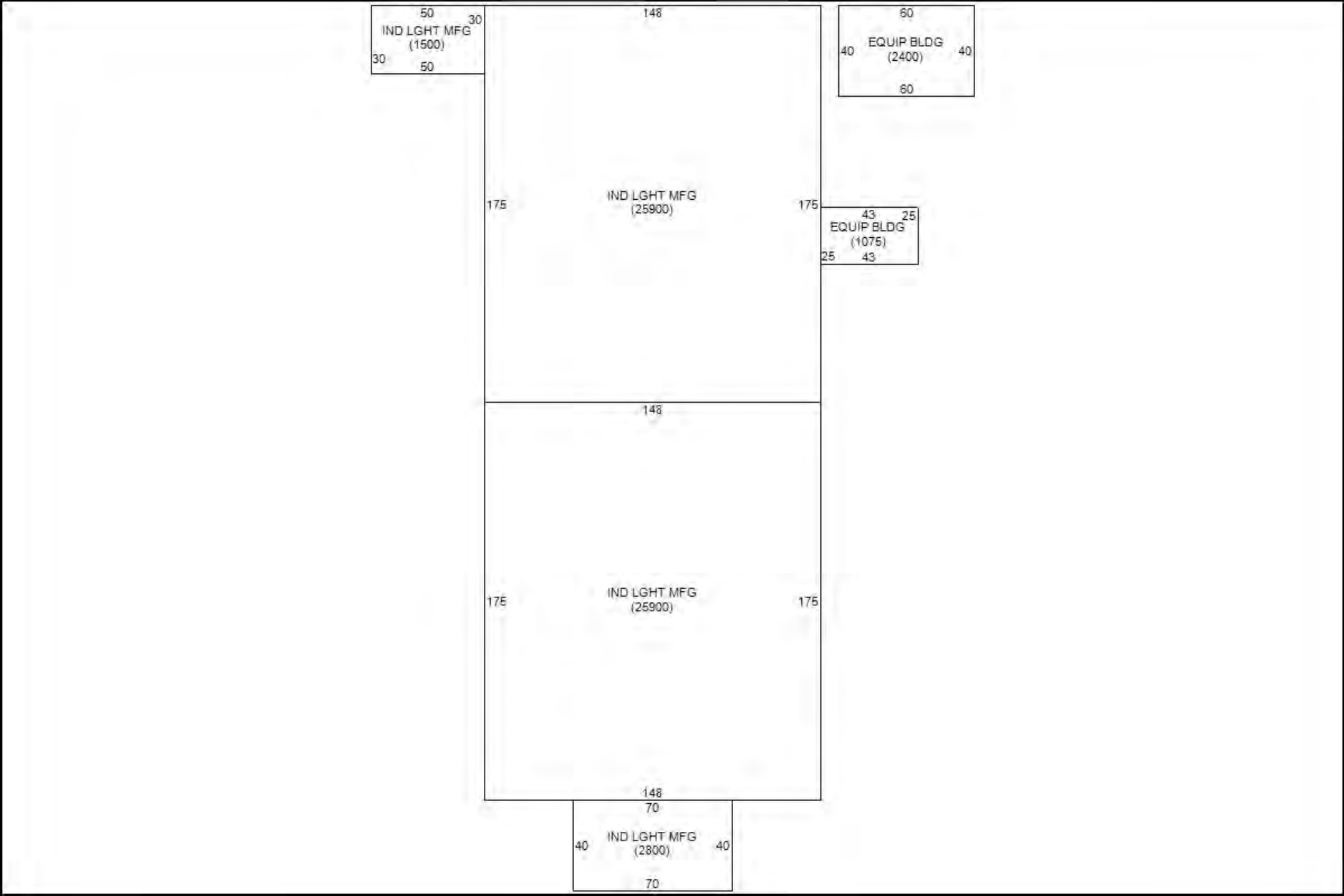
PHYS: BUILDING WAS LISTED AS POOR CONDITION AT TIME OF SALE

GRTR: CLOSED BUSINESS AND SOLD REAL ESTATE

ECON: LOCATED IN INDUSTRIAL PARK WITH CLOSE PROXIMITY TO I-90 FOR EASY







**SALE REPORT**

State ID # 76-53-241-R000029674  
 County ROCK  
 Municipality JANESVILLE  
 Local Parcel # 0233300180  
 Situs Address 4120 Capital Cir  
 Situs Zip Code 53546  
 Appraiser NITZMS

IPAS Sale Key # 177541  
 SIC Code 2531  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 07/10/2020  
 Grantor D&W PROPERTIES

Grantee BRANDT PROPERTIES I LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2531: Public Building & Related Furniture-Mfg  
 Intended Use 2531: Public Building & Related Furniture-Mfg  
 No Months Vacant  
 Environmental Site

**SALE DATA**

Sale Price \$2,000,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$2,000,000  
 Land Value \$329,600  
 Improvement Value \$1,670,400  
 Time on Market  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1998  
 Number of Building Sections 1  
 Predominant OCC Code 494  
 Primary Area 52,000  
 Additional Useable Area 0  
 Total Area 52,000  
 Basement Area  
 Office Area (SF) / (%) 2,834 5%  
 Sprinkler (SF) / (%) 52,000 100%  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 22  
 Non-office ave clear height 22  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 17: Masonry & Metal

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$38.46  
 Adj Sale Price Imps \$ / SF \$32.12  
 Acres 8.000  
 Land Value \$ / Acre \$41,200  
 SCR 6.7  
 RCN + OBY / SF \$59.03  
 Physical Res. % 81%  
 Functional Res. % 100%  
 Functional OBS 1  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 90%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 75%

**COMMENTS**

OTHR: MARKET VARIANCE WAS HIGH AS IT APPEARS THE VALUE WE SET FROM OUR LAST FA WAS SET TOO HIGH

GRTR: APPRAISAL WAS USED TO SET VALUE

OTHR: LAND ANALYSIS WAS COMPLETED IN 2018

GRTE: APPRAISAL WAS USED TO SET VALUE



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**SALE REPORT**

State ID # 76-53-241-R000003651  
 County ROCK  
 Municipality JANESVILLE  
 Local Parcel # 0219100201  
 Situs Address 2101 Kennedy Rd  
 Situs Zip Code 53545  
 Appraiser NITZMS

IPAS Sale Key # 181923  
 SIC Code 2591  
 Interior Inspection Date 10/20/2020  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 07/15/2020  
 Grantor BORDEN FAMILY HOLDINGS III LLC

Grantee PARTITION PROPERTY LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2591: Drapery Hardware & Blinds & Shades-Mfg  
 Intended Use 2591: Drapery Hardware & Blinds & Shades-Mfg  
 No Months Vacant  
 Environmental Site

**SALE DATA**

Sale Price \$7,900,000  
 Adjustment \$1,250,000  
 Adjusted Reason Other - See Notes  
 Adjusted Sale Price \$6,650,000  
 Land Value \$529,600  
 Improvement Value \$6,120,400  
 Time on Market  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1968  
 Number of Building Sections 4  
 Predominant OCC Code 494  
 Primary Area 308,998  
 Additional Useable Area 40345  
 Total Area 349,343  
 Basement Area  
 Office Area (SF) / (%) 15,682 4%  
 Sprinkler (SF) / (%) 349,343 100%  
 Air Conditioning (SF) / (%) 15,682 4%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 21  
 Non-office ave clear height 19  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$19.04  
 Adj Sale Price Imps \$ / SF \$17.52  
 Acres 17.140  
 Land Value \$ / Acre \$30,898  
 SCR 2.45  
 RCN + OBY / SF \$67.41  
 Physical Res. % 44%  
 Functional Res. % 70%  
 Functional OBS 1 Size  
 Functional OBS 2 Layout  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 90%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 94%

**COMMENTS**

:

ECON: THE PROPERTY IS LOCATED IN A MIXED COMMERCIAL AND RESIDENTIAL AREA WHERE THE DESIRABILITY IS STABLE

GRTE: SEE SALES QUESTIONNAIRE ATTACHED

OTHR: MARKET VARIANCE OVER 10% DUE TO NO FIELD AUDIT/SCAR IN PAST 6 YEARS.

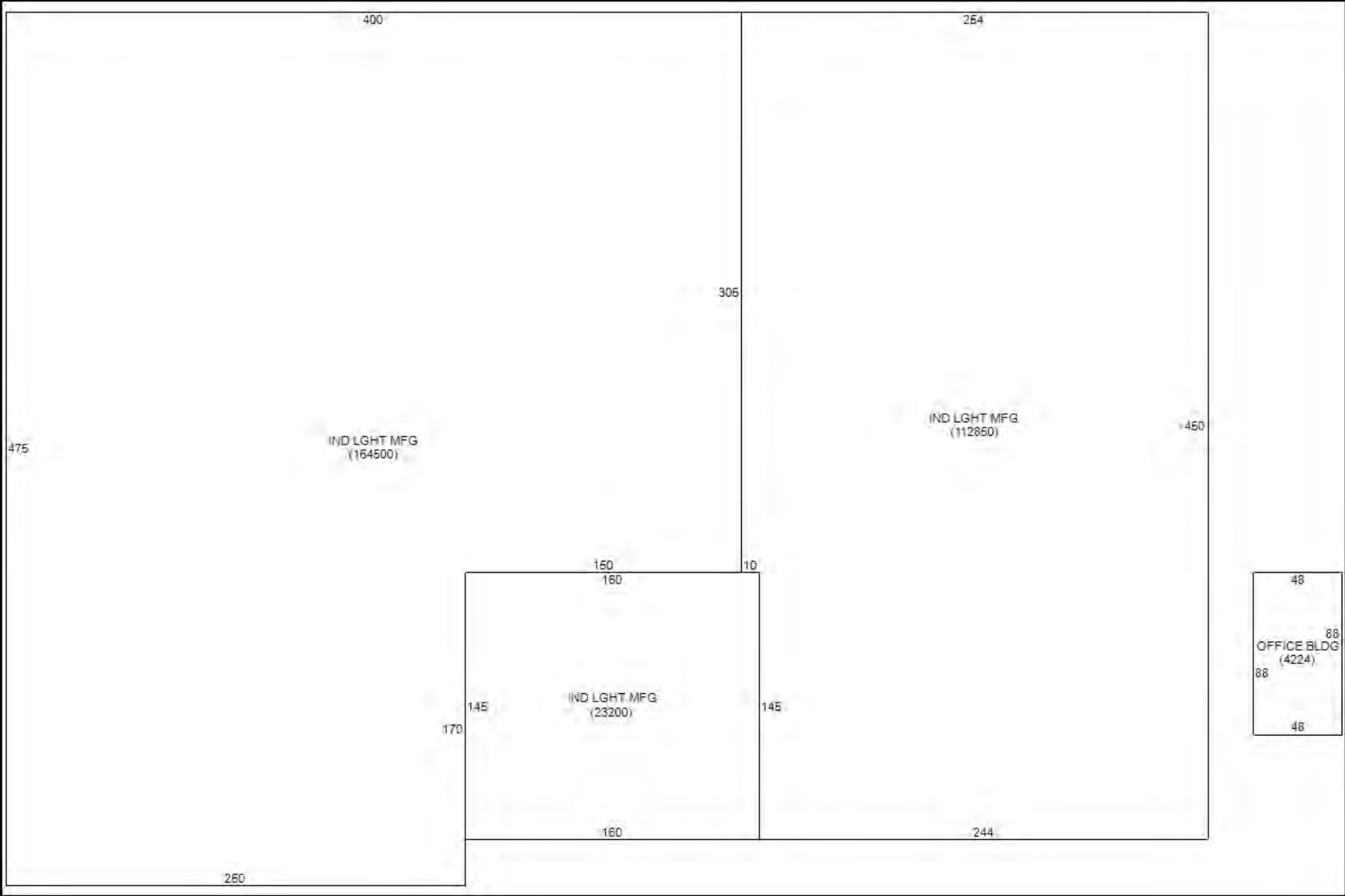
OTHR: LAND STUDY COMPLETED IN 2018

GRTR: DID NOT SPEAK WITH SELLER

PHYS: SEE IDOC'D SALES QUESTIONNAIRE. MULTI HEIGHTS AND SECTIONS







**SALE REPORT**

State ID # 76-53-241-R000003612  
 County ROCK  
 Municipality JANESVILLE  
 Local Parcel # 0135400107  
 Situs Address 419 S Arch St  
 Situs Zip Code 53548  
 Appraiser NITZMS

IPAS Sale Key # 188322  
 SIC Code 3599  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 02/26/2021  
 Grantor PIERSON FAMILY PROPERTIES LLC

Grantee KING PROPERTIES LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3599: Industrial Machinery Nec-Mfg  
 Intended Use 3599: Industrial Machinery Nec-Mfg  
 No Months Vacant  
 Environmental Site

**SALE DATA**

Sale Price \$450,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$450,000  
 Land Value \$52,700  
 Improvement Value \$397,300  
 Time on Market  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1979  
 Number of Building Sections 3  
 Predominant OCC Code 494  
 Primary Area 14,000  
 Additional Useable Area 0  
 Total Area 14,000  
 Basement Area  
 Office Area (SF) / (%) 3,348 24%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 14  
 Non-office ave clear height 13  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 08: Metal Sandwich

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$32.14  
 Adj Sale Price Imps \$ / SF \$28.38  
 Acres 1.033  
 Land Value \$ / Acre \$51,016  
 SCR 3.21  
 RCN + OBY / SF \$59.59  
 Physical Res. % 46%  
 Functional Res. % 95%  
 Functional OBS 1 Office/Plant Ratio  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 90%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 121%

**COMMENTS**

GRTR: BUSINESS PARTNERS BUT ACTIVELY LOOKING TO SELL ON THE OPEN MARKET

PHYS: BUILDING WAS IN FAIR CONDITION AT TIME OF SALE

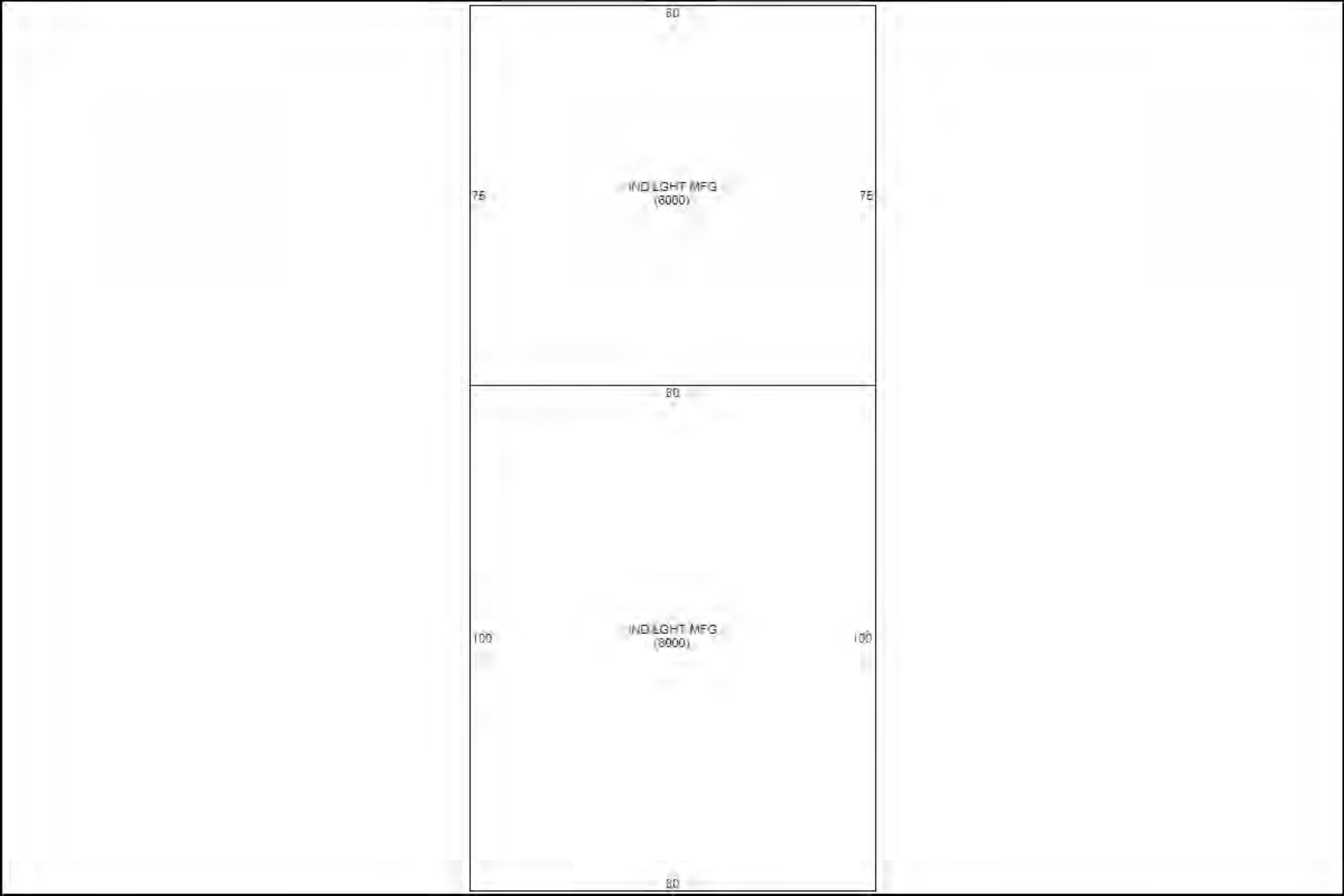
FUNC: SLIGHT REDUCTION FOR HIGH OFFICE TO PLANT RATIO

GRTE: NEEDED INCREASE SPACE AND CAPACITY. BASED OFF 2018 APPRAISAL

ECON: LOCATED WITHIN 2 MILES FROM I90 WITH EASY ACCESS TO CHICAGO AND MILW

OTHR: LAND: BASED OFF OF LAND STUDY COMPLETED IN 2018 AND SIMILAR TO OTHER COMMERCIAL





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**SALE REPORT**

State ID # 76-53-241-R000003659  
 County ROCK  
 Municipality JANESVILLE  
 Local Parcel # 0306200003  
 Situs Address 1725 E Delavan Dr  
 Situs Zip Code 53546  
 Appraiser NITZMS

IPAS Sale Key # 190409  
 SIC Code 2257  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 09/20/2021  
 Grantor OLSON CAPITAL INVESTMENTS LLC  
 Grantee MONTEREY MILLS WI HOLDINGS LLC  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2257: Weft Knit Fabric Mills-Mfg  
 Intended Use 2257: Weft Knit Fabric Mills-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site

**SALE DATA**

Sale Price \$7,375,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$7,375,000  
 Land Value \$650,300  
 Improvement Value \$6,724,700  
 Time on Market 0 - 4 months  
 Recent Asking Price \$7,375,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1984  
 Number of Building Sections 10  
 Predominant OCC Code 494  
 Primary Area 316,078  
 Additional Useable Area 0  
 Total Area 316,078  
 Basement Area  
 Office Area (SF) / (%) 12,700 4%  
 Sprinkler (SF) / (%) 316,078 100%  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYS  
 Stories 1  
 Non-office ave wall height 20  
 Non-office ave clear height 20  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$23.33  
 Adj Sale Price Imps \$ / SF \$21.28  
 Acres 20.835  
 Land Value \$ / Acre \$31,212  
 SCR 2.87  
 RCN + OBY / SF \$62.84  
 Physical Res. % 76%  
 Functional Res. % 75%  
 Functional OBS 1 Size  
 Functional OBS 2 Layout  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 1 to 3 miles  
 Market Variance 59%

**COMMENTS**

ECON: NO KNOWN ECONOMIC ISSUES

OTHR: LAND ANALYSIS WAS COMPLETED IN 2018 AND IN LINE WITH OTHER LAND AROUND IT

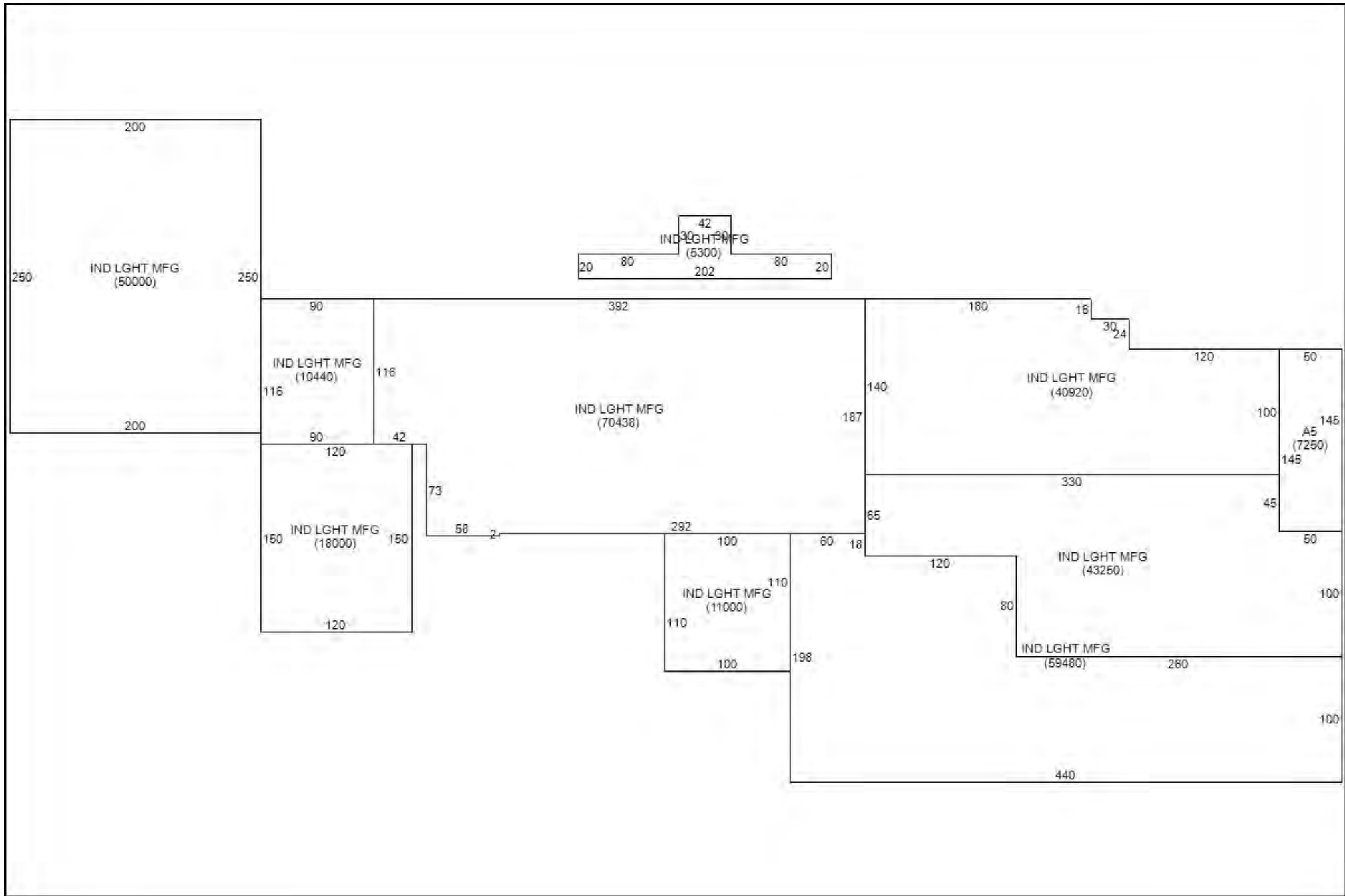
PHYS: BUILDING WAS IN FAIR CONDITION AFTER SOME RECENT REMODELING WITHIN THE PAST FEW YEARS

GRTE: PRICE HIT HIS RETURN PARAMETERS

FUNC: SIZE AND LAYOUT OF BUILDING WERE FUNCTIONAL ISSUES







**SALE REPORT**

State ID # 76-53-241-R000025468  
 County ROCK  
 Municipality JANESVILLE  
 Local Parcel # 0307100018  
 Situs Address 401 E Conde St  
 Situs Zip Code 53546  
 Appraiser NITZMS

IPAS Sale Key # 191933  
 SIC Code 2834  
 Interior Inspection Date 03/08/2017  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 09/30/2021  
 Grantor BACKYARD PROPERTIES OF ROCK COUNTY  
 Grantee PRAIRIE CONSTRUCTION; 401 E CONDE ST; CBD PROPERTIES  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2834: Pharmaceutical Preparations-Mfg  
 Intended Use 2834: Pharmaceutical Preparations-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$2,000,000  
 Adjustment \$600,000  
 Adjusted Reason Personal Property Included  
 Adjusted Sale Price \$1,400,000  
 Land Value \$150,500  
 Improvement Value \$1,249,500  
 Time on Market 0 - 4 months  
 Recent Asking Price \$2,000,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1994  
 Number of Building Sections 1  
 Predominant OCC Code 494  
 Primary Area 30,000  
 Additional Useable Area 0  
 Total Area 30,000  
 Basement Area  
 Office Area (SF) / (%) 1,464 5%  
 Sprinkler (SF) / (%) 30,000 100%  
 Air Conditioning (SF) / (%) 1,464 5%  
 Notable Features/OBYs  
 Stories 1  
 Non-office ave wall height 20  
 Non-office ave clear height 20  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$46.67  
 Adj Sale Price Imps \$ / SF \$41.65  
 Acres 3.214  
 Land Value \$ / Acre \$46,826  
 SCR 4.67  
 RCN + OBY / SF \$58.90  
 Physical Res. % 83%  
 Functional Res. % 100%  
 Functional OBS 1  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 90%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 1 to 3 miles  
 Market Variance 95%

**COMMENTS**

OTHR: PERSONAL PROPERTY: SALES PRICE WAS ADJUSTED PER INCLUSION OF SOME FURNITURE AND PERSONAL PROPERTY.

GRTE: GRANTEE WANTED TO PURCHASE CURRENT LOCATION OR WAS WILLING TO RELOCATE. PURCHASE PRICE WAS NEGOTIATED.

ECON: LOCATED IN A MIXED COMMERCIAL NEIGHBORHOOD WITHIN A MILE OF MAJOR THOROUGHFARE

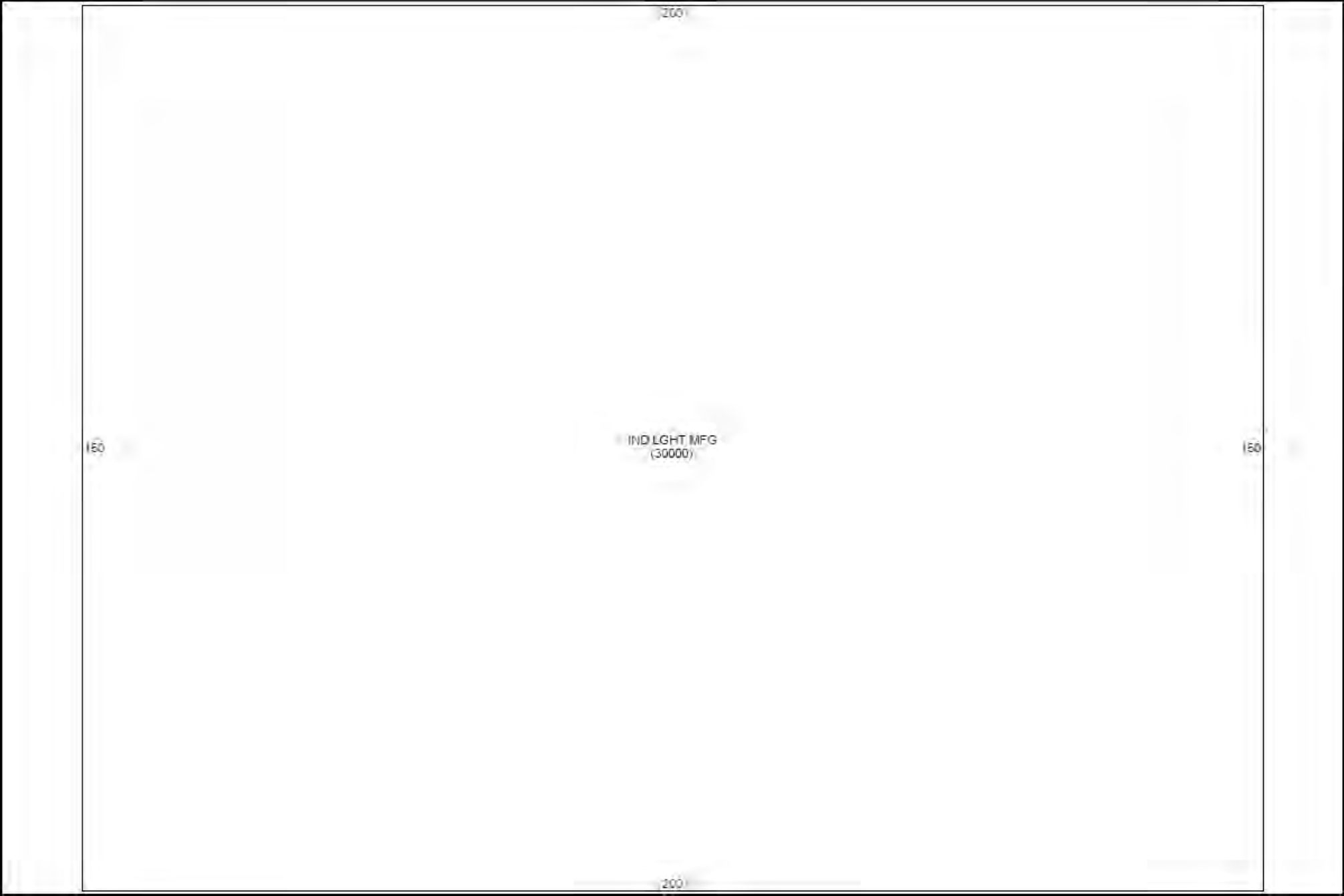
OTHR: LAND: LAND ANALYSIS WAS COMPLETED IN 2018 AND WITHIN RANGE OF OTHER PARCELS IN THE AREA

GRTR: TENANT AND BUSINESS PARTNER APPROACHED GRANTOR WANTING TO BUY BUILDING OR WERE LOOKING TO LEAVE. PURCHASE PRICE WAS NEGOTIATED.

FUNC: NO KNOWN FUNCTIONAL ISSUES

PHYS: ONE STORY PE STEEL BUILDING IN FAIR CONDITION.





**SALE REPORT**

State ID # 79-57-010-R000046112  
 County SAWYER  
 Municipality HAYWARD  
 Local Parcel # 010-941-32-2303  
 Situs Address 16592 W Us 63 Hwy  
 Situs Zip Code 54843  
 Appraiser BURGELL

IPAS Sale Key # 189350  
 SIC Code 2499  
 Interior Inspection Date 06/28/2016  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 4  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 03/31/2021  
 Grantor GLRE HOLDINGS LLC  
 Grantee LIGNETICS OF GREAT LAKES LLC  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2499: Wood Products Nec-Mfg  
 Intended Use 2499: Wood Products Nec-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$1,760,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$1,760,000  
 Land Value \$187,000  
 Improvement Value \$1,573,000  
 Time on Market 12 - 24 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 2012  
 Number of Building Sections 4  
 Predominant OCC Code 494  
 Primary Area 26,940  
 Additional Useable Area 0  
 Total Area 26,940  
 Basement Area  
 Office Area (SF) / (%) 2,500 9%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 2,500 9%  
 Notable Features/OBYs  
 Stories 1  
 Non-office ave wall height 25  
 Non-office ave clear height 25  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$65.33  
 Adj Sale Price Imps \$ / SF \$58.39  
 Acres 40.000  
 Land Value \$ / Acre \$4,675  
 SCR 32.34  
 RCN + OBY / SF \$69.74  
 Physical Res. % 85%  
 Functional Res. % 90%  
 Functional OBS 1 Layout  
 Functional OBS 2 Ceiling Height  
 Functional OBS 3  
 Community rating % 85%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 129%

**COMMENTS**

GRTR: OWNER WANTED TO SELL BUISNESS AND REAL ESTATE SO THAT HE COULD RETIRE, OTHER PARTNERS WERE NOT INTERESTED IN TAKING OVER THE BUSINESS. GRANTOR USED A LEADING MERGERS AND ACQUISITIONS ADVISOR TO FIND A SUITABLE BUYER. SALE PRICE WAS DETERMINED BY THE AQUISITION COMPANY AND GRANTOR'S ACCOUNTING FIRM. FELT THE SALE PRICE REPRESENTED THE FAIR MARKET VALUE OF THE PROPERTY, IT WAS RIGHT IN LINE WITH A BANK APPRAISAL THAT WAS DONE IN PRIOR YEAR FOR FINANCING.

GRTE: DID NOT RESPOND. ACCORDING TO THE GRANTOR, LIGNETICS IS THE LARGEST RESIDENTIAL WOOD PELLET MANUFACTURING COMPANY IN THE US AND THEY WERE LOOKING AT EXPANDING OPERATIONS.

BRKR: DID NOT RESPOND

PHYS: APPEARS TO BE IN GOOD CONDITION, MAINTAINED AS NEEDED

FUNC: OBSOLESCENCE OBSERVED FOR MULTI- BUILDING LAYOUT & SUPER ADEQUATE CEILING HEIGHT

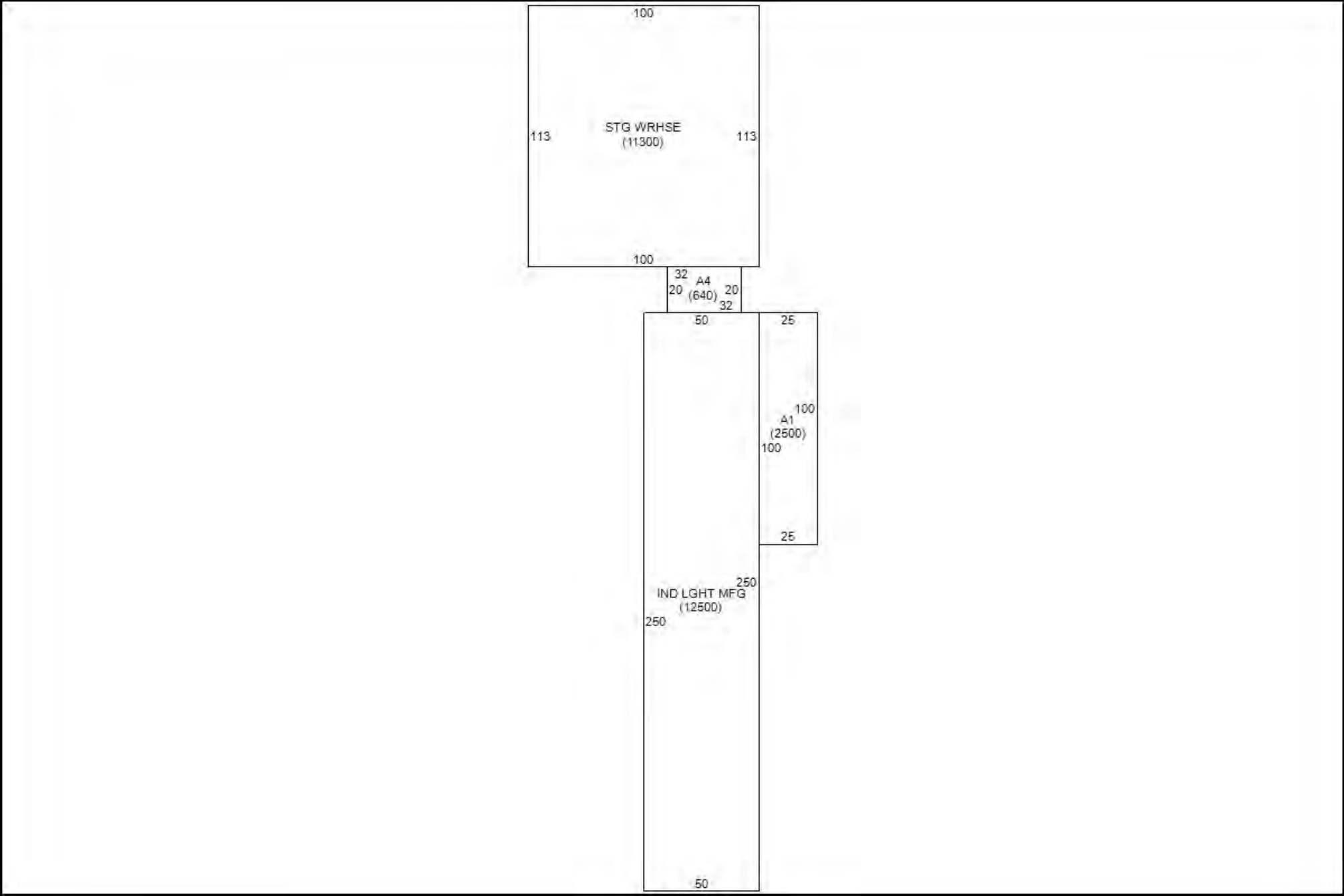
ECON: LOCATED 2 MILES SOUTH WEST OF THE CITY OF HAYWARD ON HWY 63. THIS AREA IS COMPRISED OF OTHER MANUFACTURING & COMMERCIAL BUSINESSES ALONG WITH PRODUCTIVE FOREST LAND

OTHR: LAND ANALYSIS: DETERMINED THROUGH MARKET ANALYSIS OF OTHER MANUFACTURING AND COMMERCIAL PROPERTIES IN AREA. NO RECENT LAND SALES WERE AVAILABLE IN THE AREA.

OTHR: REMARKS: THE SALE ICLUDED AN ADDITIONAL 20 ACRE PARCEL OF PRODUCTIVE FOREST LAND WHICH IS REFLECTED IN THE LAND VALUE. SALE PRICE OF SUBJECT IS SUPPORTED BY SCAR







**SALE REPORT**

State ID # 79-57-024-R000141637  
 County SAWYER  
 Municipality ROUND LAKE  
 Local Parcel # 024-741-11-3301 & 3302  
 Situs Address 10518 W Twin Lake Rd  
 Situs Zip Code 54843  
 Appraiser BURGELL

IPAS Sale Key # 181143  
 SIC Code 3579  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 12/20/2019  
 Grantor MARY JANE MOFFETT

Grantee DAVID A AND ALFREDA T KRUSNIS

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3569: General Industrial Machinery Nec-Mfg  
 Intended Use 0000: Commercial Parcel  
 No Months Vacant 1 - 3 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$175,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$175,000  
 Land Value \$32,600  
 Improvement Value \$142,400  
 Time on Market 5 - 11 months  
 Recent Asking Price \$195,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1996  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 5,418  
 Additional Useable Area 0  
 Total Area 5,418  
 Basement Area  
 Office Area (SF) / (%) 150 3%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 11  
 Non-office ave clear height 11  
 Frame Type 07: Wood Pole  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$32.30  
 Adj Sale Price Imps \$ / SF \$26.28  
 Acres 3.970  
 Land Value \$ / Acre \$8,212  
 SCR 31.92  
 RCN + OBY / SF \$37.18  
 Physical Res. % 58%  
 Functional Res. % 90%  
 Functional OBS 1 Layout  
 Functional OBS 2 Ceiling Height  
 Functional OBS 3  
 Community rating % 75%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 1 to 3 miles  
 Market Variance 181%

COMMENTS

APPR: GRANTOR: BUSINESS CLOSED WHEN HUSBAND PASSED IN 2016. THE BUSINESS WAS LOCATED ON SAME PARCEL AS THEIR RESIDENCE, BUT SPLIT A 3.970 ACRE PARCEL OFF FOR THE SALE OF THE BUILDINGS.GRANTEE: DID NOT RESPONDBROKER: REAL ESTATE WAS EXPOSED TO MARKET VIA MLS AND VARIOUS INTERNET SITES. ORIGINAL LISTING PRICE WAS \$199,500.PHYSICAL: BUILDING IS IN GOOD CONDITION, WELL MAINTAINEDFUNCTIONAL: OBSOLESCENCE OBSERVED FOR LOW CEILING HEIGHT & MULTIPLE BUILDING LAYOUTECONOMIC: LOCATED 13 MILES NORTH EAST OF HAYWARDLAND ANALYSIS: DETERMINED THROUGH RECENT LAND SALES AND LOCALLY ASSESSED COMMERCIAL LAND VALUESREMARKS: EXTERIOR INSPECTION ONLY





**SALE REPORT**

State ID # 81-58-040-R000029984  
 County SHAWANO  
 Municipality RICHMOND  
 Local Parcel # 040-26430-0030  
 Situs Address W7830 Cty Rd Mmm  
 Situs Zip Code 54166  
 Appraiser BARRERM

IPAS Sale Key # 166491  
 SIC Code 3714  
 Interior Inspection Date 07/30/2019  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 12/12/2018  
 Grantor MERLYN AND SUSAN CHILDS REV TRUST  
 Grantee RICHARD AND JUDITH RADDANT REV TRUST  
 Affinity None  
 Conveyance Type Land Contract  
 Prior Use 3714: Motor Vehicle Parts & Accessories-Mfg  
 Intended Use 4225: General Warehousing & Storage-Trans  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$126,500  
 Adjustment \$1,500  
 Adjusted Reason Personal Property Included  
 Adjusted Sale Price \$125,000  
 Land Value \$30,700  
 Improvement Value \$94,300  
 Time on Market 0 - 4 months  
 Recent Asking Price \$126,500

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1945  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 5,240  
 Additional Useable Area 0  
 Total Area 5,240  
 Basement Area  
 Office Area (SF) / (%) 206 4%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 4,240 81%  
 Notable Features/OBYs  
 Stories 1  
 Non-office ave wall height 13  
 Non-office ave clear height 13  
 Frame Type 06: Wood Mill (old heavy fram  
 Exterior Wall Type 03: Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$23.85  
 Adj Sale Price Imps \$ / SF \$18.00  
 Acres 4.164  
 Land Value \$ / Acre \$7,373  
 SCR 34.62  
 RCN + OBY / SF \$78.63  
 Physical Res. % 40%  
 Functional Res. % 85%  
 Functional OBS 1 Layout  
 Functional OBS 2 Office/Plant Ratio  
 Functional OBS 3  
 Community rating % 85%  
 NBHD Rating / Other % 95%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 1 to 3 miles  
 Market Variance 83%

**COMMENTS**

GRTR: HAD PREVIOUSLY HOUSED AN ENGINE REBUILDING BUSINESS IN THIS LOCATION BUT AFTER SELLING BUSINESS NO LONGER HAD A NEED FOR BUILDING. BUILDING SAT VACANT FOR ABOUT A YEAR, ALTHOUGH HEAT WAS KEPT ON TO PREVENT PIPES FROM FREEZING.

GRTE: GRANTEE OWNS A NEIGHBORING BUSINESS AND HAD KNOWN GRANTOR FOR YEARS. GRANTOR WAS CONTEMPLATING RENTING THE BUILDING OUT, BUT COULDN'T FIND AN AGREEABLE TENANT. GRANTEE MENTIONED AN INTEREST IN BUYING AND PRICE WAS NEGOTIATED FOR LAND CONTRACT. GRANTEE IS CURRENTLY USING FOR STORAGE.

PHYS: OLDER CONCRETE BLOCK BUILDING IN FAIR CONDITION WITH MINIMALLY FINISHED OFFICE AREA. ALTHOUGH NOT GENERALLY USED, THE BUILDING DOES HAVE AIR CONDITIONING. THERE IS ALSO A SEPARATE UNHEATED WOOD STORAGE BUILDING THAT IS IN POOR CONDITION AND IS NOT CONSIDERED AS PART OF THE SUBJECT SQUARE FOOTAGE.

FUNC: FUNCTIONAL OBSOLESCENCE OBSERVED FOR MINIMAL OFFICE AND MULTIPLE PARTITIONS.

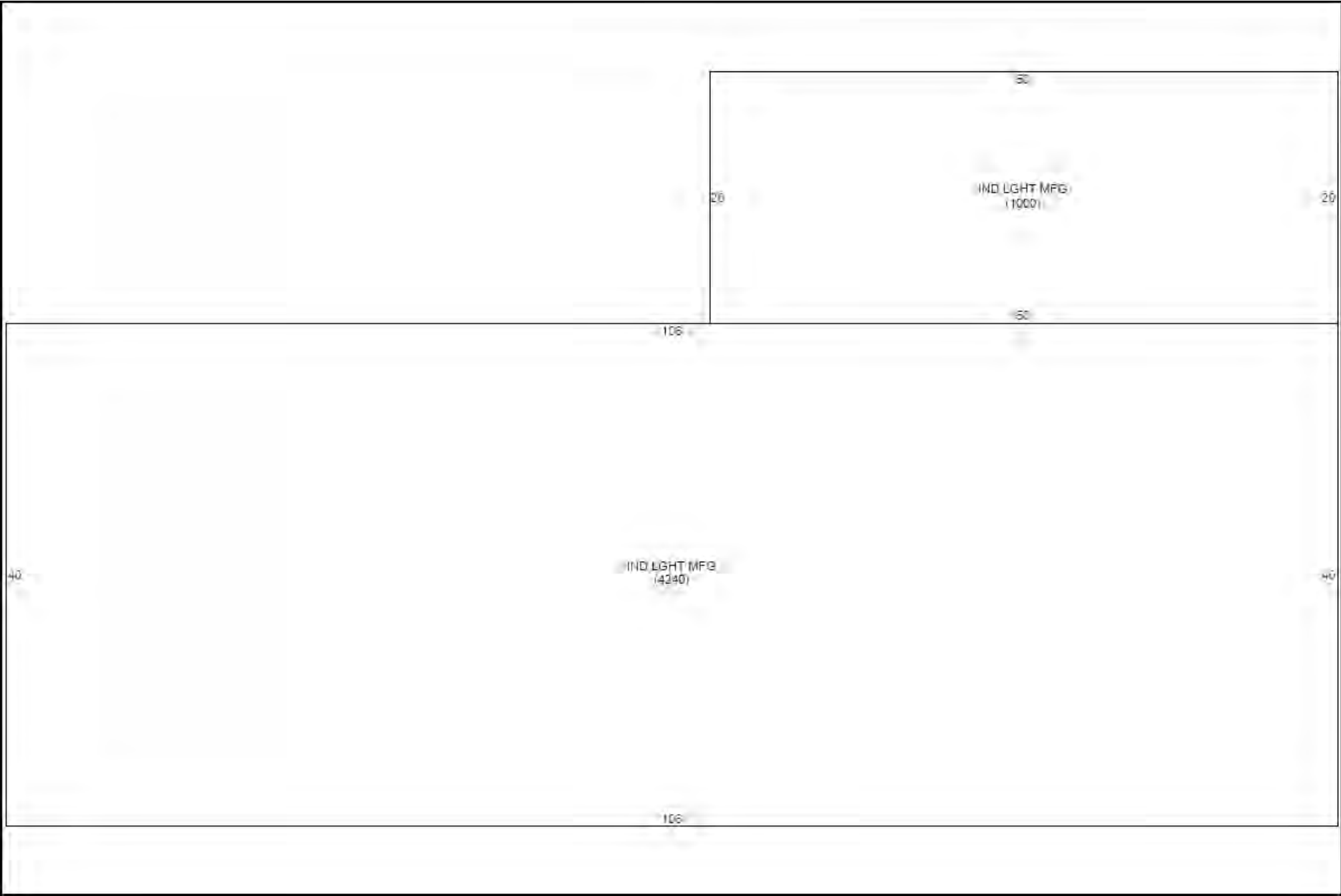
ECON: LOCATED OUTSIDE OF THE CITY OF SHAWANO, IN AN AREA WITH A MIX OF RESIDENTIAL, COMMERCIAL, AND AGRICULTURAL PROPERTIES.

OTHR: LAND: USED UPDATED LAND VALUE BY LOCAL ASSESSOR FOLLOWING SHIFT TO COMMERCIAL ASSESSMENT.

OTHR: MARKET VARIANCE POSSIBLY DUE TO GRANTEE BEING AN ADJACENT BUSINESS OWNER.







**SALE REPORT**

State ID # 81-58-048-R000150689  
 County SHAWANO  
 Municipality WESCOTT  
 Local Parcel # 048-39120-0010  
 Situs Address W7460 Anderson Ave  
 Situs Zip Code 54166  
 Appraiser BARRERM

IPAS Sale Key # 190073  
 SIC Code 4225  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 06/18/2021  
 Grantor ROY & AUDREY GANZEL REV TRUST  
 Grantee STUART & KATHY WINARSKI  
 Affinity None  
 Conveyance Type Trustees Deed  
 Prior Use 4225: General Warehousing & Storage-Trans  
 Intended Use 4225: General Warehousing & Storage-Trans  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$85,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$85,000  
 Land Value \$14,200  
 Improvement Value \$70,800  
 Time on Market 0 - 4 months  
 Recent Asking Price \$89,900

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1900  
 Number of Building Sections 1  
 Predominant OCC Code 326  
 Primary Area 3,600  
 Additional Useable Area 0  
 Total Area 3,600  
 Basement Area  
 Office Area (SF) / (%) 0 0%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs  
 Stories 1  
 Non-office ave wall height 12  
 Non-office ave clear height 8  
 Frame Type 06: Wood Mill (old heavy fram  
 Exterior Wall Type 02: Wood Frame

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$23.61  
 Adj Sale Price Imps \$ / SF \$19.67  
 Acres 0.874  
 Land Value \$ / Acre \$16,247  
 SCR 10.6  
 RCN + OBY / SF \$61.51  
 Physical Res. % 32%  
 Functional Res. % 75%  
 Functional OBS 1 Ceiling Height  
 Functional OBS 2 Building Mechanics  
 Functional OBS 3 Office/Plant Ratio  
 Community rating % 85%  
 NBHD Rating / Other % 90%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 1 to 3 miles  
 Market Variance 174%

## COMMENTS

GRTR: NO CONTACT.

GRTE: SUBJECT WAS UP FOR SALE THROUGH A REALTOR AND NEGOTIATED TO SALE PRICE. SUBJECT WILL BE USED FOR PRIVATE STORAGE.

PHYS: THIS IS A VERY OLD WOOD FRAME, UNHEATED STORAGE BUILDING WITH NO OFFICE AREA. THERE IS A NEWER STEEL ROOF AND HAS A LOFT STORAGE AREA THAT IS NOT INCLUDED IN THE TOTAL SQUARE FOOTAGE. SUBJECT HAS 8 OVERHEARD DOORS. INTERIOR AND EXTERIOR PHOTOS FROM THE SALES LISTING WERE USED TO DETERMINE CONDITION.

FUNC: FUNCTIONAL ISSUES NOTED FOR LOW CEILING HEIGHT (ESPECIALLY CLEAR HEIGHT), BUILDING MECHANICALS, AND LACK OF OFFICE AREA.

ECON: SUBJECT LOCATED ON A DEAD END STREET, WITH RESIDENTIAL NEIGHBORING PROPERTIES ON ITS SIDE OF STREET AND INDUSTRIAL PROPERTIES DIRECTLY ACROSS STREET.

OTHR: LAND: NEARBY COMMERCIAL AND MANUFACTURING ASSESSMENTS AND SALES ANALYZED.

OTHR: MARKET VARIANCE: NO KNOWN REASON.



STORAGE RISE  
(9600)

**SALE REPORT**

State ID # 81-58-131-R000137356  
 County SHAWANO  
 Municipality GRESHAM  
 Local Parcel # 131-40050-2123  
 Situs Address 700 Commerce Way  
 Situs Zip Code 54128  
 Appraiser BARRERM

IPAS Sale Key # 177409  
 SIC Code 4225  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 12/07/2018  
 Grantor HUNTINGTON PROPERTIES LLC  
 Grantee STUYVENBERG PROPERTIES LLC  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 4225: General Warehousing & Storage-Trans  
 Intended Use 4225: General Warehousing & Storage-Trans  
 No Months Vacant 1 - 3 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$80,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$80,000  
 Land Value \$8,700  
 Improvement Value \$71,300  
 Time on Market 0 - 4 months  
 Recent Asking Price \$80,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 2008  
 Number of Building Sections 1  
 Predominant OCC Code 406  
 Primary Area 3,744  
 Additional Useable Area 0  
 Total Area 3,744  
 Basement Area  
 Office Area (SF) / (%) 0 0%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs  
 Stories 1  
 Non-office ave wall height 16  
 Non-office ave clear height 16  
 Frame Type 07: Wood Pole  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$21.37  
 Adj Sale Price Imps \$ / SF \$19.04  
 Acres 1.530  
 Land Value \$ / Acre \$5,686  
 SCR 17.8  
 RCN + OBY / SF \$33.40  
 Physical Res. % 72%  
 Functional Res. % 95%  
 Functional OBS 1 Office/Plant Ratio  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 85%  
 NBHD Rating / Other % 90%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 3 to 5 miles  
 Market Variance 109%

**COMMENTS**

GRTR: GRANTOR SOLD AS WAS NOT USING BUILDING (VACANT FOR 15 MONTHS).

GRTE: PAID ASKING PRICE FOR SUBJECT, AND WILL USE FOR STORAGE.

PHYS: HEATED POLE STORAGE BUILDING CONSTRUCTED IN 2008. NO OFFICE AREA.

FUNC: FUNCTIONAL OBSOLESCENCE OBSERVED FOR NO OFFICE AREA.

ECON: LOCATED ON A DEAD END STREET IN THE VILLAGE OF GRESHAM (POPULATION OF ABOUT 600), WHICH IS ROUGHLY 12 MILES FROM THE CITY OF SHAWANO.

OTHR: LAND ANALYSIS: LOCAL ASSESSMENTS AND LAND SALES ANALYZED TO DETERMINE LAND VALUE.





BTG WRHSE  
(3744)

**SALE REPORT**

State ID # 81-58-151-R000080018  
 County SHAWANO  
 Municipality MATTOON  
 Local Parcel # 151-10310-0020  
 Situs Address 822 First St  
 Situs Zip Code 54450  
 Appraiser BARRERM

IPAS Sale Key # 188290  
 SIC Code 2490  
 Interior Inspection Date 10/16/2018  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 10/08/2020  
 Grantor JESSE AND LAURA ARNDT

Grantee STEPHEN BATES

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2490: Miscellaneous Wood Products-Mfg  
 Intended Use 4225: General Warehousing & Storage-Trans  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$65,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$65,000  
 Land Value \$11,900  
 Improvement Value \$53,100  
 Time on Market over 24 months  
 Recent Asking Price \$89,900

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1996  
 Number of Building Sections 7  
 Predominant OCC Code 470  
 Primary Area 11,410  
 Additional Useable Area 0  
 Total Area 11,410  
 Basement Area  
 Office Area (SF) / (%) 256 2%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 11  
 Non-office ave clear height 10  
 Frame Type 06: Wood Mill (old heavy fram  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$5.70  
 Adj Sale Price Imps \$ / SF \$4.65  
 Acres 5.000  
 Land Value \$ / Acre \$2,380  
 SCR 19.1  
 RCN + OBY / SF \$23.03  
 Physical Res. % 43%  
 Functional Res. % 80%  
 Functional OBS 1 Layout  
 Functional OBS 2 Ceiling Height  
 Functional OBS 3 Construction Materials  
 Community rating % 85%  
 NBHD Rating / Other % 85%  
 NBHD Rating / Other Econ Reason Neighborhood Rating

Major Thoroughfare 1 to 3 miles  
 Market Variance 81%

**COMMENTS**

GRTR: GRANTOR PREVIOUSLY USED SUBJECT AS SAWMILL. HAS ANOTHER MANUFACTURING FACILITY IN NEARBY MUNICIPALITY AND NO LONGER NEEDED SUBJECT. SUBJECT WAS UP FOR SALE WITH A REALTOR FOR 24 MONTHS WITHOUT MUCH INTEREST AND SAT VACANT FOR 12 MONTHS WHILE BEING USED FOR STORAGE. NEGOTIATED WITH GRANTEE TO SALE PRICE.

GRTE: NO CONTACT.

PHYS: WOOD FRAME, METAL LINED SAWMILL BUILDING WITH OVER HALF BEING UNHEATED.

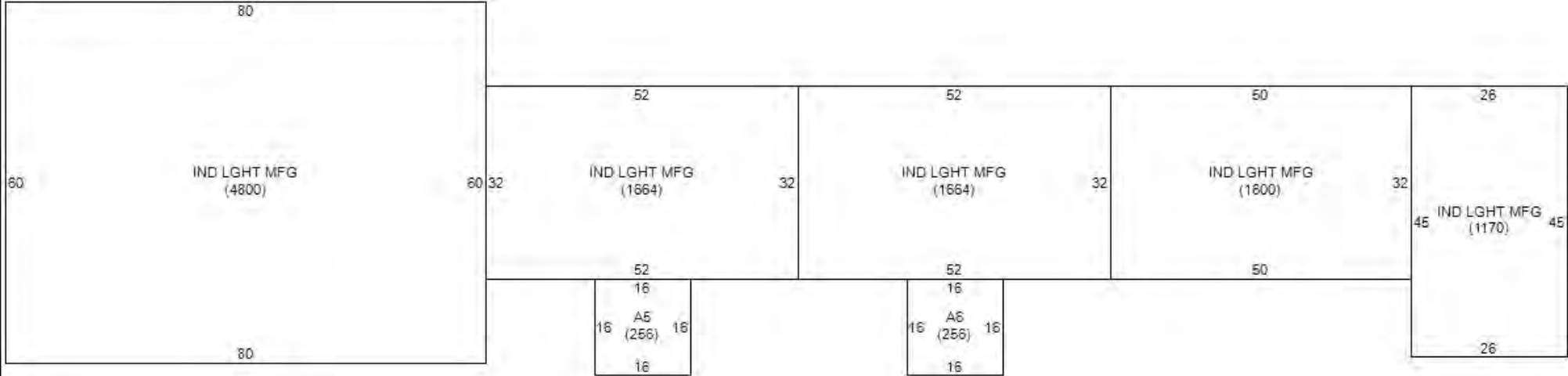
FUNC: FUNCTIONAL ISSUES NOTED FOR LAYOUT, LOW CEILING HEIGHT, AND MINIMAL OFFICE AREA.

ECON: SUBJECT IS IN A VERY RURAL LOCATION IN THE VILLAGE OF MATTOON, WHICH HAS A POPULATION OF ROUGHLY 400. THE LOCATION MOST LIKELY IS WHY THE SUBJECT ATTRACTED MINIMAL INTEREST IN THE TWO YEARS IT WAS ON THE MARKET.

OTHR: LAND: SALE CONSISTS OF TWO PARCELS. THE PARCEL WITH THE BUILDING IS TWO ACRES AND THERE IS ALSO A VACANT THREE ACRE PARCEL TO THE REAR. SURROUNDING COMMERCIAL AND MANUFACTURING ASSESSMENTS WERE ANALYZED FOR VALUE.

OTHR: MARKET VARIANCE: MOST LIKELY DUE TO LOCATION AS SUBJECT WAS LISTED WITH REALTOR FOR TWO YEARS.





**SALE REPORT**

State ID # 81-58-191-R000137717  
 County SHAWANO  
 Municipality WITTENBERG  
 Local Parcel # 191-10410-0002  
 Situs Address 1790 Applewood Ln  
 Situs Zip Code 54499  
 Appraiser BARRERM

IPAS Sale Key # 177673  
 SIC Code 9900  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 05/15/2020  
 Grantor CENTRAL WISCONSIN ELECTRIC COOPERATIVE

Grantee NUESKE PROPERTIES LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 0000: Commercial Parcel  
 Intended Use 0000: Commercial Parcel  
 No Months Vacant  
 Environmental Site NO

**SALE DATA**

Sale Price \$420,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$420,000  
 Land Value \$27,000  
 Improvement Value \$393,000  
 Time on Market 5 - 11 months  
 Recent Asking Price \$495,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 2007  
 Number of Building Sections 1  
 Predominant OCC Code 453  
 Primary Area 11,966  
 Additional Useable Area 0  
 Total Area 11,966  
 Basement Area  
 Office Area (SF) / (%) 10,171 85%  
 Sprinkler (SF) / (%) 11,966 100%  
 Air Conditioning (SF) / (%) 11,966 100%  
 Notable Features/OBYS

Stories 1  
 Non-office ave wall height 18  
 Non-office ave clear height 12  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 17: Masonry & Metal

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$35.10  
 Adj Sale Price Imps \$ / SF \$32.84  
 Acres 2.006  
 Land Value \$ / Acre \$13,460  
 SCR 7.3  
 RCN + OBY / SF \$70.79  
 Physical Res. % 84%  
 Functional Res. % 100%  
 Functional OBS 1  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 85%  
 NBHD Rating / Other % 90%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 72%

## COMMENTS

GRTE: NO RESPONSE.

GRTE: OWNS A NEARBY MEAT PROCESSING PLANT AND PURCHASED SUBJECT TO EXPAND THEIR CURRENT OPERATING FACILITY. NEGOTIATED WITH GRANTOR TO PURCHASE PRICE.

OTHR: PER LOCAL ASSESSOR, SUBJECT WAS ORIGINALLY PART OF VILLAGE BUSINESS PARK DEVELOPMENT. NICE THREE UNIT PROPERTY. TECHNICAL COLLEGE HAD OCCUPIED TWO OF THE UNITS BEFORE PURCHASING OWN BUILDING. ORIGINAL INTENT WAS A QUASI-MANUFACTURING/COMMERCIAL INCUBATOR TYPE PROPERTY, BUT WAS NEVER FULLY OCCUPIED. WITTENBERG AREA IS TOUGH MARKET FOR THIS STYLE.

PHYS: A NICE THREE UNIT INDUSTRIAL FLEX TYPE BUILDING BUILT IN 2007, THAT IS MOSTLY FINISHED OFFICE AREA. THERE IS AN UNFINISHED DRIVE IN SHOP AREA WITH FULL HEIGHT CEILING, WHILE THE OFFICE AREAS HAVE DROP TILE CEILINGS AND QUALITY FINISH.

FUNC: NO FUNCTIONAL ISSUES NOTED FOR THIS STYLE OF BUILDING.

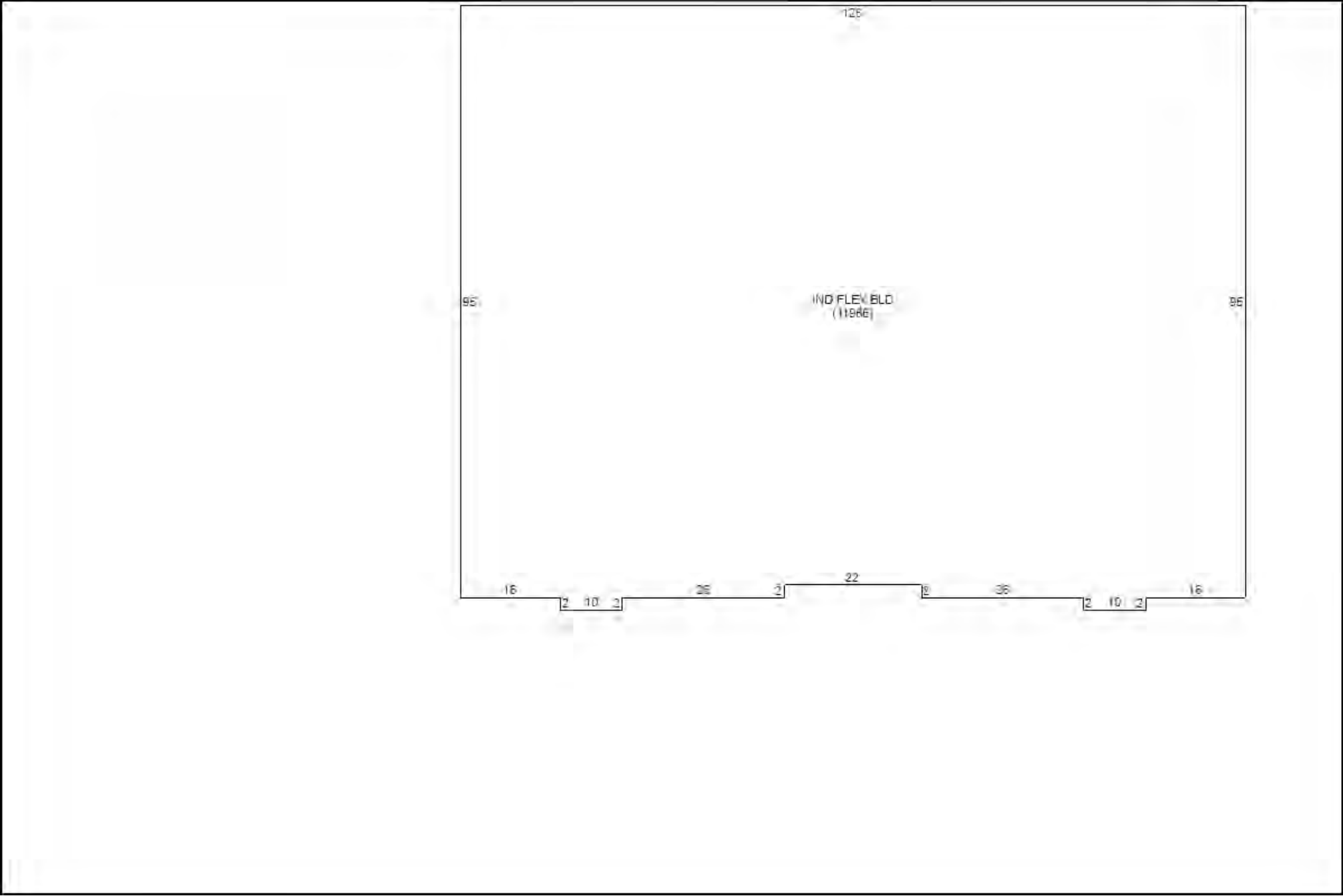
ECON: LOCATED JUST OFF OF HIGHWAY 29 IN THE VILLAGE OF WITTENBERG (POPULATION JUST UNDER 2,000 INCLUDING TOWN). WITTENBERG SITS ABOUT 30 MILES WEST OF THE CITY OF SHAWANO.

OTHR: LAND ANALYSIS: LOCAL SURROUNDING LAND ASSESSMENTS ANALYZED.

OTHR: MARKET VARIANCE: POSSIBLY DUE TO LIMITED MARKET IN THIS AREA FOR TYPE OF BUILDING.







**SALE REPORT**

State ID # 81-58-281-R000137376  
 County SHAWANO  
 Municipality SHAWANO  
 Local Parcel # 281-45200-0620  
 Situs Address 701 S Main St  
 Situs Zip Code 54166  
 Appraiser BARRERM

IPAS Sale Key # 177413  
 SIC Code 5712  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 01/15/2020  
 Grantor KRUEGER & LUECK UPHOLSTERY  
 Grantee PORDNUS 3 LLC  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 5712: Furniture Stores-Retail  
 Intended Use 5900: Miscellaneous Retail-Retail  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$250,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$250,000  
 Land Value \$29,700  
 Improvement Value \$220,300  
 Time on Market  
 Recent Asking Price \$250,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1989  
 Number of Building Sections 1  
 Predominant OCC Code 353  
 Primary Area 9,000  
 Additional Useable Area 0  
 Total Area 9,000  
 Basement Area  
 Office Area (SF) / (%) 7,200 80%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 7,200 80%  
 Notable Features/OBYs  
 Stories 1  
 Non-office ave wall height 10  
 Non-office ave clear height 10  
 Frame Type 05: Wood Joist Typical Wood  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$27.78  
 Adj Sale Price Imps \$ / SF \$24.48  
 Acres 0.320  
 Land Value \$ / Acre \$92,813  
 SCR 1.5  
 RCN + OBY / SF \$62.46  
 Physical Res. % 63%  
 Functional Res. % 90%  
 Functional OBS 1 Ceiling Height  
 Functional OBS 2 Office/Plant Ratio  
 Functional OBS 3  
 Community rating % 90%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason  
 Major Thoroughfare 1 to 3 miles  
 Market Variance 77%

## COMMENTS

GRTR: FORMERLY RAN A FURNITURE RETAIL STORE AT THIS LOCATION.

GRTE: GRANTEE OWNS A NUMBER OF OTHER PROPERTIES IN VICINITY, INCLUDING THE NEIGHBORING PROPERTY. LEARNED SUBJECT WAS FOR SALE THROUGH WORD OF MOUTH. AN APPRAISAL WAS DONE TO ESTABLISH VALUE. GRANTEE PLANS TO CONVERT INTO ANTIQUE MALL.

PHYS: AS THIS WAS A FURNITURE STORE, SUBJECT IS MOSTLY A LARGE OPEN CARPETED BUILDING WITH PAINTED DRYWALL WALLS AND CEILINGS. THIS AREA IS BEING CONSIDERED FINISHED OFFICE AREA. THERE IS A MOSTLY UNFINISHED 60 X 30 WAREHOUSE SECTION THAT IS ALSO NOT AIR CONDITIONED.

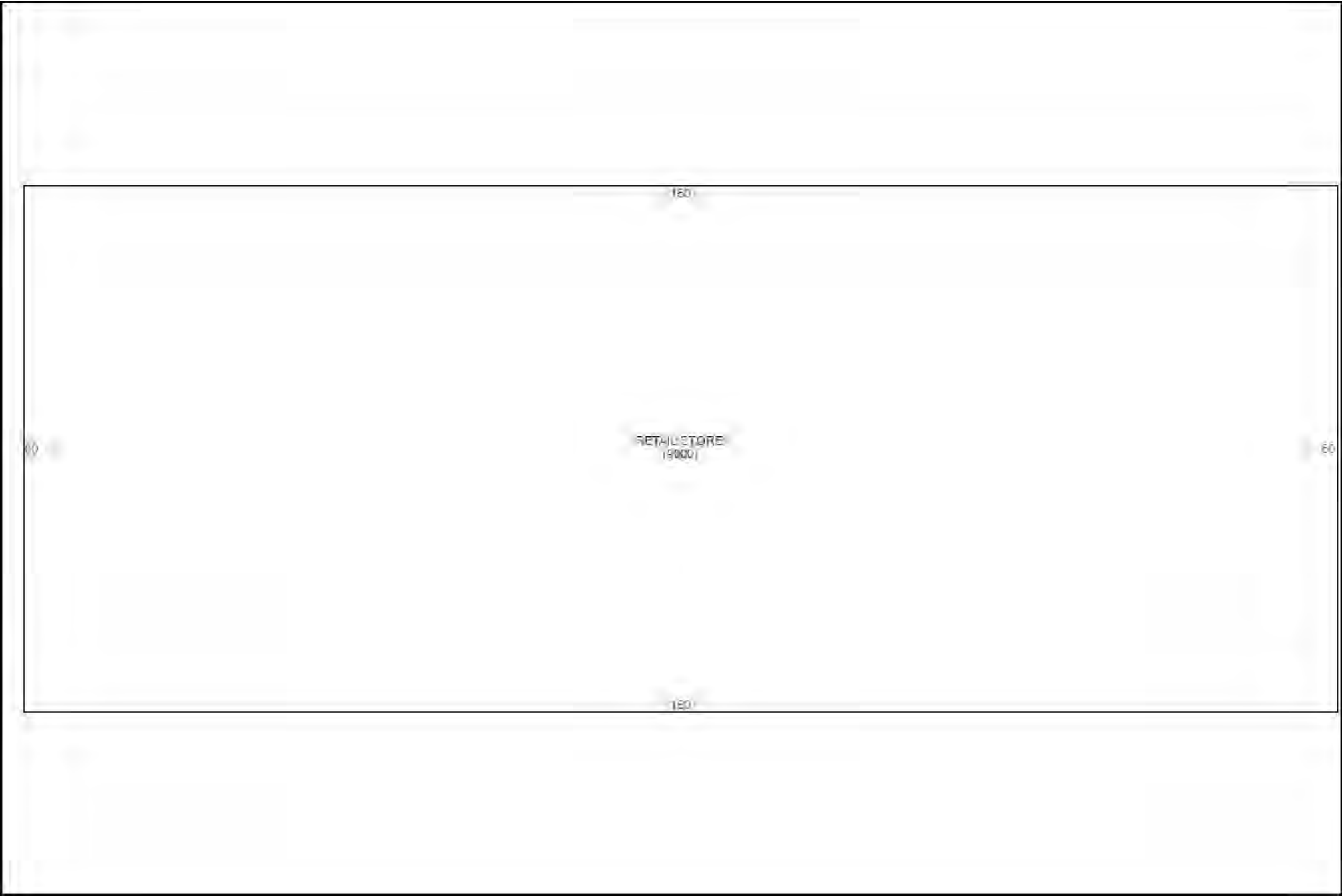
FUNC: FUNCTIONAL ISSUES INCLUDE LOW CEILING HEIGHT AND EXCESS OFFICE AREA, ALTHOUGH FOR A COMMERCIAL USER THESE WOULDN'T BE A PROBLEM.

ECON: LOCATED IN THE DOWNTOWN AREA IN THE CITY OF SHAWANO WITH GOOD VISIBILITY. SUBJECT IS ROUGHLY A MILE AND A HALF FROM HIGHWAY 29.

OTHR: LAND ANALYSIS: LOCAL DOWNTOWN ASSESSED VALUES ANALYZED.

OTHR: MARKET VARIANCE: NO KNOWN REASON.





**SALE REPORT**

State ID # 81-58-281-R000137321  
 County SHAWANO  
 Municipality SHAWANO  
 Local Parcel # 281-40250-0030  
 Situs Address 121 Alpine Dr  
 Situs Zip Code 54166  
 Appraiser BARRERM

IPAS Sale Key # 177422  
 SIC Code 9900  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 04/30/2020  
 Grantor MICHAEL GROTH  
 Grantee HAI ALPINE LLC  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 9900: Office  
 Intended Use 9900: Office  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$169,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$169,000  
 Land Value \$41,700  
 Improvement Value \$127,300  
 Time on Market 12 - 24 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1975  
 Number of Building Sections 1  
 Predominant OCC Code 344  
 Primary Area 2,240  
 Additional Useable Area 0  
 Total Area 2,240  
 Basement Area  
 Office Area (SF) / (%) 2,240 100%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 2,240 100%  
 Notable Features/OBYs  
 Stories 1  
 Non-office ave wall height 8  
 Non-office ave clear height 8  
 Frame Type 05: Wood Joist Typical Wood  
 Exterior Wall Type 02: Wood Frame

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$75.45  
 Adj Sale Price Imps \$ / SF \$56.83  
 Acres 0.630  
 Land Value \$ / Acre \$66,190  
 SCR 12.3  
 RCN + OBY / SF \$136.29  
 Physical Res. % 60%  
 Functional Res. % 100%  
 Functional OBS 1  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 90%  
 NBHD Rating / Other % 90%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 1 to 3 miles  
 Market Variance 86%

**COMMENTS**

GRTR: DOWNSIZED BUSINESS AND HAD BUILDING LISTED WITH BROKER FOR OVER 12 MONTHS.

GRTE: PURCHASED SUBJECT AS AN INVESTMENT FOR EITHER OFFICE OR RETAIL TENANT.

PHYS: RANCH STYLE COMMERCIAL OFFICE BUILDING WITH VINYL SIDING AND ASPHALT SHINGLE ROOF. HAS FORCED AIR HEATING AND CENTRAL AIR COOLING.

FUNC: AS A SMALL OFFICE BUILDING, THERE ARE NO FUNCTIONAL ISSUES NOTED.

ECON: LOCATED IN THE CITY OF SHAWANO IN A MOSTLY RESIDENTIAL AREA WITH A FEW COMMERCIAL PROPERTIES MIXED IN. SUBJECT IS ABOUT A HALF-MILE OFF OF THE MAIN COMMERCIAL CORRIDOR IN CITY, AND ROUGHLY 2.5 MILES FROM HIGHWAY 29.

OTHR: LAND ANALYSIS: COMMERCIAL ASSESSED VALUES IN THE VICINITY WERE ANALYZED.





DISCLAIMER - The content of this sales data worksheet is for general information purposes only. The information and opinions contained therein are provided by the Wisconsin Department of Revenue and we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, suitability of the information for any purpose. The Wisconsin Department of Revenue, its employees, officials, officers, agents, as the persons interviewed during the sales verification process, shall not be held responsible or liable for any use of, error, omission or defect in the information contained on the DOR Sales Data Worksheets.

**SALE REPORT**

State ID # 81-58-281-R000011766  
 County SHAWANO  
 Municipality SHAWANO  
 Local Parcel # 281-50100-0370  
 Situs Address 820 E Maurer St  
 Situs Zip Code 54166  
 Appraiser BARRERM

IPAS Sale Key # 181502  
 SIC Code 2421  
 Interior Inspection Date 08/09/2018  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 10/28/2020  
 Grantor LUDWIG PROPERTIES LLC

Grantee BKWB STORAGE LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2421: Sawmills & Planing Mills General-Mfg  
 Intended Use 4225: General Warehousing & Storage-Trans  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$125,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$125,000  
 Land Value \$21,400  
 Improvement Value \$103,600  
 Time on Market over 24 months  
 Recent Asking Price \$125,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1966  
 Number of Building Sections 13  
 Predominant OCC Code 494  
 Primary Area 24,805  
 Additional Useable Area 0  
 Total Area 24,805  
 Basement Area  
 Office Area (SF) / (%) 588 2%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYS

Stories 1  
 Non-office ave wall height 14  
 Non-office ave clear height 13  
 Frame Type 06: Wood Mill (old heavy fram  
 Exterior Wall Type 02: Wood Frame

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$5.04  
 Adj Sale Price Imps \$ / SF \$4.18  
 Acres 2.530  
 Land Value \$ / Acre \$8,458  
 SCR 3.96  
 RCN + OBY / SF \$54.36  
 Physical Res. % 37%  
 Functional Res. % 76%  
 Functional OBS 1 Layout  
 Functional OBS 2 Ceiling Height  
 Functional OBS 3 Office/Plant Ratio  
 Community rating % 90%  
 NBHD Rating / Other % 85%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 1 to 3 miles  
 Market Variance 36%

**COMMENTS**

GRTR: GRANTOR PREVIOUSLY RAN A SAWMILL AT THIS SITE. HAS ANOTHER LOCATION NEARBY AND MOVED ALL EQUIPMENT THERE AND NO LONGER NEEDED SUBJECT-USED FOR STORAGE WHILE FOR SALE. HAD FOR SALE THROUGH SIGN AND WORD OF MOUTH FOR TWO YEARS. RECEIVED ONE OTHER OFFER WHICH WAS VERY LOW. FELT NEGATIVES WERE THAT SOME BUILDINGS NEED TO BE RAZED. A POSITIVE IS THAT IT IS FENCED IN.

GRTE: FOUND OUT THROUGH WORD OF MOUTH THAT SUBJECT WAS FOR SALE. NEGOTIATED TO SALE PRICE AND PLANS TO USE FOR STORAGE.

PHYS: TYPICAL SAWMILL BUILDINGS THAT INCLUDE MULTIPLE POLE BUILDINGS THAT ARE USED FOR UNHEATED STORAGE. THERE IS AN OLD STORAGE BUILDING THAT IS JUST ABOUT FALLING DOWN AND NEEDS TO BE RAZED (NOT INCLUDED IN SQ FOOTAGE). THERE ARE ALSO OLD, NON-FUNCTIONING KILNS ONSITE-NO SALE VALUE ATTRIBUTED TO THESE.

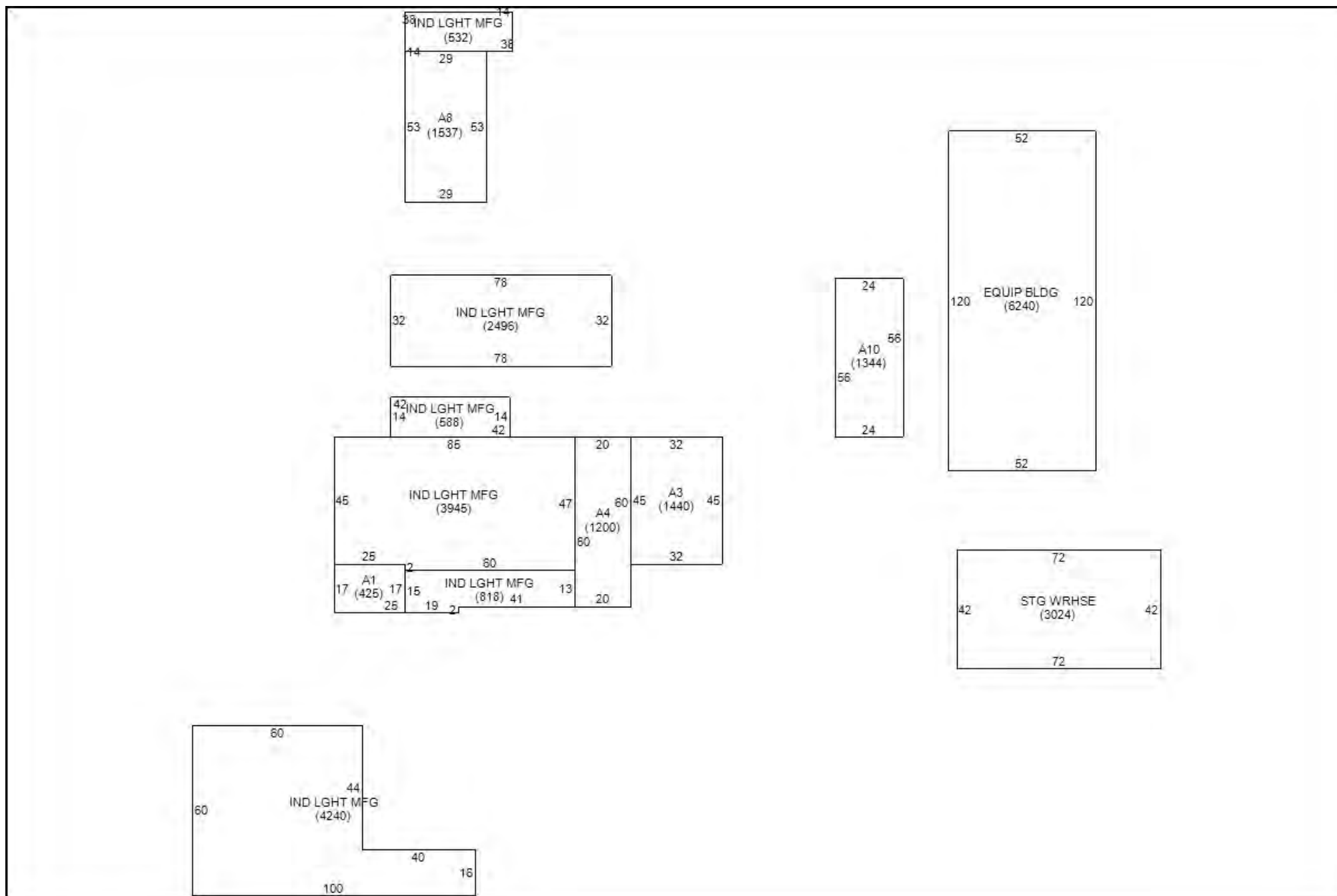
FUNC: FUNCTIONAL ISSUES NOTED FOR SEPARATE BUILDINGS, CEILING HEIGHT, AND MINIMAL OFFICE AREA.

ECON: LOCATED IN THE CITY OF SHAWANO WITHIN A MOSTLY RESIDENTIAL AREA, ROUGHLY TWO MILES FROM HIGHWAY 29.

OTHR: LAND: SALES AS WELL AS NEARBY MANUFACTURING AND COMMERCIAL ASSESSMENTS ANALYZED.

OTHR: MARKET VARIANCE: POSSIBLY DUE TO NON-FUNCTIONING KILNS/BUILDING ON SITE THAT NEED TO BE RAZED.





**SALE REPORT**

State ID # 81-59-026-R000031580  
 County SHEBOYGAN  
 Municipality SHEBOYGAN FALLS  
 Local Parcel # 59026385952  
 Situs Address N5826 County Road M  
 Situs Zip Code 53085  
 Appraiser ARMSTPA

IPAS Sale Key # 189502  
 SIC Code 2448  
 Interior Inspection Date 09/23/2021  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 04/15/2021  
 Grantor THOMAS A & DEBORAH J. WERNER

Grantee WOLFERT RENTALS LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2448: Wood Pallets & Skids-Mfg  
 Intended Use 2448: Wood Pallets & Skids-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$300,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$300,000  
 Land Value \$58,800  
 Improvement Value \$241,200  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1992  
 Number of Building Sections 1  
 Predominant OCC Code 494  
 Primary Area 7,500  
 Additional Useable Area 0  
 Total Area 7,500  
 Basement Area  
 Office Area (SF) / (%) 120 2%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 18  
 Non-office ave clear height 18  
 Frame Type 07: Wood Pole  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$40.00  
 Adj Sale Price Imps \$ / SF \$32.16  
 Acres 3.519  
 Land Value \$ / Acre \$16,709  
 SCR 20.44  
 RCN + OBY / SF \$72.74  
 Physical Res. % 58%  
 Functional Res. % 90%  
 Functional OBS 1 Layout  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 91%  
 NBHD Rating / Other % 90%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 103%

## COMMENTS

GRTR: SOLD BECAUSE THEY HAD AN INTERESTED BUYER

GRTE: LONG TERM RENTER WITH EXISTING MFG BUSINESS THERE BOUGHT BUILDING SO HE COULD MAKE DESIRED CHANGES.

PHYS: SMALL, 30-YEAR OLD, WOOD POLE FRAME BUILDING WITH METAL EXTERIOR. HAS FULL-LENGTH STORAGE MEZZANINE. NEW OWNER STATES VERY LITTLE MAINTENANCE OVER THE YEARS. NO GUTTERS. RAIN EVENTS CAUSE WETNESS ON NORTH END. PLANS TO EXCAVATE TO IMPROVE DRAINAGE. ALSO PLANS TO ENCLOSE AND UPGRADE OBY'S TO UTILIZE AS ADDITIONAL PRODUCTION AND STORAGE SPACE.

FUNC: LONG, NARROW LAYOUT WITH LIMITED SPACE.

ECON: SUBJECT IS LOCATED JUST SOUTH OF HWY 23 IN A CLUSTER OF OTHER SMALL MANUFACTURERS AND COMMERCIAL OPERATIONS IN AN AREA WHERE DESIRABILITY APPEARS STABLE.

OTHR: LAND ANALYSIS: REDUCED LAND VALUE PERLAND STUDY.





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**SALE REPORT**

State ID # 81-59-271-R000031274  
 County SHEBOYGAN  
 Municipality PLYMOUTH  
 Local Parcel # 59271823587  
 Situs Address 1663 Pilgrim Rd  
 Situs Zip Code 53073  
 Appraiser ARMSTPA

IPAS Sale Key # 173216  
 SIC Code 2899  
 Interior Inspection Date 10/30/2020  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 09/24/2019  
 Grantor LAKELAND SPORTS CENTER INC

Grantee SUMMER OF 2019 LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3713: Truck & Bus Bodies-Mfg  
 Intended Use 2899: Chemical Preparations Nec-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$900,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$900,000  
 Land Value \$116,800  
 Improvement Value \$783,200  
 Time on Market  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 2000  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 26,250  
 Additional Useable Area 0  
 Total Area 26,250  
 Basement Area  
 Office Area (SF) / (%) 1,020 4%  
 Sprinkler (SF) / (%) 26,250 100%  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 17  
 Non-office ave clear height 17  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$34.29  
 Adj Sale Price Imps \$ / SF \$29.84  
 Acres 5.450  
 Land Value \$ / Acre \$21,431  
 SCR 9.04  
 RCN + OBY / SF \$56.98  
 Physical Res. % 74%  
 Functional Res. % 95%  
 Functional OBS 1 Layout  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 94%  
 NBHD Rating / Other % 90%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 88%

## COMMENTS

GRTR: SOLD BECAUSE BUILDING NO LONGER NEEDED.

GRTE: BUYER LEASING ENTIRE SPACE TO NEW TENANT.

PHYS: SINGLE STORY PE STEEL FRAME WITH METAL EXTERIOR IN MODERATE TO GOOD CONDITION.

FUNC: TENANT WILL REQUIRE MODIFICATIONS TO CREATE SEPARATE ROOMS IN THE FUTURE BUT OVERALL SPACE AND HEIGHT ARE GOOD.

ECON: SITE IS LOCATED ON SOUTHEAST FRINGE OF CITY OF PLYMOUTH AT THE END OF A CUL- DE- SAC LINED WITH OTHER COMMERCIAL AND MANUFACTURING PROPERTIES. SITE IS APPROXIMATELY 1/2 MILE FROM HWY 57.

OTHR: LAND ANALYSIS: REVIEWED SURROUNDING LAND VALUES. SUBJECT'S LAND VALUE IN LINE WITH OTHER MANUFACTURING SITES.



[illegible]

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**SALE REPORT**

State ID # 81-59-281-R000001369  
 County SHEBOYGAN  
 Municipality SHEBOYGAN  
 Local Parcel # 59281479081  
 Situs Address 4350 Tower Dr  
 Situs Zip Code 53081  
 Appraiser HUABS

IPAS Sale Key # 176042  
 SIC Code 4225  
 Interior Inspection Date 09/04/2020  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 01/03/2019  
 Grantor OFFICE SERVICE COMPANY LLP

Grantee TORGINOL INC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 4225: General Warehousing & Storage-Trans  
 Intended Use 4225: General Warehousing & Storage-Trans  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$4,581,400  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$4,581,400  
 Land Value \$416,700  
 Improvement Value \$4,164,700  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1995  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 131,250  
 Additional Useable Area 0  
 Total Area 131,250  
 Basement Area  
 Office Area (SF) / (%) 3,825 3%  
 Sprinkler (SF) / (%) 131,250 100%  
 Air Conditioning (SF) / (%) 131,250 100%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 23  
 Non-office ave clear height 23  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$34.91  
 Adj Sale Price Imps \$ / SF \$31.73  
 Acres 13.890  
 Land Value \$ / Acre \$30,000  
 SCR 4.61  
 RCN + OBY / SF \$77.38  
 Physical Res. % 66%  
 Functional Res. % 95%  
 Functional OBS 1 Size  
 Functional OBS 2 Site Coverage  
 Functional OBS 3  
 Community rating % 97%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason

Major Thoroughfare 0 to 1 mile  
 Market Variance 67%

**COMMENTS**

GRTR: GRANTOR: EMAIL AND QUESTIONNAIRE WERE NOT RETURNED

GRTE: GRANTEE: PURCHASED THE BUILDING FOR OCCUPANCY DUE TO BUSINESS EXPANSION; BUILDING WAS PARTIALLY LEASED AT THE TIME OF SALE WITH A SHORT-TERM LEASE - MAYLINE VACATED PRIOR TO CLOSE AND NEMAK OCCUPIED 55% OF WAREHOUSE SPACE UNTIL END OF AUGUST 2020. THEREFORE, NOT A LEASED FEE; PURCHASE PRICE WAS NEGOTIATED AND FINANCING IS TYPICAL WITH A 5-YEAR FIXED RATE; BUILDING WAS CONSIDERED BY GRANTEE TO BE IN GOOD CONDITION AT THE TIME OF SALE AND ON MINOR UPDATES AFTER THE PURCHASE; NO PERSONAL PROPERTY WAS INCLUDED. 100% OCCUPANCY BY GRANTEE ON SEPTEMBER 1, 2020. SOME EQUIPMENT AND INVENTORY WILL BE BROUGHT IN FROM THEIR OTHER FACILITY ON S. TAYLOR.ARM'S LENGTH TRANSACTION

PHYS: PHYSICAL: EXTERIOR OF BUILDING APPEARS TO BE WELL KEPT; NO SIGN OF DEFERRED MAINTENANCE

FUNC: FUNCTIONAL: NO SIGNS OF FUNCTIONAL OBSOLESCENCE; SMALL OFFICE AREA, BUT TYPICAL FOR USE; TYPICAL CEILING HEIGHT FOR BUILDING TYPE; SITE COVERAGE IS GOOD

ECON: ECONOMIC: NO KNOWN ISSUES; LOCATED WITHIN AN INDUSTRIAL PARK WITH FEW VACANCIES

OTHR: LAND ANALYSIS: LAND VALUE WAS DETERMINED TO BE IN LINE WITH OTHER LOCALLY ASSESSED PARCEL IN THE AREA; THIS SALE INCLUDES AN ADDITIONAL PARCEL OF LAND TO THE SOUTH - COULD BE AN EXCESS PARCEL





The figure consists of two identical rectangular diagrams placed side-by-side. Each diagram represents a building footprint with the following specifications:

- Dimensions:** The width of each rectangle is labeled as 150 at the top and bottom. The height is labeled as 200 at the left and right sides.
- Labels:** In the center of each rectangle, the text "IND LGHT MFG" is written on the top line, and "(56250)" is written on the bottom line.
- Orientation:** The rectangles are oriented horizontally.

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**SALE REPORT**

State ID # 81-59-281-R000001412  
 County SHEBOYGAN  
 Municipality SHEBOYGAN  
 Local Parcel # 59281621760  
 Situs Address 1831 N 18th St  
 Situs Zip Code 53081  
 Appraiser HUABS

IPAS Sale Key # 181964  
 SIC Code 3556  
 Interior Inspection Date 09/04/2020  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 09/28/2020  
 Grantor HORWITZ ENTERPRISES INC FKA GENERAL MACHINERY CORPORATION  
 Grantee ROYAL HEATING & AIR LLC  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3556: Food Products Machinery-Mfg  
 Intended Use 1711: Plumbing Heating Air-Conditioning-Cons  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$250,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$250,000  
 Land Value \$81,300  
 Improvement Value \$168,700  
 Time on Market 0 - 4 months  
 Recent Asking Price \$264,900

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1956  
 Number of Building Sections 3  
 Predominant OCC Code 494  
 Primary Area 12,897  
 Additional Useable Area 0  
 Total Area 12,897  
 Basement Area 288  
 Office Area (SF) / (%) 1,520 12%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYS  
 Stories 1  
 Non-office ave wall height 15  
 Non-office ave clear height 13  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 03: Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$19.38  
 Adj Sale Price Imps \$ / SF \$13.08  
 Acres 1.690  
 Land Value \$ / Acre \$48,107  
 SCR 5.84  
 RCN + OBY / SF \$57.37  
 Physical Res. % 48%  
 Functional Res. % 90%  
 Functional OBS 1 Layout  
 Functional OBS 2 Ceiling Height  
 Functional OBS 3  
 Community rating % 97%  
 NBHD Rating / Other % 90%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 60%

**COMMENTS**

GRTR: GRANTOR: RESPONDED TO QUESTIONNAIRE AND CONFIRMED THE SALE WAS ARM'S LENGTH; IT WAS A BUSINESS LIQUIDATION, BUT WAS NOT COMPELLED TO SELL; PRICE WAS RECOMMENDED BY THE BROKER; SALE PRICE WAS NEGOTIATED WITH NO APPRAISAL.

GRTE: GRANTEE: CURRENTLY LEASE A DIFFERENT FACILITY AT THIS TIME; PURCHASED SUBJECT FOR FUTURE HVAC FACILITY; WILL OCCUPY AFTER SOME REMODELING AS A SECOND LOCATION UNTIL LEASE ON THE CURRENT FACILITY ENDS. THOUGHT THE PROPERTY WAS UNDER PRICED.GRAVEL LOT SERVES PROPERTY; POSSIBLE FUTURE UPDATE WITH NEW OWNER.

BRKR: BROKER: INDICATED THAT THERE IS SOME SELLER MOTIVATION; MARKETING THE PROPERTY IN AS IS CONDITION; THOUGHT THE BUILDING NEEDED SOME UPDATE.

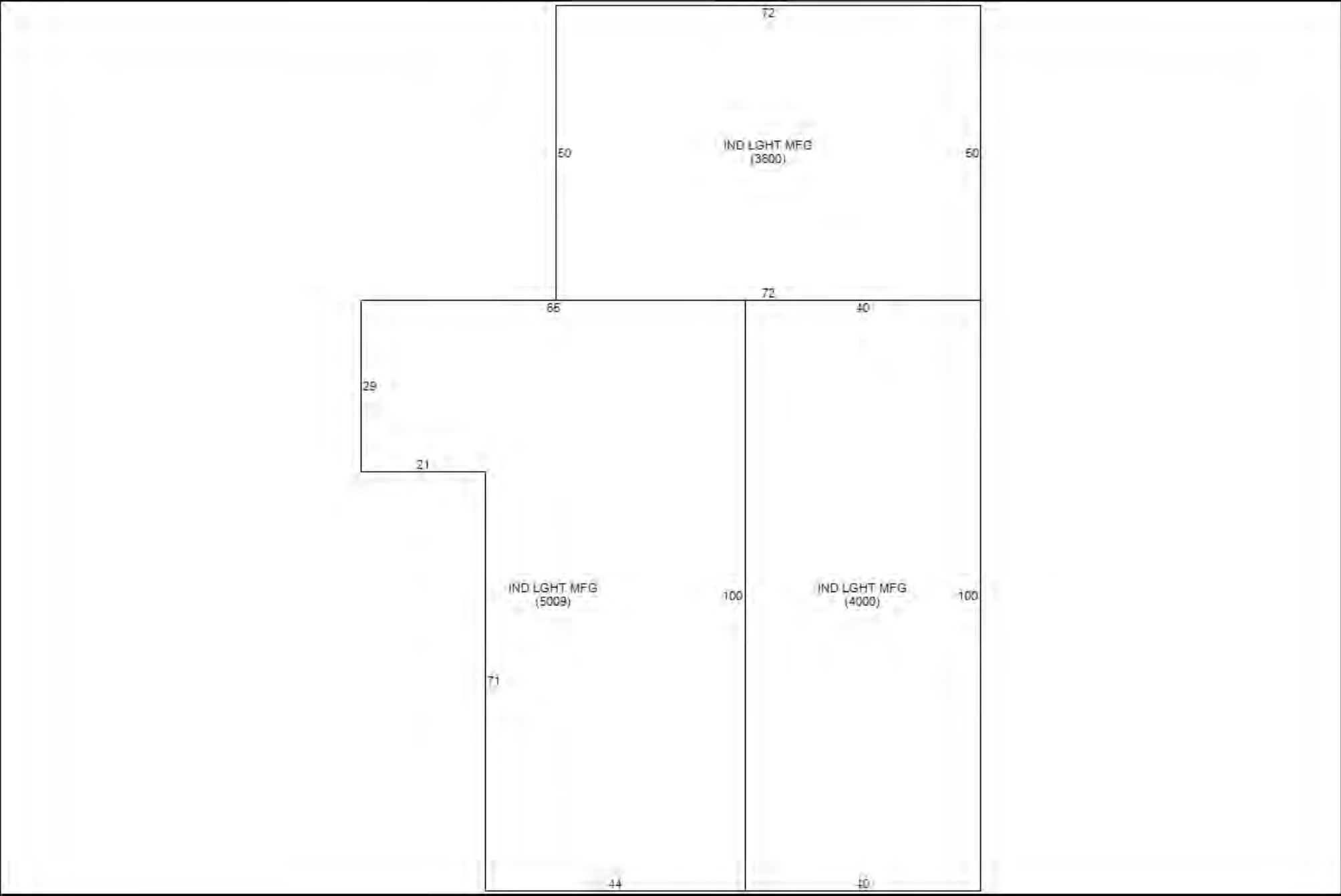
PHYS: PHYSICAL: OLDER LIGHT INDUSTRIAL IN FAIR CONDITION; OBSERVABLE SIGNS OF DEFERRED MAINTENANCE - PEELING PAINT

FUNC: FUNCTIONAL: SUBJECT EXHIBITS THE FOLLOWING DEFICIENCIES: LOW CEILING HEIGHTSLAYOUT

ECON: ECONOMIC: PROPERTY LOCATED IN A MIXED USE NEIGHBORHOOD WITH INDUSTRIAL AND RESIDENTIAL USES.

OTHR: LAND ANALYSIS: LAND VALUE IS MARKET PER STUDY.





**SALE REPORT**

State ID # 81-59-281-R000001357  
 County SHEBOYGAN  
 Municipality SHEBOYGAN  
 Local Parcel # 59281425650  
 Situs Address 2219 S 19th St  
 Situs Zip Code 53081  
 Appraiser ARMSTPA

IPAS Sale Key # 189909  
 SIC Code 2510  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 01/31/2019  
 Grantor LEICK FURNITURE INC.

Grantee LANDMARK HTT SHEBOYGAN LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2510: Household Furniture-Mfg  
 Intended Use 0000: Commercial Parcel  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$425,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$425,000  
 Land Value \$44,700  
 Improvement Value \$380,300  
 Time on Market 12 - 24 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1967  
 Number of Building Sections 7  
 Predominant OCC Code 494  
 Primary Area 30,374  
 Additional Useable Area 0  
 Total Area 30,374  
 Basement Area  
 Office Area (SF) / (%) 2,342 8%  
 Sprinkler (SF) / (%) 29,738 98%  
 Air Conditioning (SF) / (%) 2,342 8%  
 Notable Features/OBYs

Stories 2  
 Non-office ave wall height 11  
 Non-office ave clear height 10  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 03: Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$13.99  
 Adj Sale Price Imps \$ / SF \$12.52  
 Acres 0.724  
 Land Value \$ / Acre \$61,740  
 SCR 2.05  
 RCN + OBY / SF \$68.67  
 Physical Res. % 40%  
 Functional Res. % 65%  
 Functional OBS 1 Multi Story  
 Functional OBS 2 Ceiling Height  
 Functional OBS 3 Site Coverage  
 Community rating % 97%  
 NBHD Rating / Other % 90%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 1 to 3 miles  
 Market Variance 80%

**COMMENTS**

GRTR: MAIN REASON FOR SELLING WAS MULTI-STORY NOT SUITABLE FOR DISTRIBUTION CENTER

GRTE: NO REPLY FORM GRANTEE

PHYS: SUBJECT IS AN OLDER BUILDING WITH STEEL FRAME AND CONCRETE BRICK/BLOCK EXTERIOR. DESCRIBED BY SELLER AS CLEAN AND DRY.

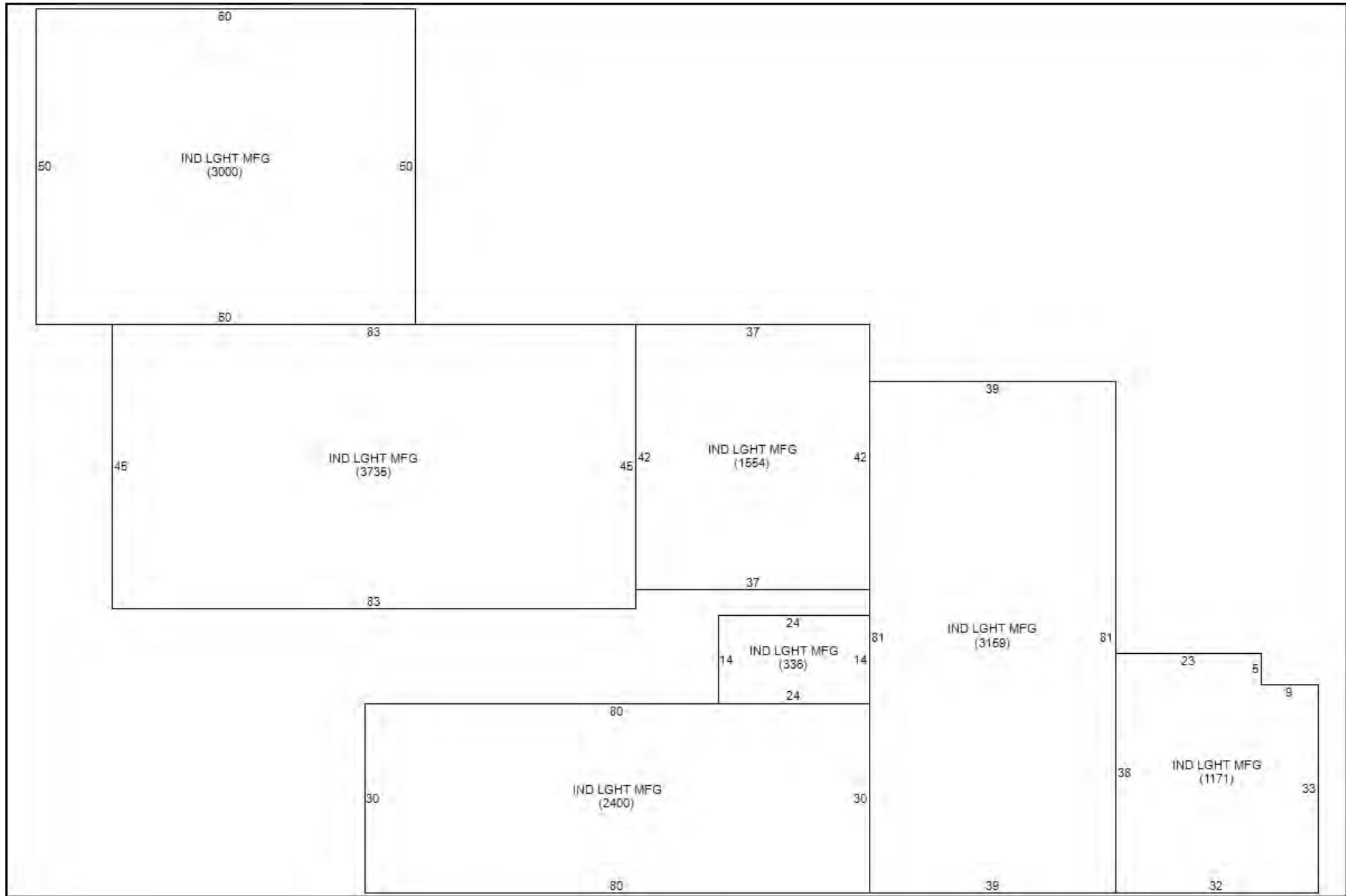
FUNC: SUBJECT BEING MULTI-STORY CREATES FUNCTIONALITY ISSUES AND WAS THE MAIN REASON SELLER SOLD.

ECON: NO KNOWN ECONOMIC ISSUES

OTHR: LAND VALUE: LOCALLY ASSESSED COMMERCIAL VALUES ANALYZED.







**SALE REPORT**

State ID # 79-55-020-R000009310  
 County ST CROIX  
 Municipality HUDSON  
 Local Parcel # 020-1035-80-000  
 Situs Address 494 Cty Rd A  
 Situs Zip Code 54016  
 Appraiser SMITHBA

IPAS Sale Key # 178783  
 SIC Code 2431  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 09/12/2019  
 Grantor UNLIMITED LEASING  
 Grantee EMMANUAL PROPERTIES WI  
 Affinity None  
 Conveyance Type Land Contract  
 Prior Use 2431: Millwork-Mfg  
 Intended Use 0000: Commercial Parcel  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$390,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$390,000  
 Land Value \$134,000  
 Improvement Value \$256,000  
 Time on Market 0 - 4 months  
 Recent Asking Price \$395,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1965  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 7,808  
 Additional Useable Area 0  
 Total Area 7,808  
 Basement Area  
 Office Area (SF) / (%) 1,152 15%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 1,152 15%  
 Notable Features/OBYs  
 Stories 1  
 Non-office ave wall height 12  
 Non-office ave clear height 10  
 Frame Type 02: Masonry Load Bearing  
 Exterior Wall Type 02: Wood Frame

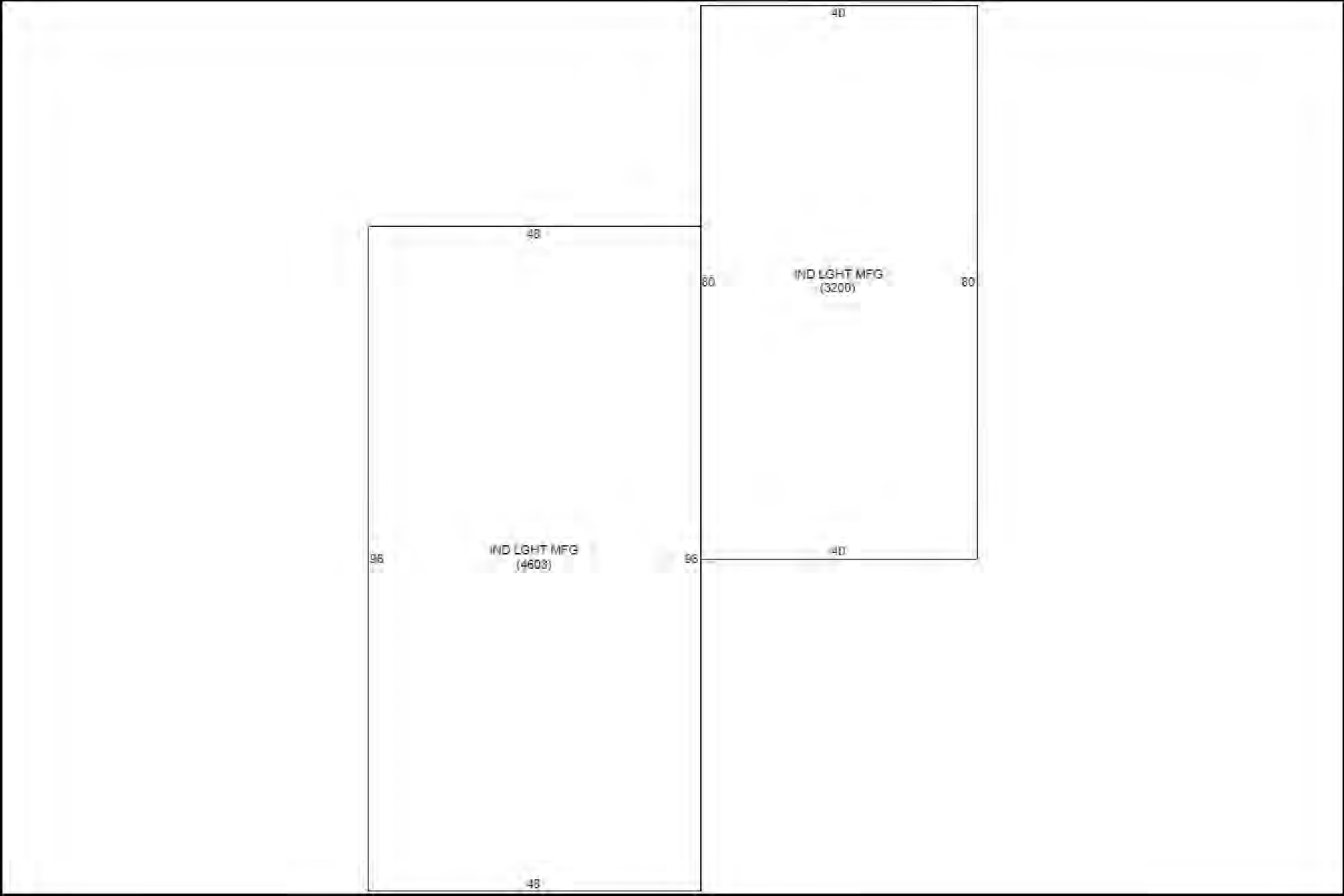
**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$49.95  
 Adj Sale Price Imps \$ / SF \$32.79  
 Acres 2.661  
 Land Value \$ / Acre \$50,357  
 SCR 14.85  
 RCN + OBY / SF \$49.42  
 Physical Res. % 63%  
 Functional Res. % 90%  
 Functional OBS 1 Layout  
 Functional OBS 2 Construction Materials  
 Functional OBS 3  
 Community rating % 95%  
 NBHD Rating / Other % 90%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 3 to 5 miles  
 Market Variance 137%

COMMENTS

: GRANTOR: DID NOT RESPOND TO REQUEST FOR INFORMATION. GRANTEE: DID NOT RESPOND TO REQUEST FOR INFORMATION. BROKER: REAL ESTATE  
WAS EXPOSED TO MARKET VIA MLS AND VARIOUS INTERNET SITES. BROKER FELT THE SALE REPRESENTED THE FAIR MARKET VALUE OF THE PROPERTY. PHYSICAL:  
BUILDINGS IN FAIR CONDITION, WITH SOME SIGNS OF WEAR AND TEAR. FUNCTIONAL: MULTI-SECTION BUILDING AND MARGINAL CONSTRUCTION MATERIALS.  
ECONOMIC: LOCATED IN A TOWNSHIP, WITH REASONABLE ACCESS TO I-94 AND THE CITY OF HUDSON. LAND ANALYSIS: DETERMINED THROUGH RECENT  
LAND SALES SEARCH AND MARKET ANALYSIS. FINANCING: SELLER FINANCED BUYER OVER 7-YEAR TERM, AT SELLERS REQUEST TO SPREAD OUT INCOME. THE  
SELLER FINANCING BENEFITED THE BUYER AND SELLER, SO UNSURE IF IT HAD ANY AFFECT ON SALE PRICE.





**SALE REPORT**

State ID # 79-55-020-R000044590  
 County ST CROIX  
 Municipality HUDSON  
 Local Parcel # 020-1035-70-050  
 Situs Address 486 Baer Dr  
 Situs Zip Code 54016  
 Appraiser SMITHBA

IPAS Sale Key # 191990  
 SIC Code 2650  
 Interior Inspection Date 11/03/2021  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 06/16/2021  
 Grantor HUDSON BUSINESS PARK LLC

Grantee HUNT ELECTRIC CORPORATION

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 8999: Services Nec-Svcs  
 Intended Use 1731: Electrical Work-Const  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$7,000,000  
 Adjustment  
 Adjusted Reason Multi-parcel  
 Adjusted Sale Price \$7,000,000  
 Land Value \$1,260,000  
 Improvement Value \$5,740,000  
 Time on Market 12 - 24 months  
 Recent Asking Price \$7,000,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1977  
 Number of Building Sections 4  
 Predominant OCC Code 494  
 Primary Area 153,504  
 Additional Useable Area 0  
 Total Area 153,504  
 Basement Area  
 Office Area (SF) / (%) 8,240 5%  
 Sprinkler (SF) / (%) 136,080 89%  
 Air Conditioning (SF) / (%) 8,240 5%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 28  
 Non-office ave clear height 26  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 03: Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$45.60  
 Adj Sale Price Imps \$ / SF \$37.39  
 Acres 28.000  
 Land Value \$ / Acre \$45,000  
 SCR 7.95  
 RCN + OBY / SF \$70.53  
 Physical Res. % 51%  
 Functional Res. % 90%  
 Functional OBS 1 Size  
 Functional OBS 2 Layout  
 Functional OBS 3  
 Community rating % 95%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 1 to 3 miles  
 Market Variance 122%

**COMMENTS**

APPR: GRANTOR: THE PROPERTY WAS OFFERED TO THE OPEN MARKET FOR LEASE OR SALE, WITH A REAL ESTATE BROKER, VIA MLS AND OTHER MEANS OF ADVERTISING. THE BUYER WAS INTERESTED IN A PURCHASE. THE BUYER, SELLER AND BROKER ESTABLISHED A PURCHASE PRICE FOR THE ADJOINING LOT AND THE LOT THAT INCLUDED THE BUILDING. THERE IS NO APPRAISAL.

APPR: GRANTEE: DID NOT RESPOND TO REQUEST FOR INFORMATION.

APPR: BROKER: PROPERTY WAS EXPOSED TO MARKET VIA MLS AND VARIOUS INTERNET SITES, EVIDENCED BY PRIOR LISTING VISIBLE ON THE INTERNET. BROKER DID NOT RESPOND TO REQUEST FOR INFORMATION.

APPR: PHYSICAL: BUILDING IN FAIR CONDITION. APPEARS TO BE NO MAJOR REPAIRS REQUIRED AT THIS TIME.

APPR: FUNCTIONAL: LARGER BUILDING THAN TYPICAL IN THIS MARKET. MULTI-SECTION BUILDING WITH INTERIOR WALL DIVISION FOR EACH SECTION, WHICH LIMITS TRANSFER OF PRODUCT WITHIN THE BUILDING.

APPR: ECONOMIC: LOCATED NOtheast OF HUDSON, WITH REASONABLE ACCESS TO INTERSTATE 94.

APPR: LAND ANALYSIS: DETERMINED THROUGH RECENT LAND SALES SEARCH AND MARKET ANALYSIS.

APPR: REMARKS: THIS PROPERTY SOLD IN 2013. SALE 13-79-028-1 HUDSON BUSINESS PARK LLC.





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**SALE REPORT**

State ID # 79-55-026-R000030516  
 County ST CROIX  
 Municipality RICHMOND  
 Local Parcel # 026-1045-70-000  
 Situs Address 1548 Highway 65  
 Situs Zip Code 54017  
 Appraiser SMITHBA

IPAS Sale Key # 191921  
 SIC Code 3599  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 06/18/2021  
 Grantor GEORGE W KTSANES

Grantee CKC RE HOLDING LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3599: Industrial Machinery Nec-Mfg  
 Intended Use 3599: Industrial Machinery Nec-Mfg  
 No Months Vacant 1 - 3 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$650,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$650,000  
 Land Value \$98,100  
 Improvement Value \$551,900  
 Time on Market 12 - 24 months  
 Recent Asking Price \$750,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1980  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 7,250  
 Additional Useable Area 0  
 Total Area 7,250  
 Basement Area  
 Office Area (SF) / (%) 2,000 28%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 2,000 28%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 14  
 Non-office ave clear height 13  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$89.66  
 Adj Sale Price Imps \$ / SF \$76.12  
 Acres 7.110  
 Land Value \$ / Acre \$13,797  
 SCR 42.72  
 RCN + OBY / SF \$73.59  
 Physical Res. % 73%  
 Functional Res. % 90%  
 Functional OBS 1 Layout  
 Functional OBS 2 Office/Plant Ratio  
 Functional OBS 3  
 Community rating % 90%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 175%

## COMMENTS

APPR: GRANTOR: DID NOT RESPOND TO REQUEST FOR INFORMATION.

APPR: GRANTEE: PROPERTY WAS OFFERED FOR SALE THROUGH LOCAL CONTACTS AND WITH DIRECT VISIBLE SIGNAGE FROM HWY 65. THERE WAS SIGNIFICANT INTEREST IN PROPERTY. BUYER AND SELLER NEGOTIATED FOR SOME TIME BEFORE A PURCHASE AGREEMENT WAS REACHED.

APPR: PHYSICAL: BUILDING IN MODERATE CONDITION, WITH SOME SIGNS OF WEAR AND TEAR.

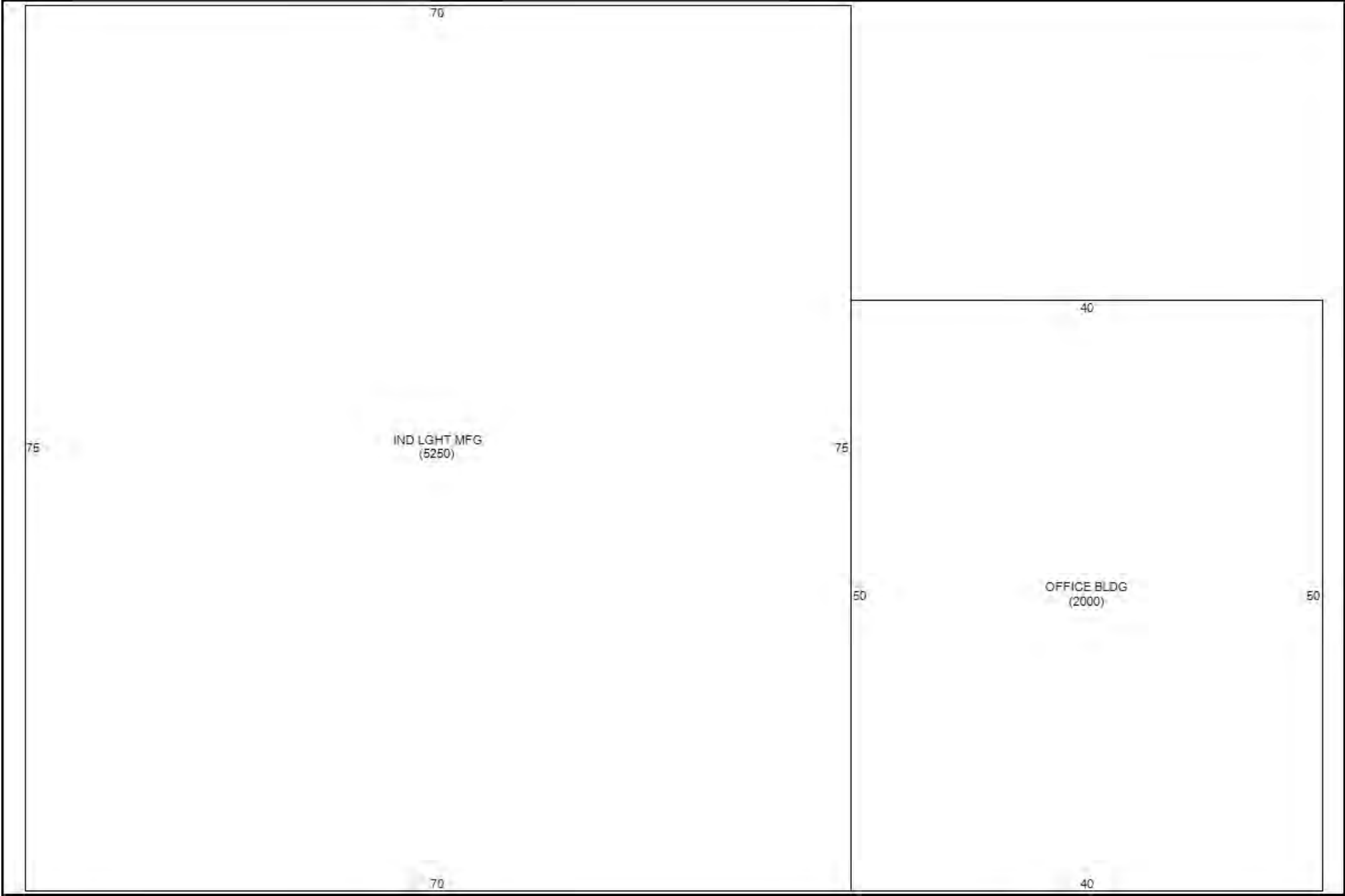
APPR: FUNCTIONAL: MULTI SECTION BUILDING WITH SOME LIMITATIONS FOR TRANSFER OF PRODUCT.

APPR: ECONOMIC: LOCATED SOUTH OF NEW RICHMOND WITH EASY ACCESS TO HWY 65.

APPR: LAND ANALYSIS: DETERMINED THROUGH RECENT LAND SALES SEARCH AND MARKET ANALYSIS.

APPR: REMARKS: APPRAISAL ON FILE. APPRAISED VALUE \$690,000





**SALE REPORT**

State ID # 79-55-106-R000009341  
 County ST CROIX  
 Municipality BALDWIN  
 Local Parcel # 106-1094-10-010  
 Situs Address 320 8th Ave  
 Situs Zip Code 54002  
 Appraiser KMETZSE

IPAS Sale Key # 162771  
 SIC Code 2431  
 Interior Inspection Date 03/14/2019  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 12/28/2018  
 Grantor HEEBINK ARCHITECTURAL WOODWORK LLC

Grantee SALOMONSEN HOLDINGS LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2431: Millwork-Mfg  
 Intended Use 7378: Computer Maintenance & Repair-Svcs  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$500,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$500,000  
 Land Value \$189,700  
 Improvement Value \$310,300  
 Time on Market 0 - 4 months  
 Recent Asking Price \$549,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1981  
 Number of Building Sections 1  
 Predominant OCC Code 494  
 Primary Area 22,000  
 Additional Useable Area 0  
 Total Area 22,000  
 Basement Area  
 Office Area (SF) / (%) 1,486 7%  
 Sprinkler (SF) / (%) 22,000 100%  
 Air Conditioning (SF) / (%) 1,486 7%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 14  
 Non-office ave clear height 14  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$22.73  
 Adj Sale Price Imps \$ / SF \$14.10  
 Acres 6.960  
 Land Value \$ / Acre \$27,256  
 SCR 13.78  
 RCN + OBY / SF \$40.63  
 Physical Res. % 39%  
 Functional Res. % 95%  
 Functional OBS 1 Ceiling Height  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 95%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 99%

**COMMENTS**

GRTR: COMPANY WENT OUT OF BUSINESS AND THE BUILDING WAS NO LONGER NEEDED. LISTED WITH A BROKER.

GRTE: OUTGREW THE BUILDING THEY WERE LOCATED IN, AND THOUGHT THIS BUILDING WOULD SUIT THEIR NEEDS FOR MANY YEARS.

BRKR: ON THE MARKET APPROXIMATELY FOUR MONTHS WITH MODERATE INTEREST IN THE PROPERTY. FELT PROPERTY SOLD FOR FAIR MARKET VALUE. IT BROUGHT 90% OF THE ASKING PRICE. FELT THE UNHEATED STORAGE BUILDING BROUGHT LITTLE TO THE S

PHYS: BUILDING SHOWS SIGNS OF WEAR WITH DENTS IN THE WALLS AND SOME CRACKING IN THE FLOOR. UTILITIES INCLUDE CITY WATER AND SEWER AND NATURAL GAS. THE OFFICE IS AIR CONDITIONED AND THE PRODUCTION AREA IS A COMBINATION OF RADIANT HEAT AND GAS FIRED FORCED AIR. BUILDING HAS A WET SPRINKLER SYSTEM.

FUNC: OBSOLESCENCE NOTED FOR LOWER CEILING HEIGHT AT 14'.

ECON: PROPERTY IS LOCATED ON THE NORTH END OF BALDWIN JUST OFF STATE HIGHWAY 63 & HWY 12, APPROXIMATELY 2.5 MILES NORTH OF INTERSTATE 94. HUDSON IS 20 MILES TO THE WEST AND NEW RICHMOND IS 18 MILES NORTHWEST.

OTHR: LAND ANALYSIS: LAND VALUE IS BASED ON THE REVIEW OF AREA (OR SIMILAR AREAS) SALES, ASKING PRICES AND ASSESSMENTS.

OTHR: REMARKS: THE STORAGE BUILDING IS UNHEATED AND IS NOT INCLUDED IN THE OVERALL SQUARE FOOTAGE OF THE SALE.





DISCLAIMER - The content of this sales data worksheet is for general information purposes only. The information and opinions contained therein are provided by the Wisconsin Department of Revenue and we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, suitability of the information for any purpose. The Wisconsin Department of Revenue, its employees, officials, officers, agents, as the persons interviewed during the sales verification process, shall not be held responsible or liable for any use of, error, omission or defect in the information contained on the DOR Sales Data Worksheets.

**SALE REPORT**

State ID # 79-55-106-R000129429  
 County ST CROIX  
 Municipality BALDWIN  
 Local Parcel # 106-1094-60-110  
 Situs Address 370 8th Ave  
 Situs Zip Code 54002  
 Appraiser BELLDP

IPAS Sale Key # 168391  
 SIC Code 1751  
 Interior Inspection Date 02/18/2019  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 10/02/2018  
 Grantor CASEY JOHN WEISS

Grantee GLENN AND KANDIS MEYER

Affinity Adjacent Owner  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 1751: Carpentry Work-Const  
 Intended Use 4225: General Warehousing & Storage-Trans  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$105,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$105,000  
 Land Value \$35,000  
 Improvement Value \$70,000  
 Time on Market 0 - 4 months  
 Recent Asking Price \$105,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1989  
 Number of Building Sections 1  
 Predominant OCC Code 528  
 Primary Area 2,688  
 Additional Useable Area 0  
 Total Area 2,688  
 Basement Area  
 Office Area (SF) / (%) 240 9%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 14  
 Non-office ave clear height 14  
 Frame Type 07: Wood Pole  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$39.06  
 Adj Sale Price Imps \$ / SF \$26.04  
 Acres 0.500  
 Land Value \$ / Acre \$70,000  
 SCR 8.1  
 RCN + OBY / SF \$46.60  
 Physical Res. % 54%  
 Functional Res. % 95%  
 Functional OBS 1 Layout  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 95%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 1 to 3 miles  
 Market Variance 115%

## COMMENTS

GRTR: UNABLE TO BE REACHED. SOLD BUILDING TO ACQUIRE LAND ACROSS THE STREET AND BUILD NEW FACILTY FOR GARAGE DOOR INSTALLATION BUSINESS.

GRTE: OFFERED ASKING PRICE. OWNS TOW TRUCK COMPANY ACROSS THE STREET, PURCHASED THIS BUILDING FOR ADDITONAL STORAGE.

PHYS: DENTS AND BROWNING AROUND FRONT DOOR, SIDING FADING AT DIFFERENT RATES FOR LEAN-TO AND PITCHED AREA OF ROOF

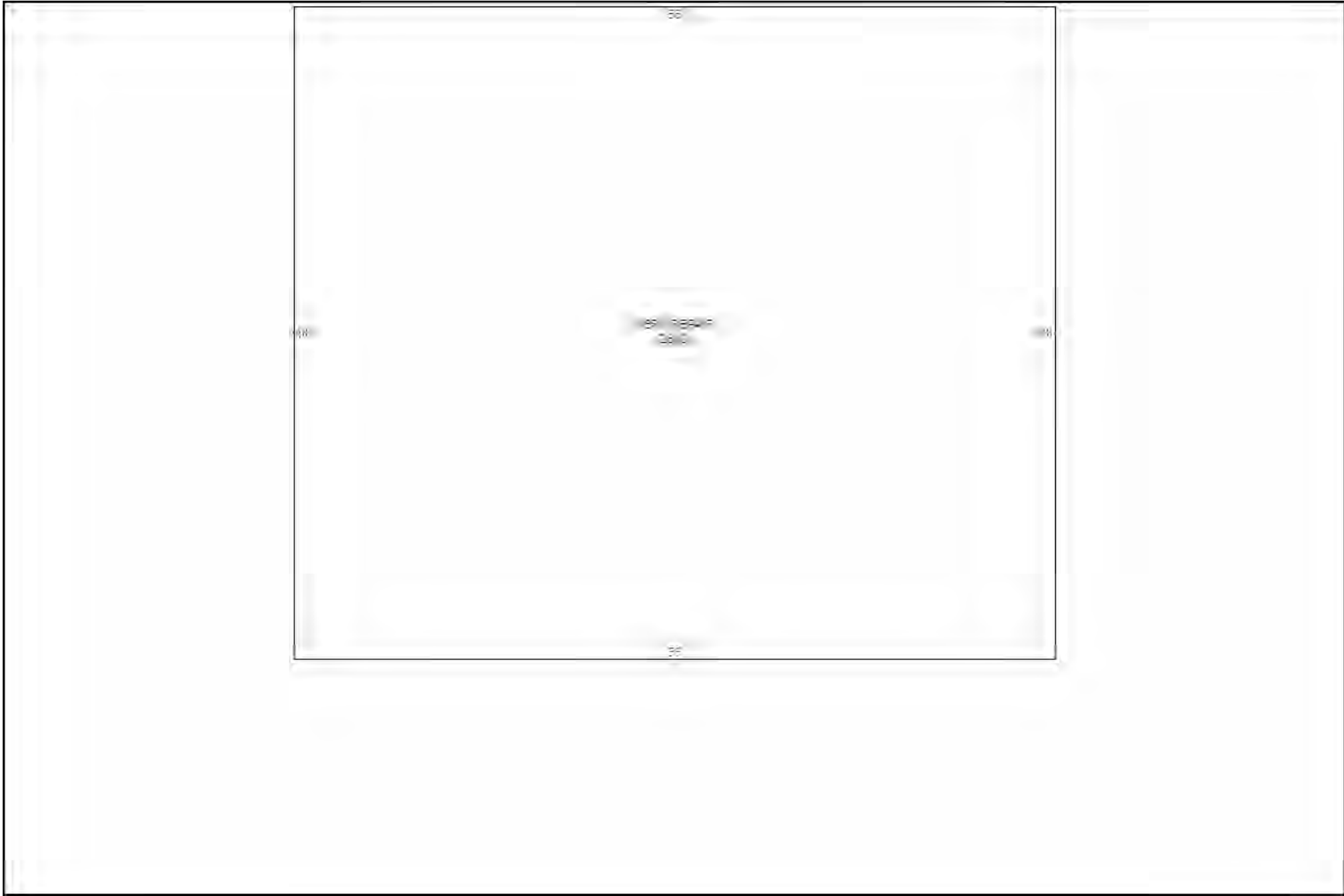
FUNC: BUILDING HAS A LEAN-TO THAT IS INCLUDED IN SQUARE FOOTAGE, BUT HAS INTERIOR WALL LEADING TO A NEGATIVE LAYOUT.

ECON: LOCATED IN INDUSTRIAL AREA IN VILLAGE OF BALDWIN, .5 MILE FROM HWY 12 AND 2.5 MILES FROM I-94

OTHR: LAND ANALYSIS: LAND VALUE DETERMINED THROUGH VACANT LAND SALES STUDY

OTHR: MARKET VARIANCE: COULD BE DUE TO GRANTOR WANTING PARCEL CLOSE TO HIS CURRENT BUILDING





**SALE REPORT**

State ID # 79-55-181-R000048633  
 County ST CROIX  
 Municipality SOMERSET  
 Local Parcel # 181-1023-60-350  
 Situs Address 422 Main St  
 Situs Zip Code 54025  
 Appraiser SMITHBA

IPAS Sale Key # 173901  
 SIC Code 7389  
 Interior Inspection Date 06/26/2018  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 11/12/2019  
 Grantor CONTRACT PACKAGING

Grantee VERCOM HOLDINGS LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 7389: Business Services Nec-Svcs  
 Intended Use 0000: Commercial Parcel  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$775,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$775,000  
 Land Value \$309,300  
 Improvement Value \$465,700  
 Time on Market 5 - 11 months  
 Recent Asking Price \$9,000,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1976  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 22,312  
 Additional Useable Area 0  
 Total Area 22,312  
 Basement Area  
 Office Area (SF) / (%) 2,612 12%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 24,624 110%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 15  
 Non-office ave clear height 14  
 Frame Type 02: Masonry Load Bearing  
 Exterior Wall Type 03: Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

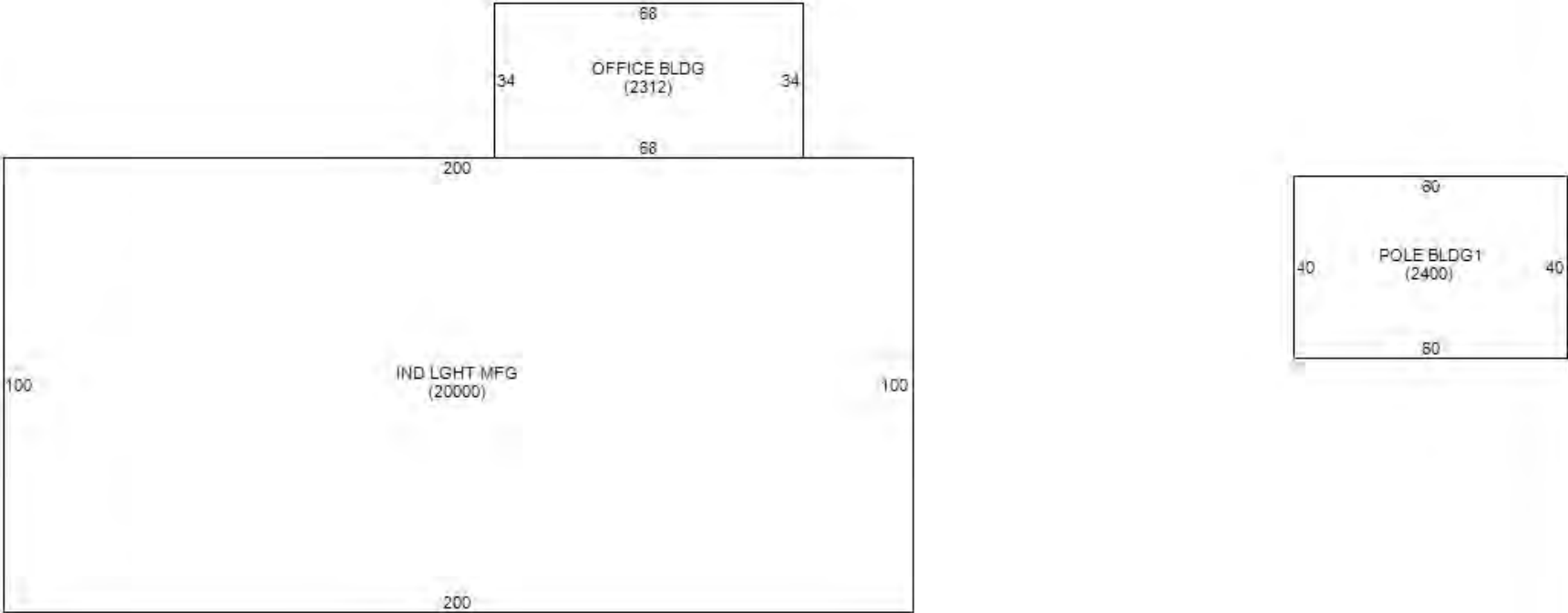
Adj Sale Price \$ / SF \$34.73  
 Adj Sale Price Imps \$ / SF \$20.87  
 Acres 5.580  
 Land Value \$ / Acre \$55,430  
 SCR 10.89  
 RCN + OBY / SF \$76.76  
 Physical Res. % 40%  
 Functional Res. % 90%  
 Functional OBS 1 Ceiling Height  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 95%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 1 to 3 miles  
 Market Variance 79%

COMMENTS

APPR: GRANTOR: OWNER WANTED TO RELOCATE BUSINESS AND OFFERED REAL ESTATE FOR SALE. GRANTEE: PROPERTY WAS FOR SALE THROUGH REAL ESTATE LISTING AND FELT WOULD SUIT COMPANY NEEDS. BROKER: DID NOT RESPOND TO REQUEST FOR INFORMATION. PHYSICAL: BUILDINGS IN FAIR CONDITION, WITH SOME SIGNS OF WEAR AND TEAR. FUNCTIONAL: LOW CEILING HEIGHT AND LACK OF FIRE PROTECTION. ECONOMIC: LOCATED IN THE VILLAGE OF SOMERSET WITH REASONABLE ACCESS TO HWY 64. SURROUNDED BY RETAIL PROPERTIES, BUT BUILDING IS LOCATED SOME DISTANCE FROM THE MAIN RETAIL TRAFFIC. LAND ANALYSIS: DETERMINED THROUGH RECENT LAND SALES SEARCH AND MARKET ANALYSIS.







**SALE REPORT**

State ID # 79-55-181-R000139256  
 County ST CROIX  
 Municipality SOMERSET  
 Local Parcel # 181-1001-45-000  
 Situs Address 501 Laser Dr  
 Situs Zip Code 54025  
 Appraiser SMITHBA

IPAS Sale Key # 178911  
 SIC Code 5139  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 11/28/2018  
 Grantor LIND SHOE COMPANY

Grantee QUALITY REAL ESTATE PARTNERS LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 5139: Footwear-WholeSL  
 Intended Use 3500: Industrial Machinery & Equipment-Mfg  
 No Months Vacant 1 - 3 years  
 Environmental Site

**SALE DATA**

Sale Price \$1,225,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$1,225,000  
 Land Value \$212,100  
 Improvement Value \$1,012,900  
 Time on Market 12 - 24 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1990  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 29,000  
 Additional Useable Area 0  
 Total Area 29,000  
 Basement Area  
 Office Area (SF) / (%) 2,400 8%  
 Sprinkler (SF) / (%) 29,000 100%  
 Air Conditioning (SF) / (%) 2,400 8%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 22  
 Non-office ave clear height 20  
 Frame Type 02: Masonry Load Bearing  
 Exterior Wall Type 14: Concrete Tilt-up

**LAND AND IMPROVEMENT SALE ANALYSIS**

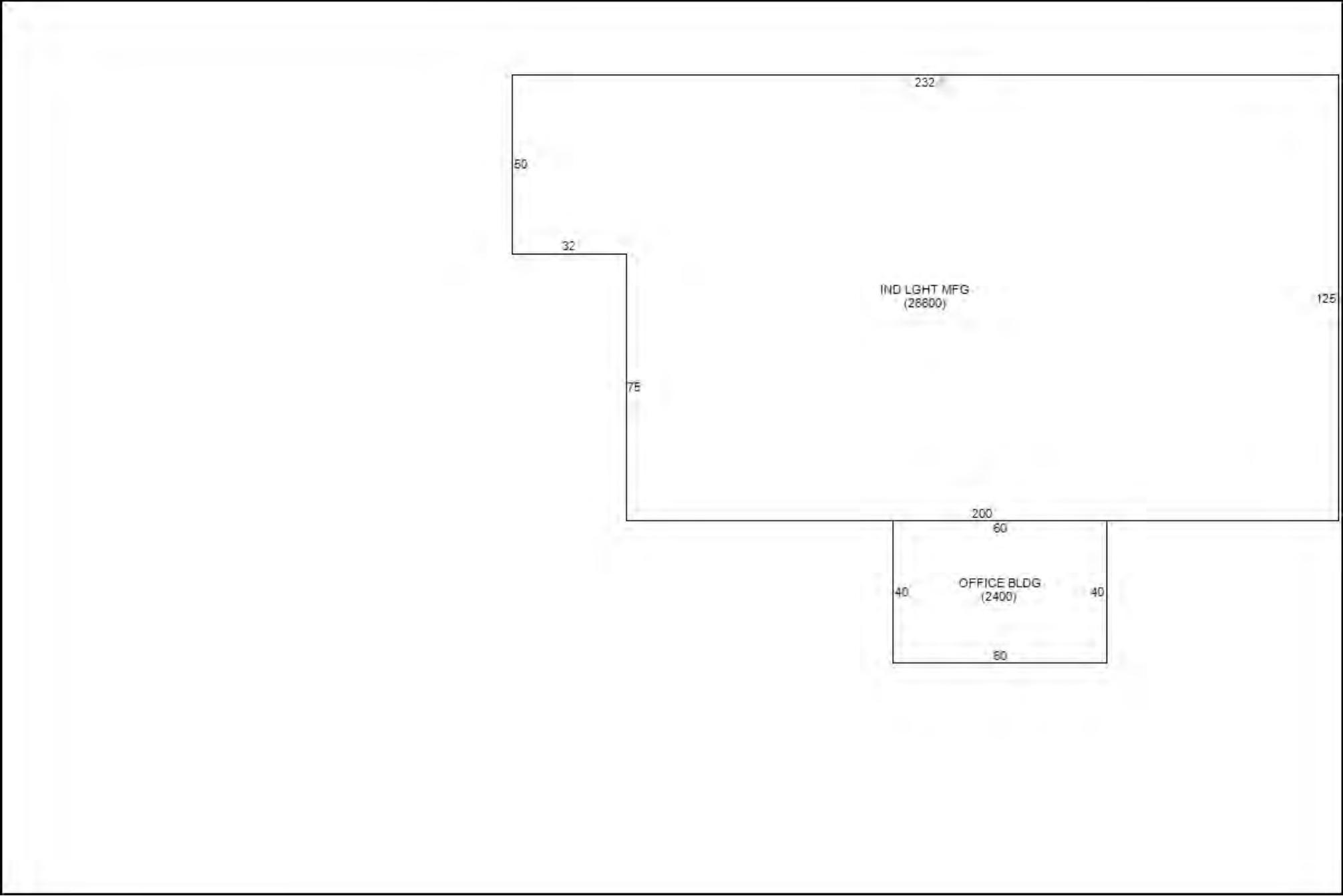
Adj Sale Price \$ / SF \$42.24  
 Adj Sale Price Imps \$ / SF \$34.93  
 Acres 5.000  
 Land Value \$ / Acre \$42,420  
 SCR 7.51  
 RCN + OBY / SF \$74.19  
 Physical Res. % 56%  
 Functional Res. % 100%  
 Functional OBS 1  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 95%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason

Major Thoroughfare 1 to 3 miles  
 Market Variance 88%

COMMENTS

APPR: GRANTOR: DID NOT RESPOND TO REQUEST FOR INFORMATION. GRANTEE: PROPERTY WAS FOR SALE THROUGH REAL ESTATE LISTING AND FELT IT WOULD BE A GOOD INVESTMENT, WITH INTENTIONS OF LEASING BUILDING. BROKER: REAL ESTATE WAS EXPOSED TO MARKET VIA MLS AND VARIOUS INTERNET SITES. PHYSICAL: BUILDING IN FAIR CONDITION. DUE TO THE PROPERTY BEING VACANT FOR AN EXTENDED PERIOD OF TIME, A NEW ROOF WAS NEEDED, SOME UNIT HEATERS REPLACED AND SOME GENERAL UPDATING DONE TO BUILDING AFTER PURCHASE BY BUYER. ECONOMIC: LOCATED IN THE VILLAGE OF SOMERSET, WITH REASONABLE ACCESS TO HWY 35. LAND ANALYSIS: DETERMINED THROUGH RECENT LAND SALES SEARCH AND MARKET ANALYSIS. REMARKS: EXTERIOR PHOTOS TAKEN 10/10/17. AS PER AGENT, THERE WERE NO CHANGES TO THE BUILDING SINCE EXTERIOR PHOTOS TAKEN.





**SALE REPORT**

State ID # 79-55-192-R000033151  
 County ST CROIX  
 Municipality WOODVILLE  
 Local Parcel # 192-1053-90-200  
 Situs Address 104 Park Ave  
 Situs Zip Code 54028  
 Appraiser SMITHBA

IPAS Sale Key # 191949  
 SIC Code 3089  
 Interior Inspection Date 10/05/2021  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 02/12/2021  
 Grantor STURTEVANT LLC

Grantee MAGNOLIA PROPERTIES LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3089: Plastics Products Nec-Mfg  
 Intended Use 3089: Plastics Products Nec-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$12,500,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$12,500,000  
 Land Value \$262,700  
 Improvement Value \$12,237,300  
 Time on Market 5 - 11 months  
 Recent Asking Price \$12,500,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 2014  
 Number of Building Sections 5  
 Predominant OCC Code 494  
 Primary Area 132,217  
 Additional Useable Area 0  
 Total Area 132,217  
 Basement Area  
 Office Area (SF) / (%) 46,647 35%  
 Sprinkler (SF) / (%) 132,217 100%  
 Air Conditioning (SF) / (%) 132,217 100%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 26  
 Non-office ave clear height 26  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$94.54  
 Adj Sale Price Imps \$ / SF \$92.55  
 Acres 10.000  
 Land Value \$ / Acre \$26,270  
 SCR 3.77  
 RCN + OBY / SF \$86.70  
 Physical Res. % 89%  
 Functional Res. % 90%  
 Functional OBS 1 Size  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 95%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 1 to 3 miles  
 Market Variance 140%

**COMMENTS**

APPR: GRANTOR: OWNED BUSINESS AND REAL ESTATE, WITH THE BUSINESS LEASING THE REAL ESTATE. BUSINESS WAS SOLD AND CONTINUED TO LEASE REAL ESTATE. REAL ESTATE WAS OFFERED FOR SALE WITH BROKER WHO HANDLED THE SALE. THE BUSINESS AND REAL ESTATE OWNER ARE UNRELATED.

APPR: GRANTEE: SOLD MULTIPLE REAL ESTATE PROPERTIES AND WAS LOOKING TO DO A 1031 REINVESTMENT OF SALE PROCEEDS. THIS PROPERTY IS A NEWER AND VERY NICE PROPERTY WITH A 9 YEAR REMAINING LEASE TERM THAT WAS ATTRACTIVE TO BUYER. COPY OF APPRAISAL NOT PROVIDED.

APPR: BROKER: THE REAL ESTATE WAS EXPOSED TO THE OPEN MARKET VIA MLS AND VARIOUS INTERNET SITES AS VERIFIED BY INTERNET RESARCH. HOWEVER, BROKER DID NOT RESPOND TO REQUEST FOR INFORMATION.

APPR: PHYSICAL: QUALITY BUILDING. APPEARS TO BE NO MAJOR REPAIRS REQUIRED AT THIS TIME.

APPR: FUNCTIONAL: LARGER OFFICE TO PLANT RATIO THAN NORMAL. LARGER BUILDING THAN TYPICALLY SEEN IN THIS MARKET.

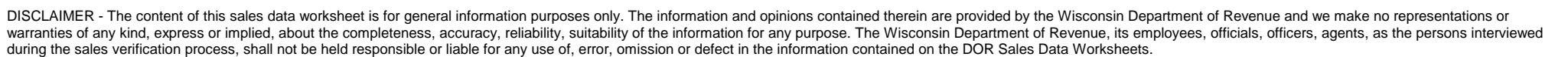
APPR: ECONOMIC: LOCATED IN THE VILLAGE OF WOODVILLE, WITH EASY ACCESS TO INTERSTATE 94 WHICH IS A MAJOR TRAVEL CORRIDOR.

APPR: LAND ANALYSIS: DETERMINED THROUGH RECENT LAND SALES SEARCH AND MARKET ANALYSIS.

APPR: REMARKS: THIS SALE INCLUDED A LOCALLY ASSESSED PARCEL # 192-1053-90-110 THAT WILL BE ADDED FOR 2022 MFG ASSESSMENT. PARCEL ASSESSED AS LAND ONLY AND INCLUDED IN THE LAND VALUE AT FULL VALUE OF \$66,400.







**SALE REPORT**

State ID # 79-55-236-R000129284  
 County ST CROIX  
 Municipality HUDSON  
 Local Parcel # 236-1680-02-010  
 Situs Address 805 Industrial St  
 Situs Zip Code 54016  
 Appraiser BELLDP

IPAS Sale Key # 168295  
 SIC Code 4225  
 Interior Inspection Date 10/03/2019  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 09/07/2018  
 Grantor MILLS PROPERTIES LLC

Grantee CHELSEA PROPERTIES LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 4225: General Warehousing & Storage-Trans  
 Intended Use 4225: General Warehousing & Storage-Trans  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$1,400,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$1,400,000  
 Land Value \$462,500  
 Improvement Value \$937,500  
 Time on Market 0 - 4 months  
 Recent Asking Price \$1,600,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1967  
 Number of Building Sections 1  
 Predominant OCC Code 406  
 Primary Area 53,200  
 Additional Useable Area 0  
 Total Area 53,200  
 Basement Area  
 Office Area (SF) / (%) 0 0%  
 Sprinkler (SF) / (%) 53,200 100%  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 14  
 Non-office ave clear height 14  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$26.32  
 Adj Sale Price Imps \$ / SF \$17.62  
 Acres 3.700  
 Land Value \$ / Acre \$125,000  
 SCR 3.03  
 RCN + OBY / SF \$46.89  
 Physical Res. % 43%  
 Functional Res. % 90%  
 Functional OBS 1 Ceiling Height  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 97%

**COMMENTS**

GRTR: PURCHASED MILLS FLEET FARM IN 2016, AND ANNOUNCED AGGRESSIVE EXPANSION PLAN FOR THE NEXT 6 YEARS. PART OF THE PLAN INCLUDED SELLING UNDERUTILIZED BUILDINGS IN THE COMPANY'S PORTFOLIO.

GRTE: INTENDS TO USE THIS PROPERTY FOR STORAGE FACILITY. CLAIMS AT TIME OF SALE ROOF NEEDED REPAIR AND PARKING LOT NEEDED RESURFACING. STARTED WITH BROKERS OPINION OF VALUE AND NEGOTIATED DOWN TO FINAL SELLING PRICE.

BRKR: LISTED AND SOLD MULTIPLE PROPERTIES FOR GRANTOR. CURRENTLY HAVE ALMOST IDENTICAL MILLS STORAGE BUILDING FOR SALE IN STEVENS POINT. THINKS SELLING PRICE WAS FAIR MARKET VALUE AT TIME OF THE SALE.

PHYS: NEEDS ROOF REPAIRED AND PARKING LOT RESURFACED. SIDING IS DISCOLORED AND DENTED IN MULTIPLE AREAS.

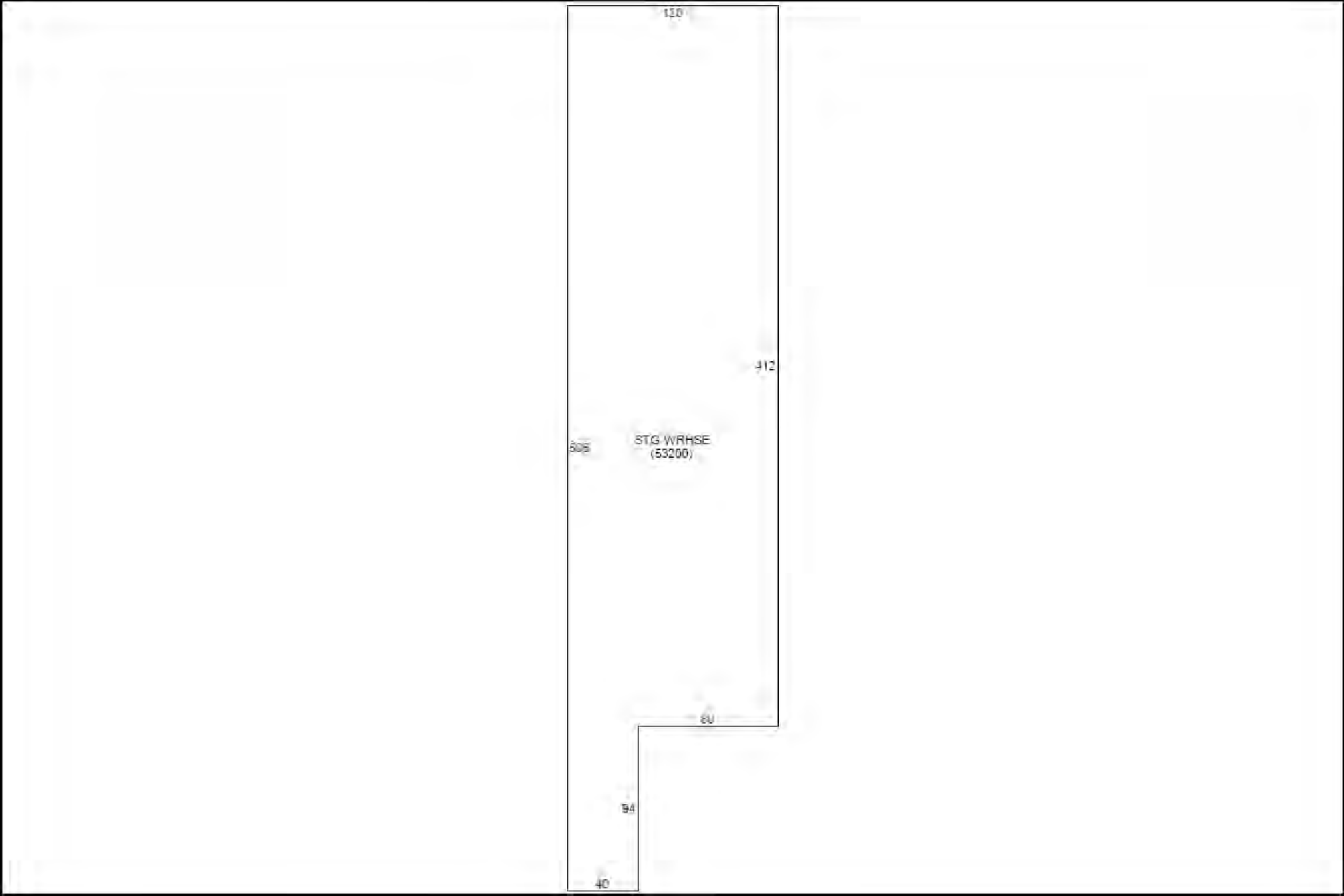
FUNC: OBSOLESCENCE OBSERVED FOR LOW CEILING HEIGHT

ECON: PROPERTY LOCATED IN RETAIL/INDUSTRIAL AREA OF GROWING COMMUNITY, 20 MILES FROM TWIN CITIES METRO AREA. HAS MINOR VISIBILITY FROM INTERSTATE 94.

OTHR: LAND ANALYSIS: DETERMINED BY LOCALLY ASSESSED VALUES OF ADJACENT COMMERCIAL PROPERTIES

OTHR: MARKET VARIANCE: COULD BE DUE TO THE GRANTOR BEING WILLING TO NEGOTIATE DOWN FROM \$1,600,000 ASKING PRICE IN ORDER TO USE THAT MONEY TO OPEN MORE MILLS FLEET FARM RETAIL LOCATIONS





**SALE REPORT**

State ID # 79-55-236-R000034028  
 County ST CROIX  
 Municipality HUDSON  
 Local Parcel # 236-1761-01-011  
 Situs Address 1212 Beaudry Blvd  
 Situs Zip Code 54016  
 Appraiser SMITHBA

IPAS Sale Key # 173904  
 SIC Code 2679  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 12/05/2019  
 Grantor ANCHOR PAPER COMPANY  
 Grantee MEDICH PROPERTIES II LLC  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2679: Converted Paper Products Nec-Mfg  
 Intended Use 2097: Manufactured Ice-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$935,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$935,000  
 Land Value \$117,000  
 Improvement Value \$818,000  
 Time on Market 5 - 11 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 2002  
 Number of Building Sections 1  
 Predominant OCC Code 494  
 Primary Area 15,148  
 Additional Useable Area 0  
 Total Area 15,148  
 Basement Area  
 Office Area (SF) / (%) 2,080 14%  
 Sprinkler (SF) / (%) 15,148 100%  
 Air Conditioning (SF) / (%) 15,148 100%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 18  
 Non-office ave clear height 18  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 14: Concrete Tilt-up

**LAND AND IMPROVEMENT SALE ANALYSIS**

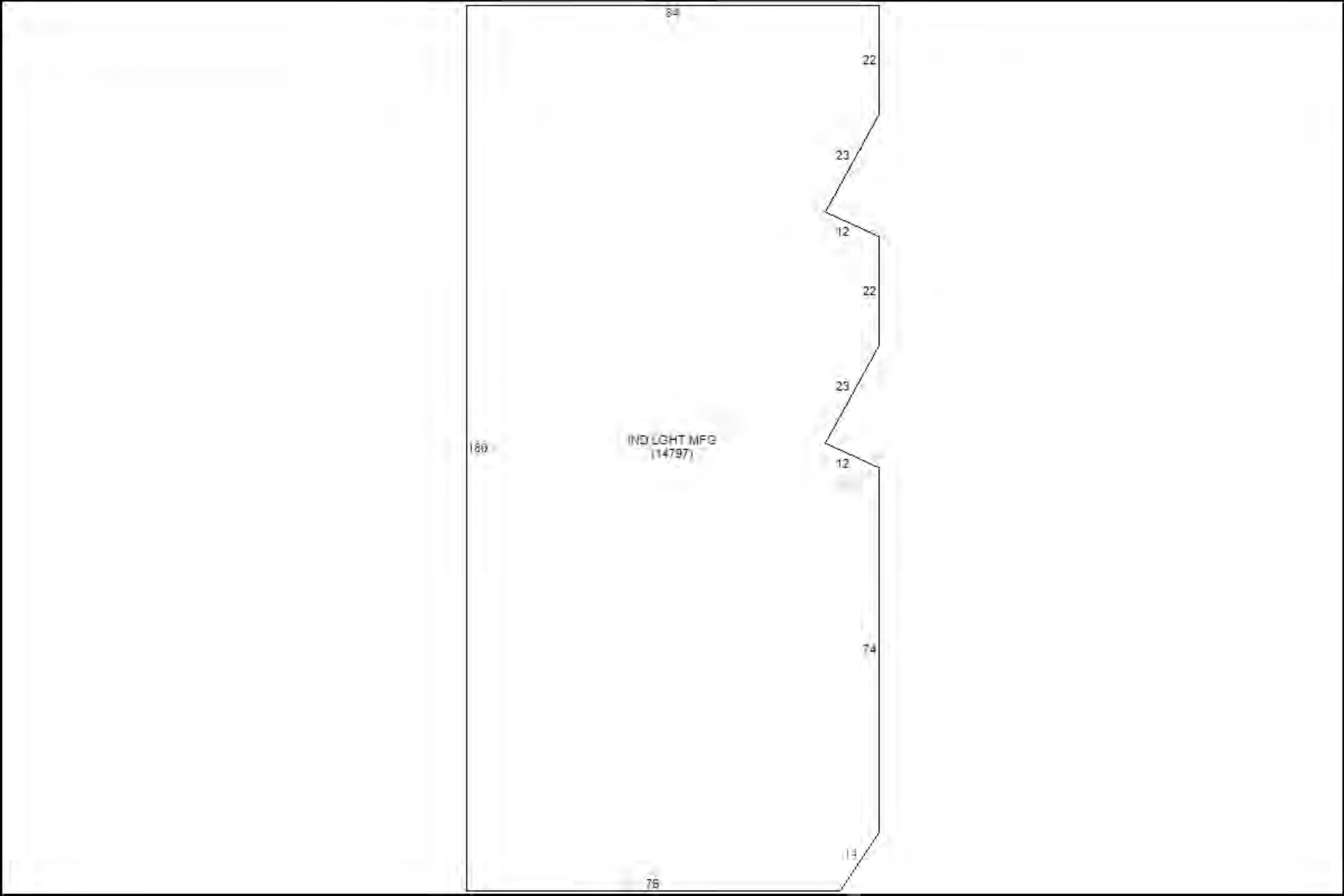
Adj Sale Price \$ / SF \$61.72  
 Adj Sale Price Imps \$ / SF \$54.00  
 Acres 1.022  
 Land Value \$ / Acre \$114,481  
 SCR 2.94  
 RCN + OBY / SF \$83.96  
 Physical Res. % 78%  
 Functional Res. % 95%  
 Functional OBS 1 Site Coverage  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 87%

COMMENTS

APPR: GRANTOR: OWNER RELOCATED BUSINESS TO NEW LOCATION AND OFFERED PROPERTY FOR SALE. SELLER FELT THE SALE REPRESENTED THE FAIR MARKET VALUE OF THE PROPERTY. GRANTOR: OWNER RELOCATED BUSINESS TO NEW LOCATION AND OFFERED PROPERTY FOR SALE. SELLER FELT THE SALE REPRESENTED THE FAIR MARKET VALUE OF THE PROPERTY. BROKER: DID NOT RESPOND TO REQUEST FOR INFORMATION. PHYSICAL: BUILDINGS IN GOOD CONDITION, WITH MINIMAL SIGNS OF WEAR AND TEAR. FUNCTIONAL: SITE COVERAGE RATIO IS LESS THAN SIMILAR PROPERTIES. ECONOMIC: LOCATED IN THE CITY OF HUDSON, WITH EASY ACCESS TO I-94. LAND ANALYSIS: DETERMINED THROUGH RECENT LAND SALES SEARCH AND MARKET ANALYSIS.







**SALE REPORT**

State ID # 79-55-236-R000123485  
 County ST CROIX  
 Municipality HUDSON  
 Local Parcel # 236-1982-23-000  
 Situs Address 3000 Harvey St  
 Situs Zip Code 54016  
 Appraiser SMITHBA

IPAS Sale Key # 191727  
 SIC Code 3089  
 Interior Inspection Date 11/19/2020  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 03/31/2021  
 Grantor HARVEY STREET HOLDINGS LLC

Grantee GAMRA HOLDINGS LLC

Affinity Tenant  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3089: Plastics Products Nec-Mfg  
 Intended Use 3089: Plastics Products Nec-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$3,200,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$3,200,000  
 Land Value \$339,100  
 Improvement Value \$2,860,900  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 2003  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 57,600  
 Additional Useable Area 3200  
 Total Area 60,800  
 Basement Area  
 Office Area (SF) / (%) 6,400 11%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 6,400 11%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 29  
 Non-office ave clear height 27  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 14: Concrete Tilt-up

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$52.63  
 Adj Sale Price Imps \$ / SF \$47.05  
 Acres 4.552  
 Land Value \$ / Acre \$74,495  
 SCR 3.44  
 RCN + OBY / SF \$75.19  
 Physical Res. % 72%  
 Functional Res. % 100%  
 Functional OBS 1  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason

Major Thoroughfare 0 to 1 mile  
 Market Variance 87%

**COMMENTS**

APPR: GRANTOR: PROPERTY WAS SOLD AS PER LEASE WITH OPTION TO PURCHASE PROVISION.

APPR: GRANTEE: GRANTEE LEASED THE PROPERTY AND THE LEASE HAD AN OPTION TO BUY PROVISION, WHICH WAS EXECUTED AT THE SALES PRICE. BUYER NEEDED ADDITIONAL SPACE FOR OPERATIONS AND THIS BUILDING SATISFIED THOSE NEEDS.

APPR: PHYSICAL: VERY WELL MAINTAINED PROPERTY, WITH MINIMAL WEAR AND TEAR. BUILDING HAS 8 DOCK LEVELERS WITH EASY ACCESS FOR SHIPPING AND RECEIVING.

APPR: FUNCTIONAL: NO FUNCTIONAL OBSOLESCENCE OBSERVED. VERY NICE RECTANGULAR BUILDING.

APPR: ECONOMIC: LOCATED IN AN INDUSTRIAL PARK ON THE SOUTH SIDE OF HUDSON WITH EASY ACCESS TO INTERSTATE 94, WHICH IS A MAIN TRAVEL CORRIDOR.

APPR: LAND ANALYSIS: DETERMINED THROUGH RECENT LAND SALES SEARCH AND MARKET ANALYSIS

APPR: REMARKS: EXTERIOR SITE VISIT 11/19/20.



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**SALE REPORT**

State ID # 79-55-261-R000129494  
 County ST CROIX  
 Municipality NEW RICHMOND  
 Local Parcel # 261-1204-40-000  
 Situs Address 811 N Dakota Ave  
 Situs Zip Code 54017  
 Appraiser BELLDP

IPAS Sale Key # 168513  
 SIC Code 3400  
 Interior Inspection Date 10/09/2019  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 01/09/2019  
 Grantor CITY OF NEW RICHMOND

Grantee BRYAN KNUDTSON

Affinity Adjacent Owner  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 4225: General Warehousing & Storage-Trans  
 Intended Use 3400: Fabricated Metal Products-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$365,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$365,000  
 Land Value \$77,300  
 Improvement Value \$287,700  
 Time on Market 0 - 4 months  
 Recent Asking Price \$365,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1994  
 Number of Building Sections 2  
 Predominant OCC Code 528  
 Primary Area 10,520  
 Additional Useable Area 0  
 Total Area 10,520  
 Basement Area  
 Office Area (SF) / (%) 1,050 10%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 1,050 10%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 16  
 Non-office ave clear height 16  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$34.70  
 Adj Sale Price Imps \$ / SF \$27.35  
 Acres 0.800  
 Land Value \$ / Acre \$96,625  
 SCR 3.31  
 RCN + OBY / SF \$52.76  
 Physical Res. % 54%  
 Functional Res. % 90%  
 Functional OBS 1 Layout  
 Functional OBS 2 Building Mechanics  
 Functional OBS 3  
 Community rating % 95%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 112%

**COMMENTS**

GRTR: HAS USED THIS AS PARKS AND REC BUILDING SINCE IT WAS BUILT IN 2004. CURRENTLY FIGURING OUT IF IT IS FINANCIALLY FEASIBLE TO BEGIN BUILDING A NEW PARKS AND REC BUILDING. STILL HAS ACCESS TO SMALLER BUILDING THRU THE END OF THIS YEAR.

GRTE: HAS MANUFACTURING BUSINESS NEARBY. WANTED TO EXPAND EXISTING LOCATION, BUT WASN'T ABLE TO BECAUSE OF ZONING. GRANTEE WAS PLANNING ON PAYING WHATEVER THE APPRAISAL CAME IN AT, BUT THE CITY THOUGHT IT WAS WORTH MORE THAN THE APPRAISED VALUE OF \$355,000.

PHYS: LARGER BUILDING IS IN MODERATE CONDITION, WITH NO SIGNS OF DEFERRED MAINTENANCE. SMALLER BUILDING HAS RUSTED ROOF AND PATCHED EXTERIOR WALL.

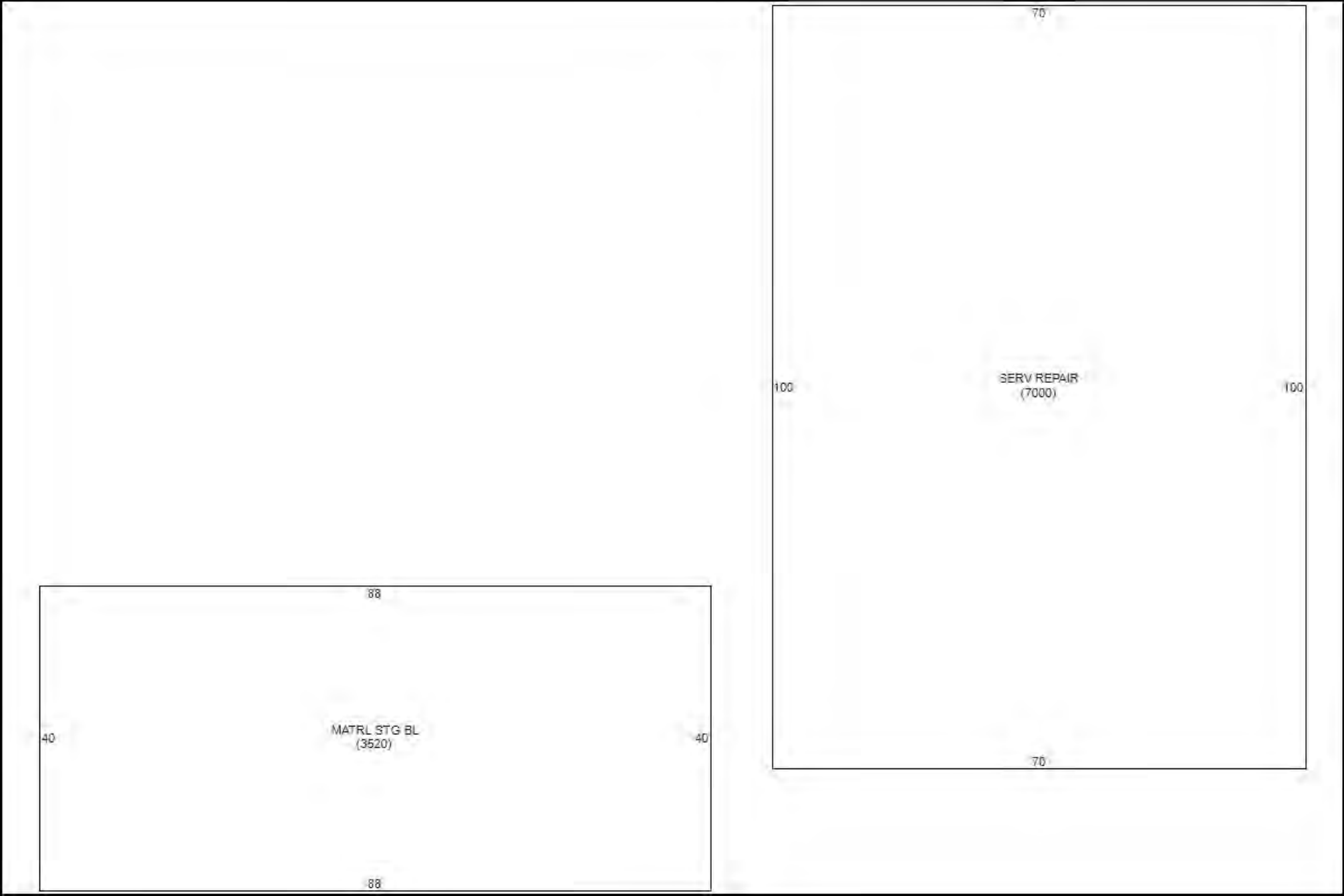
FUNC: TWO SEPARATE BUILDINGS (LAYOUT), NO HEAT IN SMALLER BUILDING (BUILDING MECHANICS).

ECON: LOCATED IN INDUSTRIAL AREA OF SMALL CITY NEAR HWY 64 AND HWY 65 INTERCHANGE.

OTHR: LAND ANALYSIS: LAND DETERMINED BY LOCALLY ASSESSED VALUES OF ADJACENT COMMERCIAL PROPERTIES AND VACANT LAND SALES.







**SALE REPORT**

State ID # 79-55-261-R000030517  
 County ST CROIX  
 Municipality NEW RICHMOND  
 Local Parcel # 261-1232-50-000  
 Situs Address 330 Wisconsin Dr  
 Situs Zip Code 54017  
 Appraiser SMITHBA

IPAS Sale Key # 191795  
 SIC Code 3544  
 Interior Inspection Date 11/05/2020  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 4  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 09/09/2021  
 Grantor HUDALLA GROUP LLC

Grantee 316 GROUP LLC

Affinity Business  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3544: Special Dies Tools Jigs & Fixtures-Mfg  
 Intended Use 3544: Special Dies Tools Jigs & Fixtures-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$1,000,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$1,000,000  
 Land Value \$200,500  
 Improvement Value \$799,500  
 Time on Market 0 - 4 months  
 Recent Asking Price \$1,000,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1998  
 Number of Building Sections 3  
 Predominant OCC Code 494  
 Primary Area 11,718  
 Additional Useable Area 0  
 Total Area 11,718  
 Basement Area  
 Office Area (SF) / (%) 4,680 40%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 11,718 100%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 16  
 Non-office ave clear height 16  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 03: Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$85.34  
 Adj Sale Price Imps \$ / SF \$68.23  
 Acres 3.428  
 Land Value \$ / Acre \$58,489  
 SCR 12.74  
 RCN + OBY / SF \$81.23  
 Physical Res. % 81%  
 Functional Res. % 95%  
 Functional OBS 1 Layout  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 95%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 115%

**COMMENTS**

APPR: GRANTOR: GRANTOR OFFERED THE BUSINESS AND REAL ESTATE FOR SALE AT TWO LOCATIONS ACROSS THE STREET FROM EACH OTHER. TWO EMPLOYEES ENDED UP PURCHASING THE BUSINESSES AND REAL ESTATE. EACH BUSINESS IS SEPARATE, BUT COMPLEMENTARY, WITH BOTH SELLING AS A STOCK SALE. BOTH REAL ESTATE PARCELS WERE SOLD AS AN ASSET SALE, WITH SUPPORTIVE APPRAISAL VALUES.

APPR: GRANTEE: BUSINESS WAS PURCHASED AND THEN REAL ESTATE WAS AGREED TO ACQUIRE AT APPRAISED VALUE. APPRAISAL ON FILE TO SUPPORT SALES PRICE.

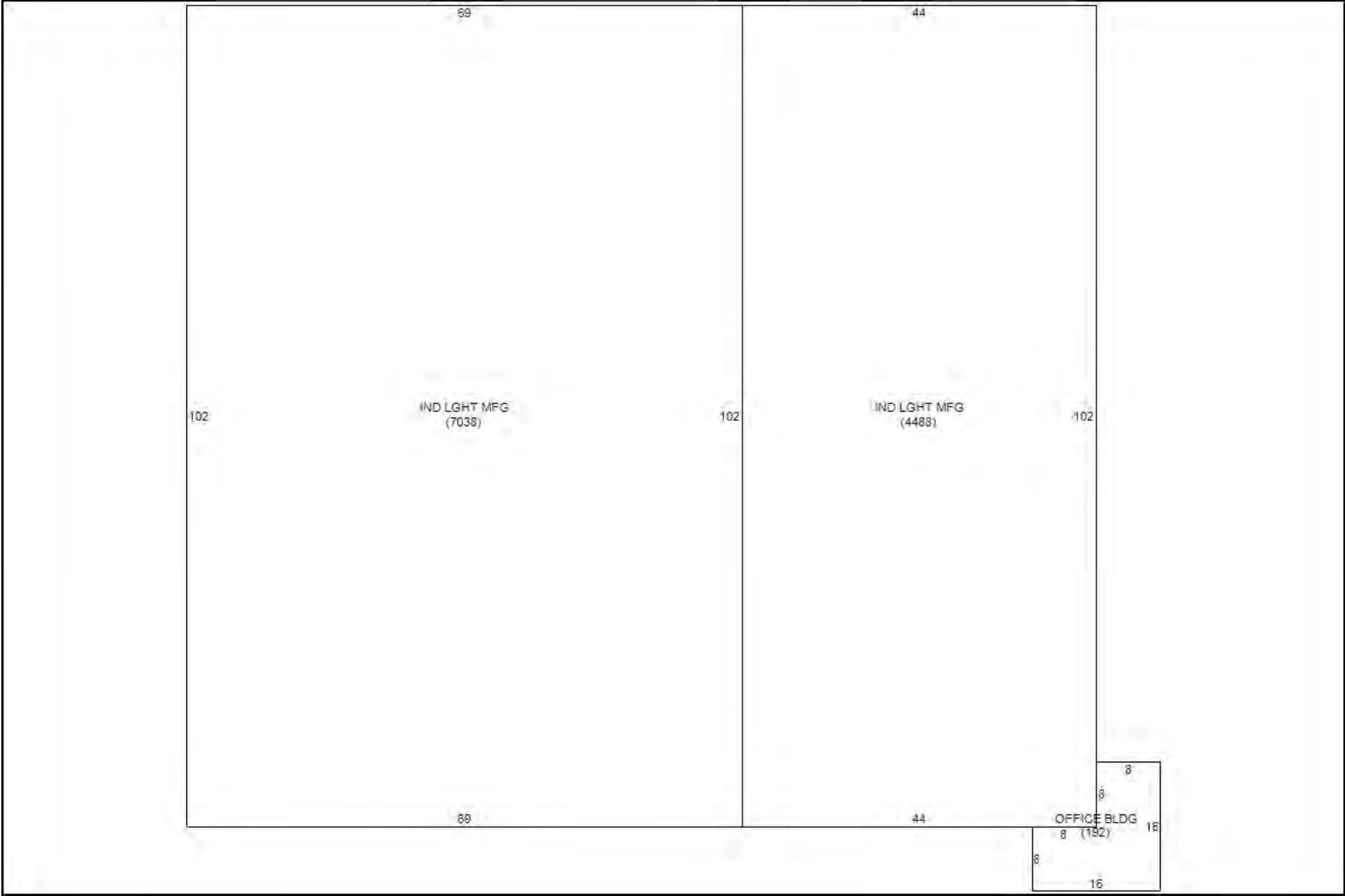
APPR: PHYSICAL: MULTIPLE SECTION BUILDING. BUILDINGS IN MODERATE CONDITION, WITH SOME SIGNS OF WEAR AND TEAR. APPEARS TO BE NO MAJOR REPAIRS REQUIRED AT THIS TIME.

APPR: ECONOMIC: LOCATED IN THE CITY OF NEW RICHMOND INDUSTRIAL PARK, WITH REASONABLE ACCESS TO HWY 65.

: LAND ANALYSIS: DETERMINED THROUGH RECENT LAND SALES SEARCH AND MARKET ANALYSIS.

APPR: REMARKS: APPRAISAL ON FILE TO SUPPORT SALES PRICE. THE OTHER SALE INVOLVED IS SALE NUMBER 21-79-20-4. DUE TO COVID-19, AN EXTERIOR INSPECTION WAS DONE ON 11/5/2020





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**SALE REPORT**

State ID # 79-55-261-R000068879  
 County ST CROIX  
 Municipality NEW RICHMOND  
 Local Parcel # 261-1232-30-000  
 Situs Address 240 Wisconsin Dr  
 Situs Zip Code 54017  
 Appraiser SMITHBA

IPAS Sale Key # 191814  
 SIC Code 3544  
 Interior Inspection Date 11/05/2020  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 4  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 09/09/2021  
 Grantor HUDALLA GROUP LLC

Grantee 316 GROUP LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3544: Special Dies Tools Jigs & Fixtures-Mfg  
 Intended Use 3544: Special Dies Tools Jigs & Fixtures-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$1,250,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$1,250,000  
 Land Value \$109,400  
 Improvement Value \$1,140,600  
 Time on Market 0 - 4 months  
 Recent Asking Price \$1,250,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1991  
 Number of Building Sections 1  
 Predominant OCC Code 494  
 Primary Area 21,088  
 Additional Useable Area 0  
 Total Area 21,088  
 Basement Area  
 Office Area (SF) / (%) 8,650 41%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 21,088 100%  
 Notable Features/OBYS

Stories 1  
 Non-office ave wall height 12  
 Non-office ave clear height 12  
 Frame Type 02: Masonry Load Bearing  
 Exterior Wall Type 04: Brick & Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$59.28  
 Adj Sale Price Imps \$ / SF \$54.09  
 Acres 2.062  
 Land Value \$ / Acre \$53,055  
 SCR 4.26  
 RCN + OBY / SF \$67.58  
 Physical Res. % 74%  
 Functional Res. % 90%  
 Functional OBS 1 Ceiling Height  
 Functional OBS 2 Office/Plant Ratio  
 Functional OBS 3  
 Community rating % 95%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 127%

**COMMENTS**

APPR: GRANTOR: GRANTOR OFFERED THE BUSINESS AND REAL ESTATE FOR SALE AT TWO LOCATIONS ACROSS THE STREET FROM EACH OTHER. TWO EMPLOYEES ENDED UP PURCHASING THE BUSINESSES AND REAL ESTATE. EACH BUSINESS IS SEPARATE, BUT COMPLEMENTARY, WITH BOTH SELLING AS A STOCK SALE. BOTH REAL ESTATE PARCELS WERE SOLD AS AN ASSET SALE, WITH SUPPORTIVE APPRAISAL VALUES.

APPR: GRANTEE: BUSINESS WAS PURCHASED AND THEN REAL ESTATE WAS AGREED TO ACQUIRE AT APPRAISED VALUE. APPRAISAL ON FILE TO SUPPORT SALES PRICE.

APPR: PHYSICAL: BUILDINGS IN MODERATE CONDITION, WITH SOME SIGNS OF WEAR AND TEAR. APPEARS TO BE NO MAJOR REPAIRS REQUIRED AT THIS TIME.

APPR: FUNCTIONAL: LARGER OFFICE TO PLANT RATIO THAN NORMAL. CEILING HEIGHT IS LESS THAN TYPICAL FOR A PROPERTY OF THIS SIZE.

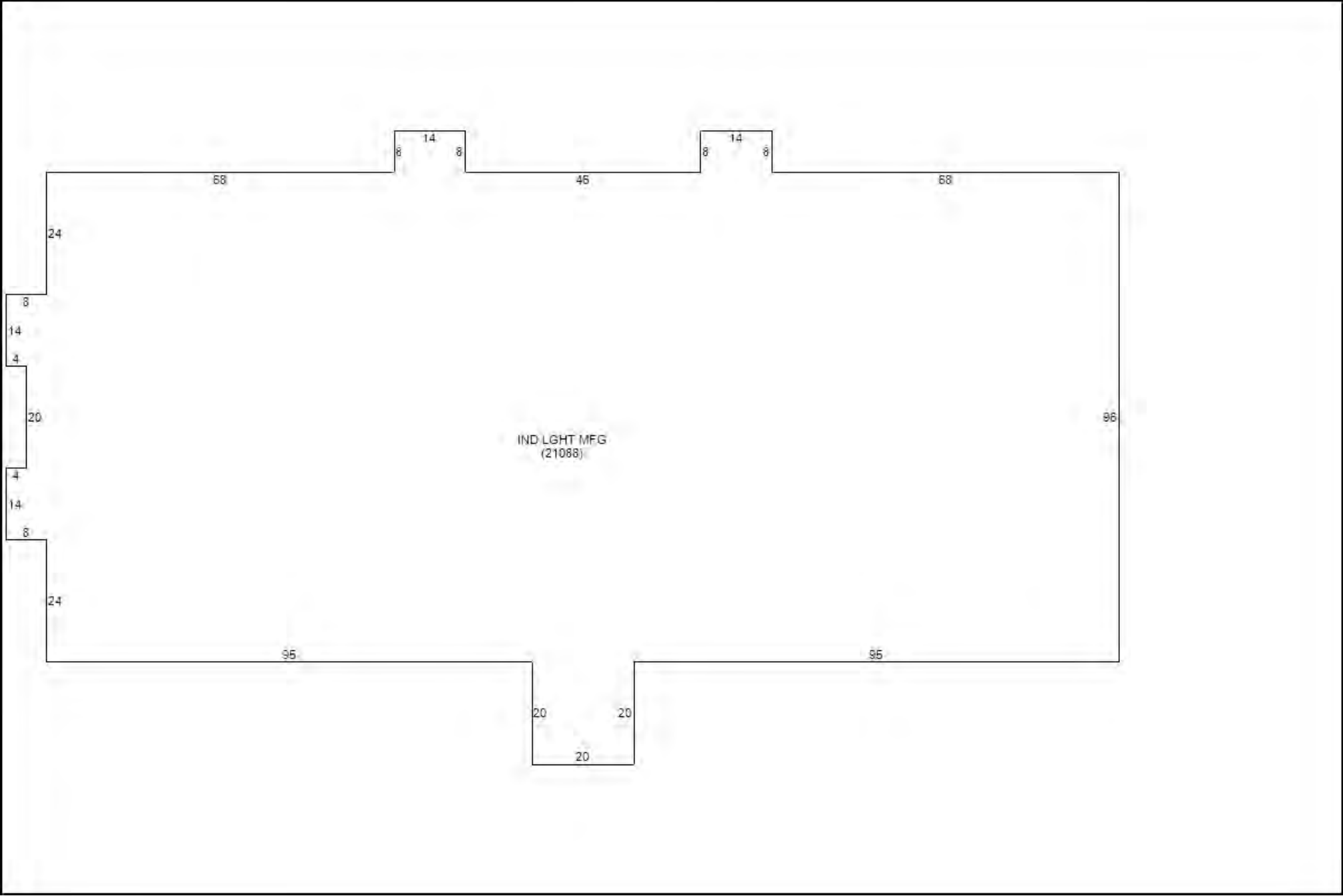
APPR: ECONOMIC: LOCATED IN THE CITY OF NEW RICHMOND INDUSTRIAL PARK, WITH REASONABLE ACCESS TO HWY 65.

APPR: LAND ANALYSIS: DETERMINED THROUGH RECENT LAND SALES SEARCH AND MARKET ANALYSIS.

APPR: REMARKS: APPRAISAL ON FILE TO SUPPORT SALES PRICE. THE OTHER SALE INVOLVED IS SALE NUMBER 21-79-21-4. DUE TO COVID-19, AN EXTERIOR INSPECTION WAS DONE 11/5/20.







**SALE REPORT**

State ID # 79-55-276-R000009443  
 County ST CROIX  
 Municipality RIVER FALLS  
 Local Parcel # 276-1071-30-100  
 Situs Address 393 Troy St  
 Situs Zip Code 54022  
 Appraiser SMITHBA

IPAS Sale Key # 174245  
 SIC Code 3089  
 Interior Inspection Date 10/23/2020  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 01/13/2020  
 Grantor FURHL LLC

Grantee INTERFACIAL HOLDINGS LLC

Affinity Tenant  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3541: Machine Tools Metal Cutting Types-Mfg  
 Intended Use 3541: Machine Tools Metal Cutting Types-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$3,580,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$3,580,000  
 Land Value \$328,800  
 Improvement Value \$3,251,200  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1995  
 Number of Building Sections 3  
 Predominant OCC Code 494  
 Primary Area 83,600  
 Additional Useable Area 0  
 Total Area 83,600  
 Basement Area  
 Office Area (SF) / (%) 7,072 8%  
 Sprinkler (SF) / (%) 83,600 100%  
 Air Conditioning (SF) / (%) 5,000 6%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 19  
 Non-office ave clear height 18  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

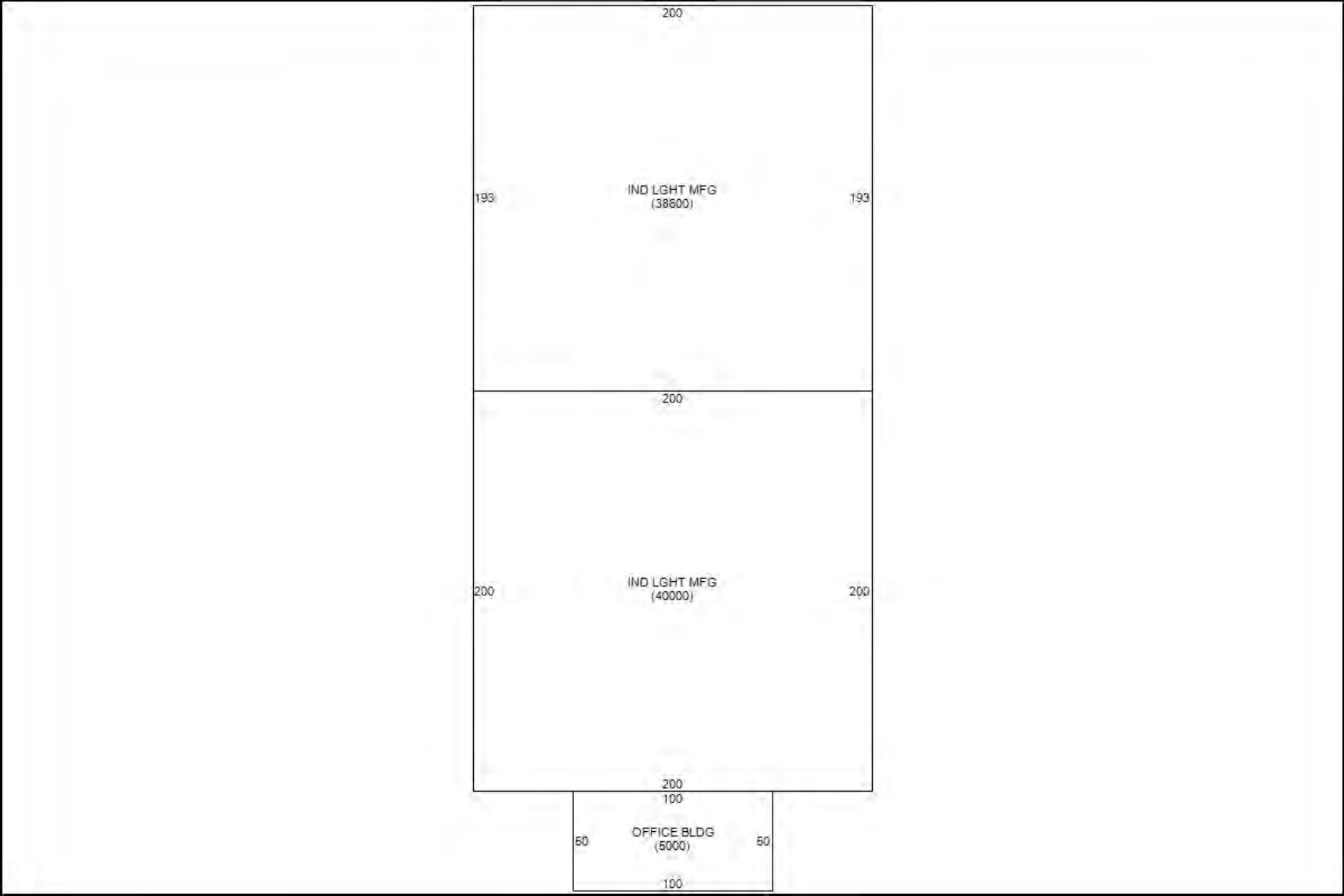
**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$42.82  
 Adj Sale Price Imps \$ / SF \$38.89  
 Acres 5.635  
 Land Value \$ / Acre \$58,350  
 SCR 2.94  
 RCN + OBY / SF \$64.01  
 Physical Res. % 65%  
 Functional Res. % 95%  
 Functional OBS 1 Site Coverage  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 95%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 104%

**COMMENTS**

APPR: GRANTOR: OWNER RELOCATING BUSINESS AND OFFERED BUILDING FOR SALE TO GRANTEE, WHO WAS CURRENTLY LEASING A PORTION OF THE BUILDING.  
GRANTEE: BUYER WAS LEASING A PORTION OF THE BUILDING. GRANTOR OFFERED BUILDING TO GRANTEE FOR PURCHASE. AN APPRAISAL WAS USED TO DETERMINE SALE PRICE  
AND PROPERTY SOLD AT APPRAISED VALUE. BROKER: NONE. PHYSICAL: BUILDINGS IN MODERATE CONDITION, WITH SOME SIGNS OF WEAR AND TEAR.  
APPEARS TO BE NO MAJOR REPAIRS REQUIRED AT THIS TIME. FUNCTIONAL: SITE COVERAGE RATIO IS LESS THAN OTHER TYPICAL PROPERTIES.  
ECONOMIC: LOCATED IN THE CITY OF RIVER FALLS, WITH REASONABLE ACCESS TO HWY 35. LAND ANALYSIS: DETERMINED THROUGH RECENT LAND SALES SEARCH  
AND MARKET ANALYSIS. REMARKS: APPRAISAL ON FILE TO SUPPORT SALES PRICE. PROPERTY SOLD AT APPRAISED VALUE.





**SALE REPORT**

State ID # 79-55-276-R000084952  
 County ST CROIX  
 Municipality RIVER FALLS  
 Local Parcel # 276-1072-20-005  
 Situs Address 283 Troy St  
 Situs Zip Code 54022  
 Appraiser SMITHBA

IPAS Sale Key # 182677  
 SIC Code 3081  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 08/26/2020  
 Grantor INTERFACIAL HOLDINGS LLC

Grantee 283 TROY LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3081: Unsupported Plastics Film & Sheet-Mfg  
 Intended Use 3081: Unsupported Plastics Film & Sheet-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$2,100,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$2,100,000  
 Land Value \$188,700  
 Improvement Value \$1,911,300  
 Time on Market 5 - 11 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1996  
 Number of Building Sections 1  
 Predominant OCC Code 494  
 Primary Area 20,000  
 Additional Useable Area 960  
 Total Area 20,960  
 Basement Area  
 Office Area (SF) / (%) 1,920 9%  
 Sprinkler (SF) / (%) 100 0%  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 23  
 Non-office ave clear height 21  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 14: Concrete Tilt-up

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$100.19  
 Adj Sale Price Imps \$ / SF \$91.19  
 Acres 3.330  
 Land Value \$ / Acre \$56,667  
 SCR 6.98  
 RCN + OBY / SF \$75.90  
 Physical Res. % 80%  
 Functional Res. % 100%  
 Functional OBS 1  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason

Major Thoroughfare 0 to 1 mile  
 Market Variance 150%

**COMMENTS**

APPR: GRANTOR: OWNED THIS BUILDING AND BUSINESS THAT OPERATED AT THIS LOCATION. DECIDED TO SELL BUILDING TO FREE UP SOME CAPTIAL FOR EXPANSION OF HIS OTHER BUSINESS OPORTUNITIES. PROPERTY WAS LISTED WITH AGENT. AS PART OF SALE TERMS, THE CURRENT OWNER'S EXISTING BUSINESS WILL CONTINUE TO LEASE BUILDING FROM BUYER ON A REMAINING 17 YEAR TERM BASIS.

APPR: GRANTEE: WAS LOOKING FOR INVESTMENT PROPERTY AND PURCHASED THE BUILDING. A 20 YEAR LEASE IS IN PLACE, WITH 17 YEARS REMAINING WHERE GRANTOR'S BUSINESS WILL CONTINUE TO OPERATE AT THIS LOCATION.

APPR: BROKER: DID NOT RESPOND TO REQUEST FOR INFORMATION. PROPERTY WAS LISTED IN MLS AND OTHER AVENUES FOR EXPOSURE TO MARKET AS A FOR SALE PROPERTY.

APPR: PHYSICAL: NICE PROPERTY AND APPEARS TO BE NO MAJOR REPAIRS REQUIRED AT THIS TIME. MAIN BUILDING HAS 2 DOCK LEVELERS. THERE ARE TWO POLE-TYPE BUILDINGS ALSO LOCATED ON THIS PARCEL, WHICH ARE REPORTED AS OBY ITEMS.

APPR: FUNCTIONAL: NO FUNCTIONAL OBSOLESCENCE OBSERVED.

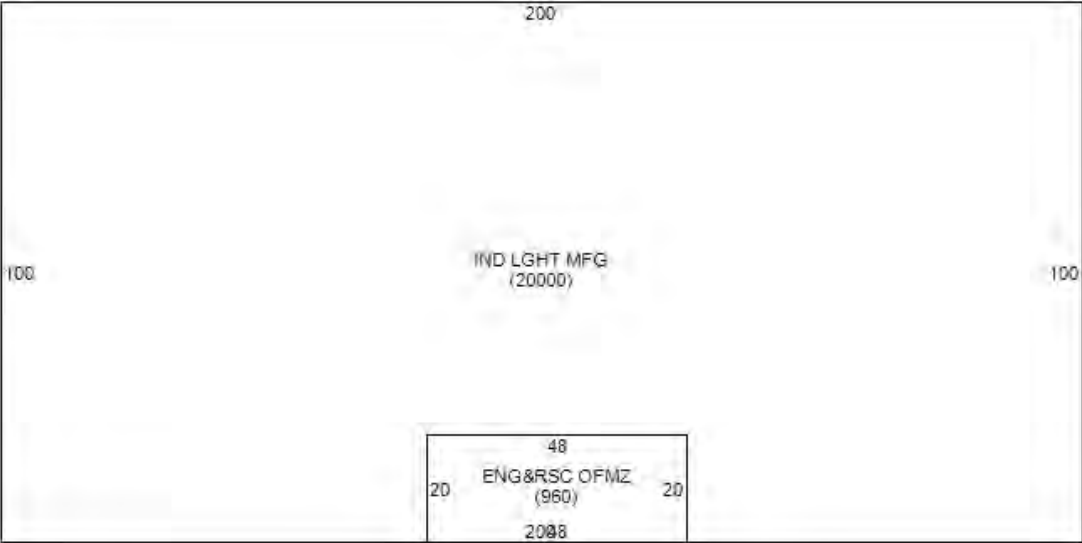
APPR: ECONOMIC: LOCATED IN THE CITY OF RIVER FALLS WITH EASY ACCESS TO HWY 35 AND HWY 65.

APPR: LAND ANALYSIS: DETERMINED THROUGH RECENT LAND SALES SEARCH AND MARKET ANALYSIS.

APPR: REMARKS: APPRAISAL ON FILE THAT SUPPORTS THE SALE PRICE OF PROPERTY. SALE PRICE ALSO SUPPORTED BY IPAS COST APPROACH TO VALUE. DUE TO COVID-19 AN EXTERIOR INSPECTION WAS DONE ON 11/19/2020.







**SALE REPORT**

State ID # 79-60-131-R000009507  
 County TAYLOR  
 Municipality GILMAN  
 Local Parcel # 131-00344-0000  
 Situs Address 300 S Riverside Dr  
 Situs Zip Code 54433  
 Appraiser ROBOTAD

IPAS Sale Key # 178603  
 SIC Code 2022  
 Interior Inspection Date 09/22/2020  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 4  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 02/28/2019  
 Grantor GILMAN CHEESE CORPORATION

Grantee GILMAN ACQUISITION INC

Affinity Business  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2022: Cheese Natural & Processed-Mfg  
 Intended Use 2022: Cheese Natural & Processed-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$2,175,000  
 Adjustment \$18,000  
 Adjusted Reason Multi-parcel  
 Adjusted Sale Price \$2,157,000  
 Land Value \$76,700  
 Improvement Value \$2,080,300  
 Time on Market 0 - 4 months  
 Recent Asking Price \$2,175,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1987  
 Number of Building Sections 12  
 Predominant OCC Code 315  
 Primary Area 48,087  
 Additional Useable Area 0  
 Total Area 48,087  
 Basement Area  
 Office Area (SF) / (%) 3,001 6%  
 Sprinkler (SF) / (%) 44,949 93%  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 17  
 Non-office ave clear height 16  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 08: Metal Sandwich

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$44.86  
 Adj Sale Price Imps \$ / SF \$43.26  
 Acres 7.780  
 Land Value \$ / Acre \$9,859  
 SCR 7.63  
 RCN + OBY / SF \$102.49  
 Physical Res. % 69%  
 Functional Res. % 90%  
 Functional OBS 1 Building Mechanics  
 Functional OBS 2 Layout  
 Functional OBS 3  
 Community rating % 80%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 85%

**COMMENTS**

OTHR: GRANTOR: HAD AN APPRAISAL COMPLETED TO SET THE ASKING PRICE.GRANTEE: BROKERED BY A PRIVATE EQUITY GROUP. A TURN-KEY FACILITY WAS ATTRACTIVE FOR THE GRANTEE. OFFERED TO BUY AT APPRAISED VALUE.PHYSICAL: FACILITY BUILT IN MULTIPLE PHASES STARTING IN 1933 WITH THE LATEST SECTION FINISHED IN 2019. MAINTAINED AS NEEDED AND IN MODERATE CONDITION. THE FRAME IS A COMBINATION INSULATED MASONRY BLOCK AND STEEL. THE EXTERIOR IS PREDOMINANTLY METAL SIDING WHICH WAS CONSTRUCTED AROUND THE OLDER ORIGINAL MASONRY BLOCK SECTIONS.FUNCTIONAL: OBSOLESCENCE OBSERVED FOR ADD ON CONSTRUCTION AND VARYING CEILING HEIGHTS. ECONOMIC: LOCATED IN A MOSTLY RESIDENTIAL AREA .15 MILES FROM HWY 64 AND ALONGSIDE THE YELLOW RIVER.LAND ANALYSIS: THE LAND VALUE IS BASED ON SURROUNDING AREA VACANT LAND SALES AND ASSESSED VALUES IN THE AREA.ASSESSOR REMARKS: THE APPRAISAL WAS REVIEWED AND IS A TRUE REPRESENTATION OF THE VALUE OF THE IMPROVEMENT. THE FACILITY IS REFRIGERATED AND HAS 3 HOUR FIREWALLS.



	72				
83	COLD STORAGE (5976)	83			
	72				
61		76			
60	IND LGHT MFG (3660)	60			
61		115	CREAMERY (8740)	115	
24	IND LGHT MFG (1464)	24			
61					
60	CREAMERY (3660)	60	76		
61		30	CREAMERY (2280)	30	
61			76		
41	CREAMERY (2501)	41	41	CREAMERY (3116)	41
61			76		
11		11	50	3	44
41					
A14					
451					
41					
11					
61					
A2					
671					
61					
100	CREAMERY (5120)	8			
11					
		40	CREAMERY (6956)	154	
	53				
		94			
54	CREAMERY (2862)	54			
	53		44		

**SALE REPORT**

State ID # 79-60-176-R000009511  
 County TAYLOR  
 Municipality RIB LAKE  
 Local Parcel # 176-00554-0000  
 Situs Address 749 Kennedy St  
 Situs Zip Code 54470  
 Appraiser ROBOTAD

IPAS Sale Key # 180618  
 SIC Code 2434  
 Interior Inspection Date 09/23/2020  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 4  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 09/30/2020  
 Grantor GREAT NORTHERN CABINETRY INC

Grantee GNC REAL ESTATE HOLDINGS LLC

Affinity Business  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2434: Wood Kitchen Cabinets-Mfg  
 Intended Use 2434: Wood Kitchen Cabinets-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$1,285,000  
 Adjustment \$13,600  
 Adjusted Reason Multi-parcel  
 Adjusted Sale Price \$1,271,400  
 Land Value \$28,100  
 Improvement Value \$1,243,300  
 Time on Market over 24 months  
 Recent Asking Price \$1,285,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1985  
 Number of Building Sections 8  
 Predominant OCC Code 494  
 Primary Area 72,038  
 Additional Useable Area 0  
 Total Area 72,038  
 Basement Area  
 Office Area (SF) / (%) 2,520 3%  
 Sprinkler (SF) / (%) 72,038 100%  
 Air Conditioning (SF) / (%) 2,520 3%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 16  
 Non-office ave clear height 15  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$17.65  
 Adj Sale Price Imps \$ / SF \$17.26  
 Acres 3.400  
 Land Value \$ / Acre \$8,265  
 SCR 2.06  
 RCN + OBY / SF \$43.29  
 Physical Res. % 50%  
 Functional Res. % 85%  
 Functional OBS 1 Size  
 Functional OBS 2 Layout  
 Functional OBS 3 Site Coverage  
 Community rating % 80%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating

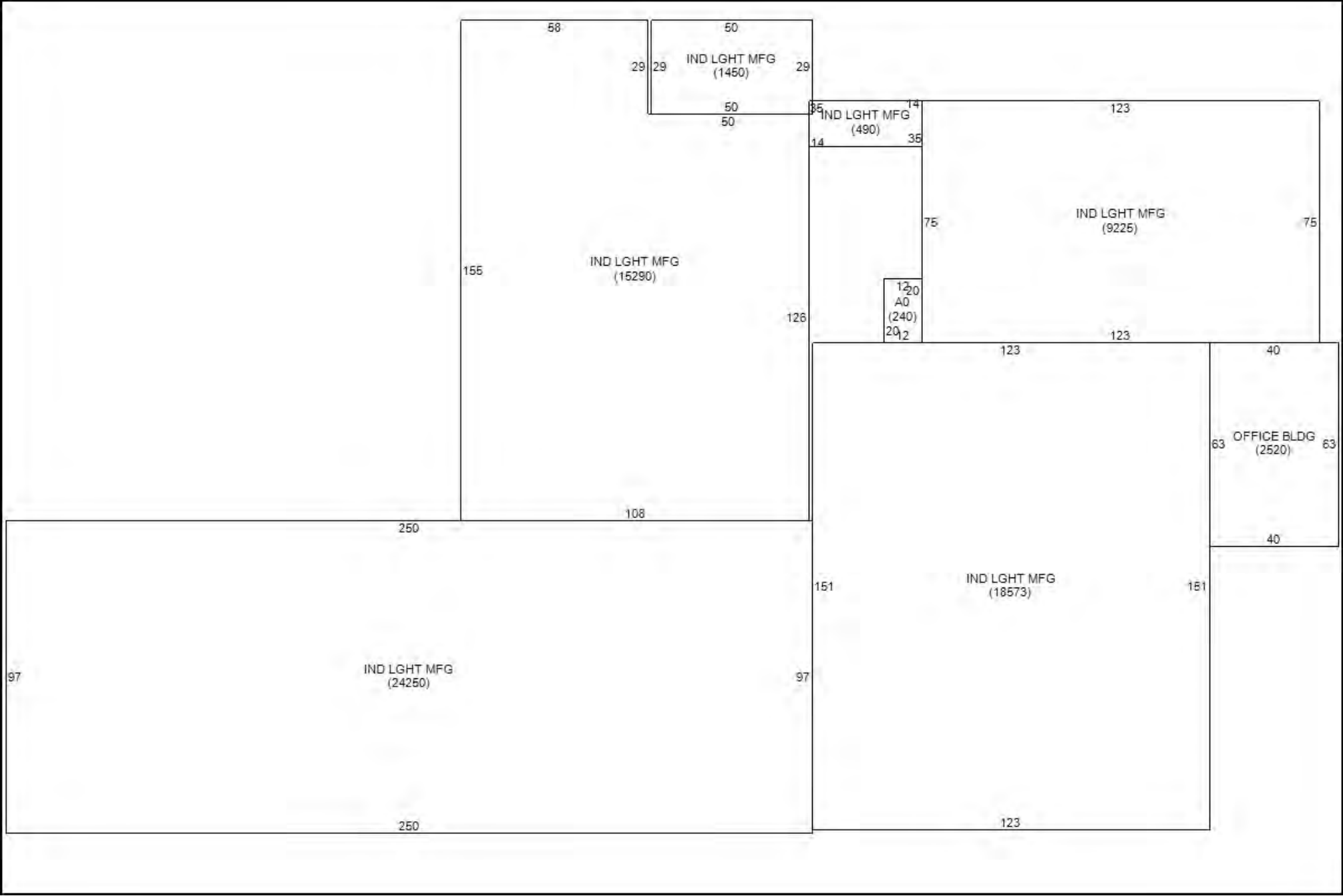
Major Thoroughfare 0 to 1 mile  
 Market Variance 117%

**COMMENTS**

OTHR: GRANTOR: WAS GETTING READY TO RETIRE AND WANTED TO SELL THE REAL ESTATE AND BUSINESS. SOLD BUSINESS AND PERSONAL PROPERTY SEPARATE FROM THE REAL ESTATE. GRANTEE: WAS ONE OF SEVERAL INTERESTED PARTIES. WANTED TO INVEST IN AND GROW A BUSINESS. HAD AN APPRAISAL DONE AND OFFERED WHAT THE APPRAISAL CAME IN AT. PHYSICAL: THIS FACILITY IS IN FAIR CONDITION AND MAINTAINED AS NEEDED. IT WAS ORIGINALLY BUILT IN 1973 WITH LARGER ADDITIONS ADDED IN THE 70'S, 80'S AND THE LAST SECTION IN 2003. THE VACANT ADJACENT PARCEL INCLUDED IN THE SALE IS USED FOR EMPLOYEE PARKING. FUNCTIONAL: OBSOLESCENCE OBSERVED FOR ADD ON CONSTRUCTION, LOW SITE COVERAGE AND SIZE. ECONOMIC: LOCATED HALF A MILE FROM HWY 102 IN A MIXED-USE AREA IN SMALL VILLAGE OF RIB LAKE POPULATION 910. LAND ANALYSIS: THE LAND VALUE IS BASED ON SURROUNDING AREA VACANT LAND SALES AND ASSESSED VALUES IN THE AREA. REMARKS: THE APPRAISAL WAS REVIEWED AND IS A TRUE REPRESENTATION OF THE VALUE OF THE IMPROVEMENT.







**SALE REPORT**

State ID # 79-60-251-R000128267  
 County TAYLOR  
 Municipality MEDFORD  
 Local Parcel # 251-01734-0803  
 Situs Address 1353 Skyline Dr  
 Situs Zip Code 54451  
 Appraiser ROBOTAD

IPAS Sale Key # 167432  
 SIC Code 4225  
 Interior Inspection Date 08/28/2019  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 04/30/2018  
 Grantor FASTENAL COMPANY

Grantee BRILAINE PROPERTIES LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 4225: General Warehousing & Storage-Trans  
 Intended Use 0000: Commercial Parcel  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$225,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$225,000  
 Land Value \$32,000  
 Improvement Value \$193,000  
 Time on Market 0 - 4 months  
 Recent Asking Price \$250,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 2002  
 Number of Building Sections 1  
 Predominant OCC Code 494  
 Primary Area 3,500  
 Additional Useable Area 0  
 Total Area 3,500  
 Basement Area  
 Office Area (SF) / (%) 337 10%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 3,500 100%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 19  
 Non-office ave clear height 19  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$64.29  
 Adj Sale Price Imps \$ / SF \$55.14  
 Acres 1,000  
 Land Value \$ / Acre \$32,000  
 SCR 12.45  
 RCN + OBY / SF \$71.83  
 Physical Res. % 68%  
 Functional Res. % 95%  
 Functional OBS 1 Layout  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 90%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason

Major Thoroughfare 0 to 1 mile  
 Market Variance 132%

## COMMENTS

OTHR: COULD NOT BE REACHED FOR COMMENT

GRTE: WAS LOOKING FOR A BUILDING SUITABLE FOR HIS MACHINE SHOP. HE FELT THE SIZE AND OPENESS ALONG WITH THE MEZZANINE AND LOADING DOCK FOR SMALL AND LARGE TRUCKS WAS BENEFICIAL. THROUGH WORD OF MOUTH, HE LEARNED THE GRANTOR WAS PLANNING TO SELL. GRANTEE WAS CALLED AND THEY NEGOTIATED A PRICE.

PHYS: THE PROPERTY IS OBSERVED TO HAVE HAD REGULAR MAINTENANCE AND LIGHT USE. THE ENTIRE BUILDING IS AIR CONDITIONED. THERE IS A MEZZANINE, DOCK DOOR WITH A LOADING DOCK TO ACCOMMODATE TRUCKS AS WELL AS SEMI TRAILERS.

FUNC: OBSOLESCENCE OBSERVED FOR LARGE STORAGE MEZZANINE ABOVE OPEN AREAS HINDERING VERTICLE SPACE.

ECON: THE PROPERTY IS LOCATED IN AN INDUSTRIAL PARK ON THE EDGE OF THE CITY.

OTHR: LAND ANALYSIS: THE LAND VALUE IS BASED ON SURROUNDING AREA VACANT LAND SALES AND ASSESSED VALUES IN THE AREA.

OTHR: MARKET VARIENCE: THE PROPERTY MAY HAVE SOLD AT MORE THAN MARKET DUE TO THE LACK OF SIMILAR BUILDINGS FOR SALE IN THIS AREA.





**SALE REPORT**

State ID # 79-60-251-R000009548  
 County TAYLOR  
 Municipality MEDFORD  
 Local Parcel # 251-01931-0602  
 Situs Address 949 S Gibson St  
 Situs Zip Code 54451  
 Appraiser ROBOTAD

IPAS Sale Key # 178572  
 SIC Code 3089  
 Interior Inspection Date 09/23/2020  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 4  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 05/06/2019  
 Grantor ATL LLC  
  
 Grantee MB RIDGE PROPERTIES LLC  
  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3089: Plastics Products Nec-Mfg  
 Intended Use 3089: Plastics Products Nec-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$1,590,000  
 Adjustment \$173,100  
 Adjusted Reason Multi-parcel  
 Adjusted Sale Price \$1,416,900  
 Land Value \$61,500  
 Improvement Value \$1,355,400  
 Time on Market 0 - 4 months  
 Recent Asking Price \$1,590,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1992  
 Number of Building Sections 4  
 Predominant OCC Code 494  
 Primary Area 25,152  
 Additional Useable Area 266  
 Total Area 25,418  
 Basement Area  
 Office Area (SF) / (%) 3,824 15%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 28,482 112%  
 Notable Features/OBYs  
  
 Stories 1  
 Non-office ave wall height 18  
 Non-office ave clear height 17  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 03: Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$55.74  
 Adj Sale Price Imps \$ / SF \$53.32  
 Acres 4.100  
 Land Value \$ / Acre \$15,000  
 SCR 7.1  
 RCN + OBY / SF \$89.08  
 Physical Res. % 77%  
 Functional Res. % 85%  
 Functional OBS 1 Layout  
 Functional OBS 2 Ceiling Height  
 Functional OBS 3 Office/Plant Ratio  
 Community rating % 90%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 102%

**COMMENTS**

GRTR: WAS NOT LOOKING TO SELL, BUT WAS CONSIDERING RETIREMENT. AN AGREEMENT WAS MADE BETWEEN THE TWO PARTIES THAT THE SALE PRICE WOULD BE WHAT AN APPRAISAL CAME IN AT. THE MARKET WAS GOOD AND THE OPPORTUNITY CAME ALONG AT THE RIGHT TIME. GRANTEE FEELS HE RECEIVED FAIR MARKET VALUE.

GRTE: ALWIN MANUFACTURING, AN INJECTION MOLDING COMPANY, HAD BEEN LOOKING FOR TWO YEARS TO PURCHASE ANOTHER FACILITY/BUSINESS TO EXPAND. THEY HAD A THIRD PARTY REACH OUT TO THE GRANTOR WANTING TO PURCHASE THE BUSINESS AND LEASE THE BUILDING, BUT THE GRANTEE DID NOT WANT TO LEASE THE REAL ESTATE.

PHYS: BUILDING WAS BUILT IN MULTIPLE PHASES FROM 1978 TO 2015. THERE IS 5,508 SQUARE FEET OF MEZZANINE 8% FINISHED THAT IS NOT INCLUDED IN THE TOTAL AREA OF THE FACILITY. THIS PROPERTY HAS BEEN MAINTAINED AS NEEDED AND IN GOOD CONDITION.

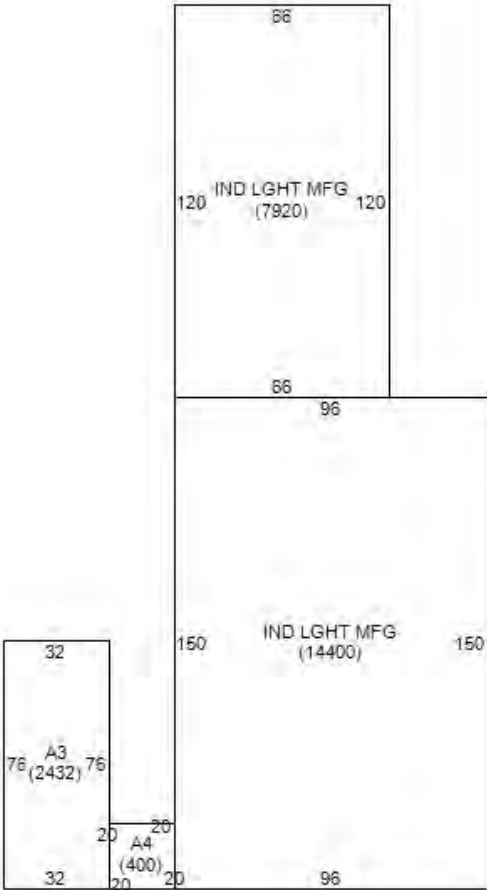
FUNC: LOCATED ON A CORNER LOT IN AN INDUSTRIAL AREA .7 MILES FROM HWY 64.

OTHR: LAND ANALYSIS: THE LAND VALUE IS BASED ON SURROUNDING AREA VACANT SALES AND ASSESSED VALUES IN THE AREA.

OTHR: ASSESSOR REMARKS: THE APPRAISAL WAS REVIEWED AND IS A TRUE REPRESENTATION OF THE VALUE OF THE IMPROVEMENT.







**SALE REPORT**

State ID # 79-63-221-R000029526  
 County VILAS  
 Municipality EAGLE RIVER  
 Local Parcel # 221-959-095  
 Situs Address 752 N Adams Rd  
 Situs Zip Code 54521  
 Appraiser ROBOTAD

IPAS Sale Key # 189910  
 SIC Code 2750  
 Interior Inspection Date 06/17/2021  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 02/15/2021  
 Grantor HAHN REAL ESTATE LLC

Grantee GZ PROPERTY MANAGEMENT LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2750: Commercial Printing-Mfg  
 Intended Use 2750: Commercial Printing-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$1,022,500  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$1,022,500  
 Land Value \$49,300  
 Improvement Value \$973,200  
 Time on Market 0 - 4 months  
 Recent Asking Price \$1,120,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 2004  
 Number of Building Sections 4  
 Predominant OCC Code 494  
 Primary Area 31,300  
 Additional Useable Area 0  
 Total Area 31,300  
 Basement Area  
 Office Area (SF) / (%) 4,340 14%  
 Sprinkler (SF) / (%) 31,300 100%  
 Air Conditioning (SF) / (%) 17,500 56%  
 Notable Features/OBYS

Stories 1  
 Non-office ave wall height 14  
 Non-office ave clear height 14  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$32.67  
 Adj Sale Price Imps \$ / SF \$31.09  
 Acres 2.430  
 Land Value \$ / Acre \$20,288  
 SCR 3.38  
 RCN + OBY / SF \$52.22  
 Physical Res. % 72%  
 Functional Res. % 85%  
 Functional OBS 1 Layout  
 Functional OBS 2 Ceiling Height  
 Functional OBS 3  
 Community rating % 90%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 1 to 3 miles  
 Market Variance 108%

## COMMENTS

GRTR: WANTED TO RETIRE AND FOUND A BUYER ON HIS OWN. HAD AN APPRAISAL THAT WAS USED AS A STARTING POINT FOR NEGOTIATING.

GRTE: WAS LOOKING FOR AN INVESTMENT OPPORTUNITY. GRANTEE WAS A LONG-TERM CUSTOMER OF THE BUILDING TENANT, WHICH IS ALSO OWNED BY THE GRANTOR. HEARD THROUGH WORD OF MOUTH THAT THE BUILDING WAS FOR SALE. A PRICE WAS NEGOTIATED INCLUDING AN OPTION TO BUY THE BUSINESS/TENANT IN THE FUTURE.

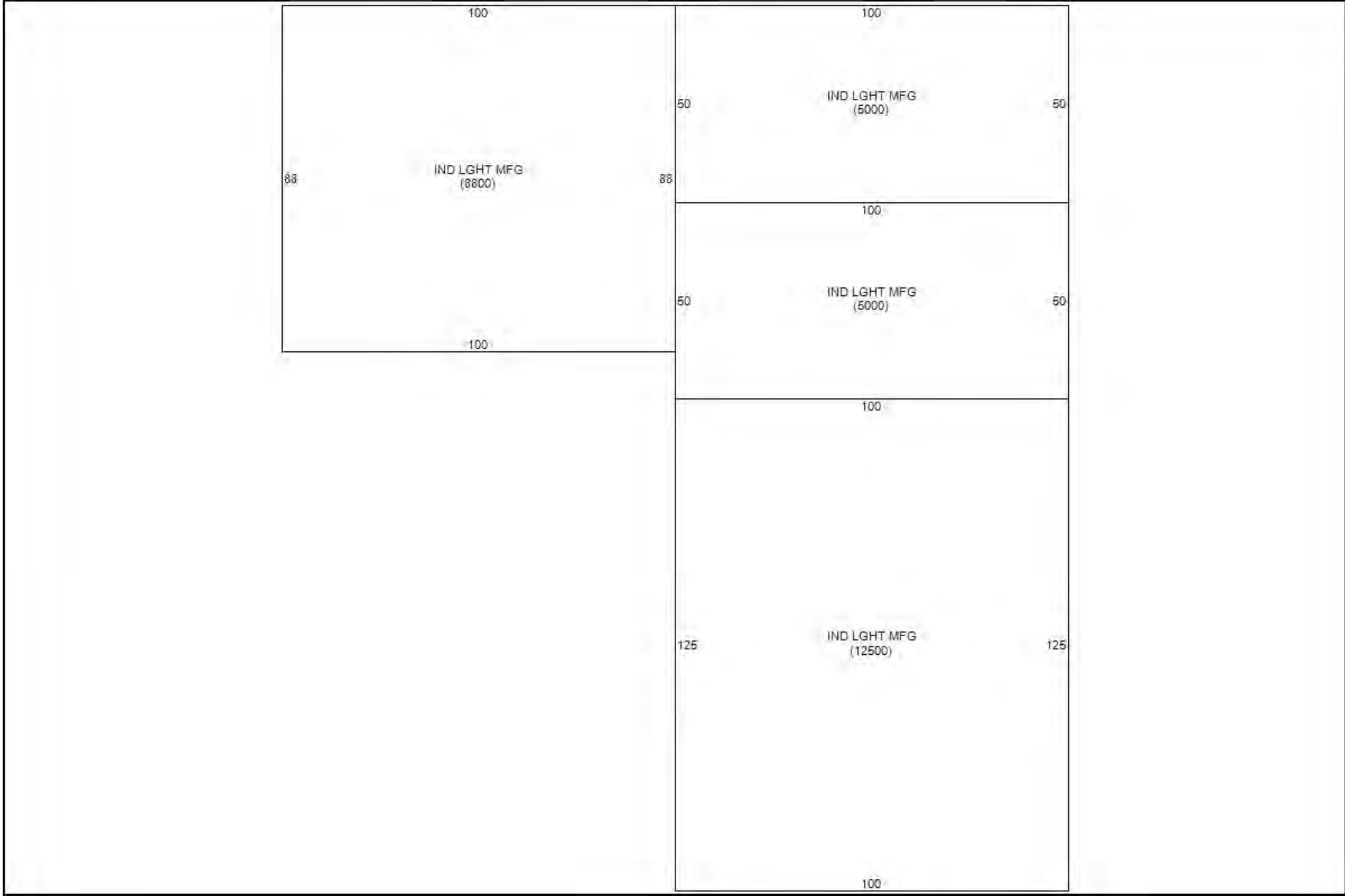
PHYS: BUILDING IS ON THE HIGH END OF MODERATE CONDITION WITH NO MAJOR REPAIRS REQUIRED AT THIS TIME.

FUNC: OBSOLESCENCE OBSERVED FOR ADD ON CONSTRUCTION WITH INTERIOR WALLS AND VARYING CEILING HEIGHT.

ECON: LOCATED IN AN INDUSTRIAL AREA OF THE CITY OF EAGLE RIVER .2 MILES FROM THE INTERSECTION OF HIGHWAYS 45 & 17.

OTHR: LAND ANALYSIS: DETERMINED THROUGH RECENT LAND SALES SEARCH AND MARKET ANALYSIS





**SALE REPORT**

State ID # 76-64-018-R000003871  
 County WALWORTH  
 Municipality LYONS  
 Local Parcel # NA 61400001  
 Situs Address 7214 Madaus St  
 Situs Zip Code 53147  
 Appraiser OGDENJX

IPAS Sale Key # 178568  
 SIC Code 3089  
 Interior Inspection Date 09/22/2020  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 05/01/2020  
 Grantor STIER RENTALS LLC  
 Grantee MADAUS PROPERTIES LLC  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3089: Plastics Products Nec-Mfg  
 Intended Use 0000: Commercial Parcel  
 No Months Vacant  
 Environmental Site NO

**SALE DATA**

Sale Price \$694,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$694,000  
 Land Value \$41,400  
 Improvement Value \$652,600  
 Time on Market 0 - 4 months  
 Recent Asking Price \$735,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1990  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 16,740  
 Additional Useable Area 441  
 Total Area 17,181  
 Basement Area  
 Office Area (SF) / (%) 2,252 13%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 16,740 97%  
 Notable Features/OBYs  
 Stories 1  
 Non-office ave wall height 18  
 Non-office ave clear height 17  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 08: Metal Sandwich

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$40.39  
 Adj Sale Price Imps \$ / SF \$37.98  
 Acres 1.870  
 Land Value \$ / Acre \$22,139  
 SCR 4.87  
 RCN + OBY / SF \$89.12  
 Physical Res. % 71%  
 Functional Res. % 95%  
 Functional OBS 1 Layout  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 90%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 70%

**COMMENTS**

GRTR: GRANTOR: LONG TERM TENANT GAVE NOTICE TO VACATE. LISTED FOR 3 MONTHS

GRTE: GRANTEE: WILL USE FOR STORAGE-NON MFG USE

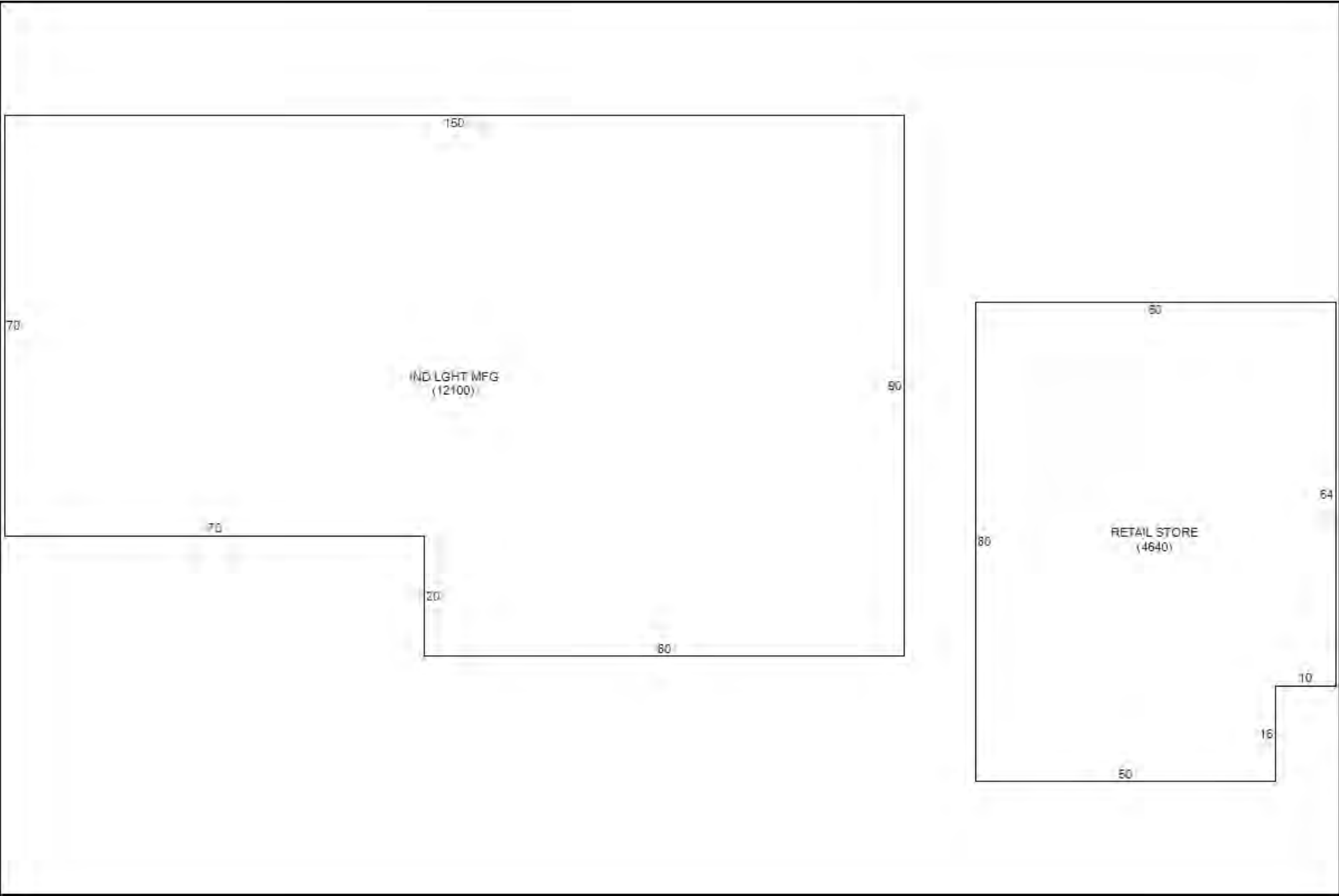
PHYS: PHYSICAL: RECENTLY PAINTED AND WELL KEPT BLDG. NO ISSUES.

FUNC: FUNCTIONAL: LAYOUT

OTHR: LAND: LAND VALUE IS COMPARABLE TO NEIGHBORING VALUES AND APPEARS TO BE AT MARKET.







**SALE REPORT**

State ID # 76-64-116-R000003889  
 County WALWORTH  
 Municipality DARIEN  
 Local Parcel # QA488200001  
 Situs Address 455 W Madison St  
 Situs Zip Code 53114  
 Appraiser OGDENJX

IPAS Sale Key # 158880  
 SIC Code 3089  
 Interior Inspection Date 11/05/2018  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 04/04/2018  
 Grantor JCJ PARTNERSHIP A/K/A JCP A WISCONSIN GENERAL PARTNERSHIP  
 Grantee T & C LEASING II LLC A WISCONSIN LIMITED LIABILITY COMPANY  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3089: Plastics Products Nec-Mfg  
 Intended Use 3089: Plastics Products Nec-Mfg  
 No Months Vacant  
 Environmental Site NO

**SALE DATA**

Sale Price \$525,000  
 Adjustment \$0  
 Adjusted Reason  
 Adjusted Sale Price \$525,000  
 Land Value \$39,500  
 Improvement Value \$485,500  
 Time on Market  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1985  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 19,500  
 Additional Useable Area 0  
 Total Area 19,500  
 Basement Area  
 Office Area (SF) / (%) 1,500 8%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 1,500 8%  
 Notable Features/OBYs  
 Stories 1  
 Non-office ave wall height 17  
 Non-office ave clear height 15  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 08: Metal Sandwich

**LAND AND IMPROVEMENT SALE ANALYSIS**

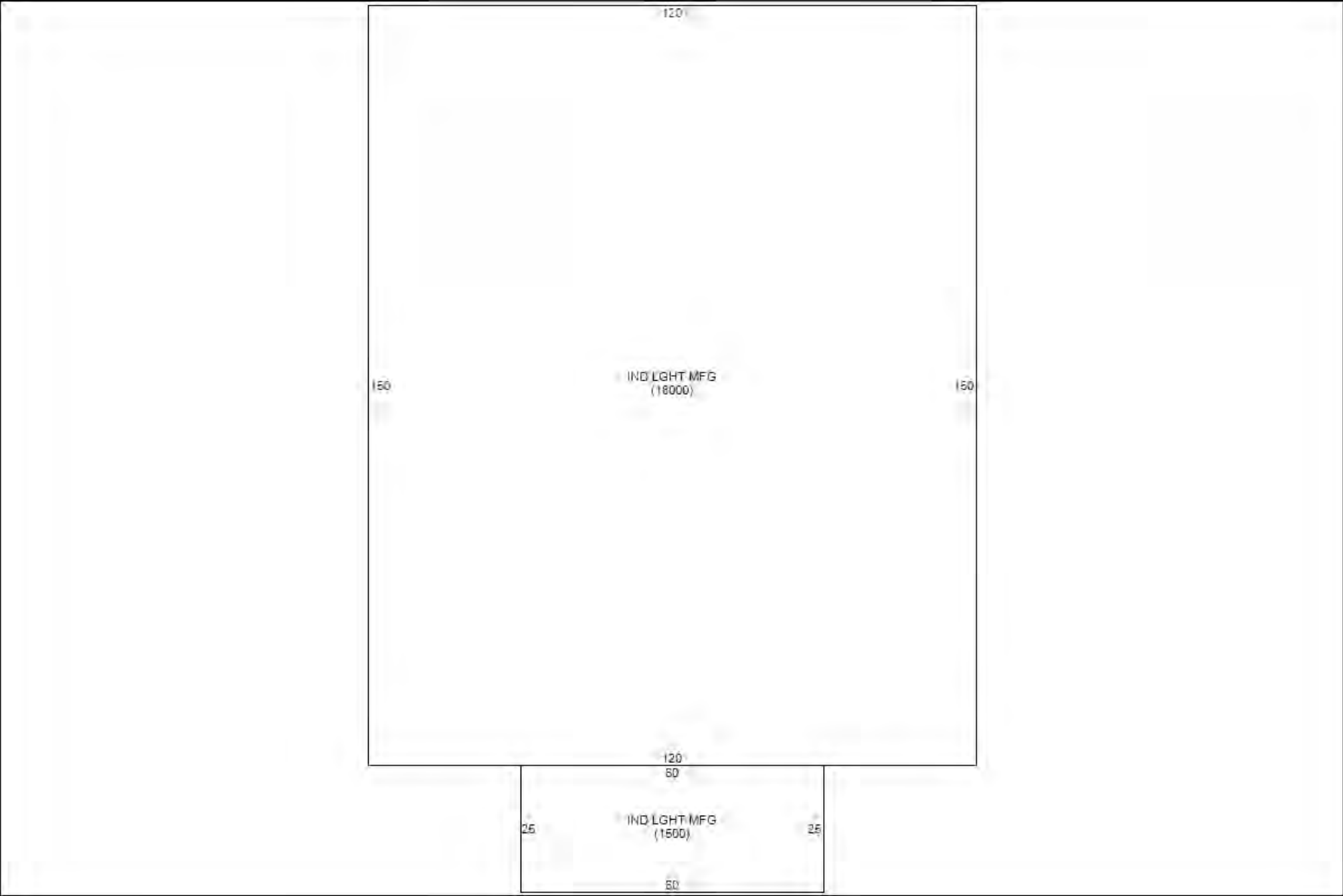
Adj Sale Price \$ / SF \$26.92  
 Adj Sale Price Imps \$ / SF \$24.90  
 Acres 1.410  
 Land Value \$ / Acre \$28,014  
 SCR 3.15  
 RCN + OBY / SF \$47.60  
 Physical Res. % 54%  
 Functional Res. % 95%  
 Functional OBS 1 Layout  
 Functional OBS 2 Fire Protection  
 Functional OBS 3  
 Community rating % 93%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 110%

**COMMENTS**

GRTR: BUYER LIKED PROXIMITY TO EXISTING MFG OPERATIONS AND WAS EXPANDING PRODUCTION

GRTE: TENANT VACATED AND OWNER HAD APPRAISAL DONE TO DETERMINE FMV





**SALE REPORT**

State ID # 76-64-131-R000003925  
 County WALWORTH  
 Municipality GENOA CITY  
 Local Parcel # TVGC 00043  
 Situs Address 171 S Carter St  
 Situs Zip Code 53128  
 Appraiser OGDENJX

IPAS Sale Key # 183594  
 SIC Code 3081  
 Interior Inspection Date 11/20/2019  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 03/02/2020  
 Grantor ECOLOGICAL CONCEPTS INC

Grantee STRAY PROPERTIES LLC

Affinity None  
 Conveyance Type Land Contract  
 Prior Use 3081: Unsupported Plastics Film & Sheet-Mfg  
 Intended Use 0000: Commercial Parcel  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$650,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$650,000  
 Land Value \$223,300  
 Improvement Value \$426,700  
 Time on Market over 24 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1972  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 28,700  
 Additional Useable Area 0  
 Total Area 28,700  
 Basement Area  
 Office Area (SF) / (%) 1,524 5%  
 Sprinkler (SF) / (%) 25,600 89%  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 16  
 Non-office ave clear height 15  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 03: Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$22.65  
 Adj Sale Price Imps \$ / SF \$14.87  
 Acres 9.305  
 Land Value \$ / Acre \$23,998  
 SCR 14.12  
 RCN + OBY / SF \$59.13  
 Physical Res. % 51%  
 Functional Res. % 95%  
 Functional OBS 1 Layout  
 Functional OBS 2 Construction Materials  
 Functional OBS 3  
 Community rating % 91%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 3 to 5 miles  
 Market Variance 57%

COMMENTS

GRTR: LISTED FOR A FEW YEARS AND SOLD FOR \$650,000 WITH MINIMAL NEGOTIATIONS. PROPERTY WAS OLDER BUT IN AVERAGE CONDITION .DID NOT HAVE AN APPRAISAL. FELT SALE WAS FMV.

GRTE: WILL DO A DEEP CLEAN, PAINTING INSIDE AND OUT AND ADDING OHD'S.

PHYS: PROPERTY IS OLDER BUT IN AVERAGE CONDITION.NO MAJOR ISSUES AND ALL MECHANICALS WERE WORKING.

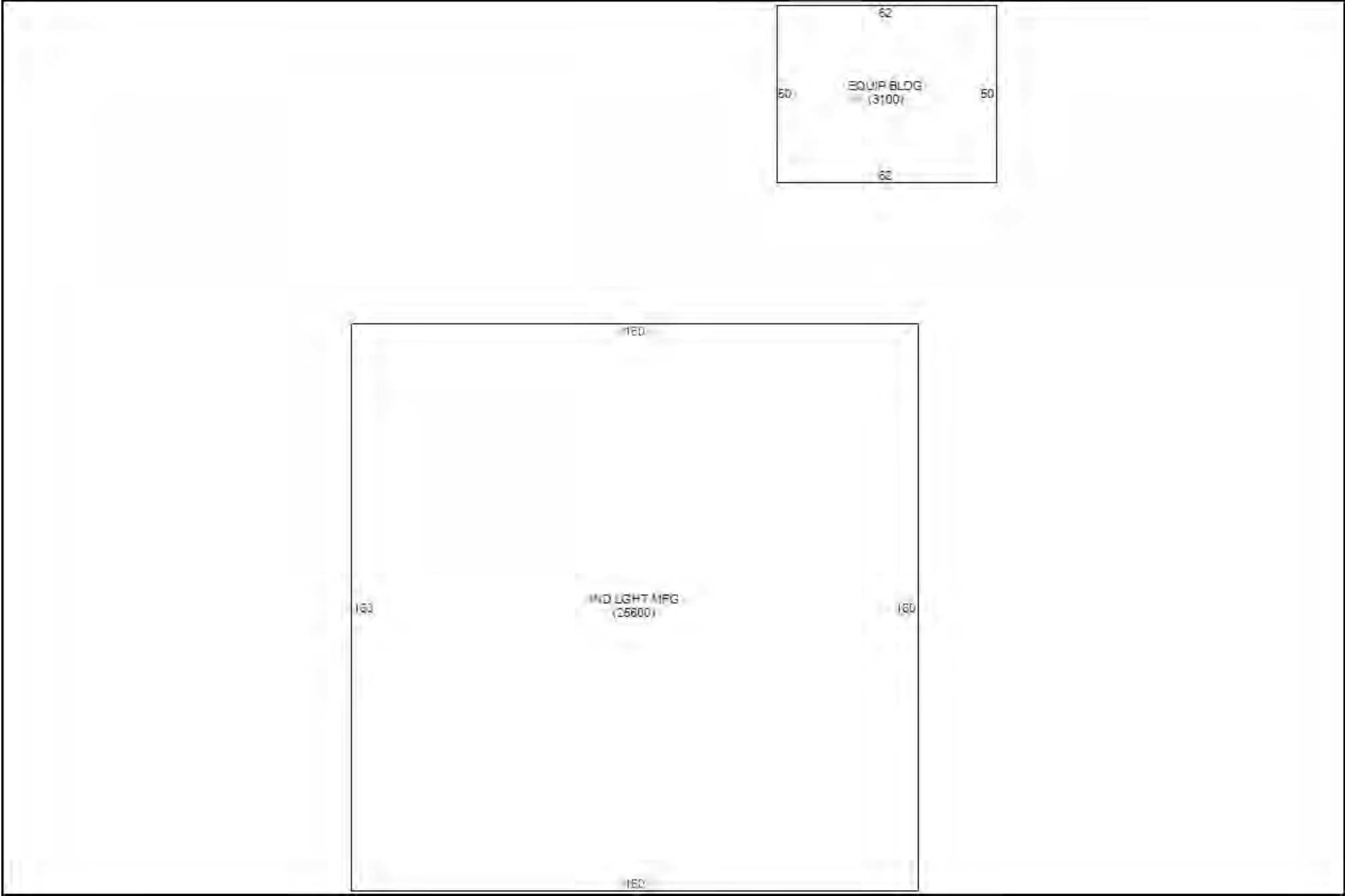
FUNC: LAYOUT, SOME INTERIOR WALLS AND DETACHED EQUIPMENT BUILDING

ECON: LOCATED IN AN ESTABLISHED INDUSTRIAL PARK WITH EASY HIGHWAY ACCESS.

OTHR: CELL TOWER INSTALLER/MAINTENANCE. NON-MANUFACTURING.RETURN TO LOCAL FOR 2021.







**SALE REPORT**

State ID # 76-64-181-R000003934  
 County WALWORTH  
 Municipality SHARON  
 Local Parcel # UWV 00001A  
 Situs Address 210 New Factory Rd  
 Situs Zip Code 53585  
 Appraiser OGDENJX

IPAS Sale Key # 188776  
 SIC Code 3823  
 Interior Inspection Date 08/09/2018  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 07/23/2021  
 Grantor ZELLIN PROPERTIES INC

Grantee NEW FACTORY LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3823: Process Control Instruments-Mfg  
 Intended Use 3823: Process Control Instruments-Mfg  
 No Months Vacant  
 Environmental Site NO

**SALE DATA**

Sale Price \$845,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$845,000  
 Land Value \$78,600  
 Improvement Value \$766,400  
 Time on Market over 24 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1991  
 Number of Building Sections 9  
 Predominant OCC Code 494  
 Primary Area 23,650  
 Additional Useable Area 1920  
 Total Area 25,570  
 Basement Area  
 Office Area (SF) / (%) 6,240 24%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 21  
 Non-office ave clear height 20  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 08: Metal Sandwich

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$33.05  
 Adj Sale Price Imps \$ / SF \$29.97  
 Acres 3.320  
 Land Value \$ / Acre \$23,675  
 SCR 6.11  
 RCN + OBY / SF \$64.58  
 Physical Res. % 66%  
 Functional Res. % 85%  
 Functional OBS 1 Layout  
 Functional OBS 2 Ceiling Height  
 Functional OBS 3  
 Community rating % 93%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 89%

**COMMENTS**

GRTR: GRANTOR: PURCHASED AS INVETMENT PROPERTY BUT MAY USE FOR FUTURE EXPANSION. CURRENT TENANT REMAINS. LISTED AT \$850,000 AND NEGOTIATED TO SALE PRICE WITHOUT APPRAISAL

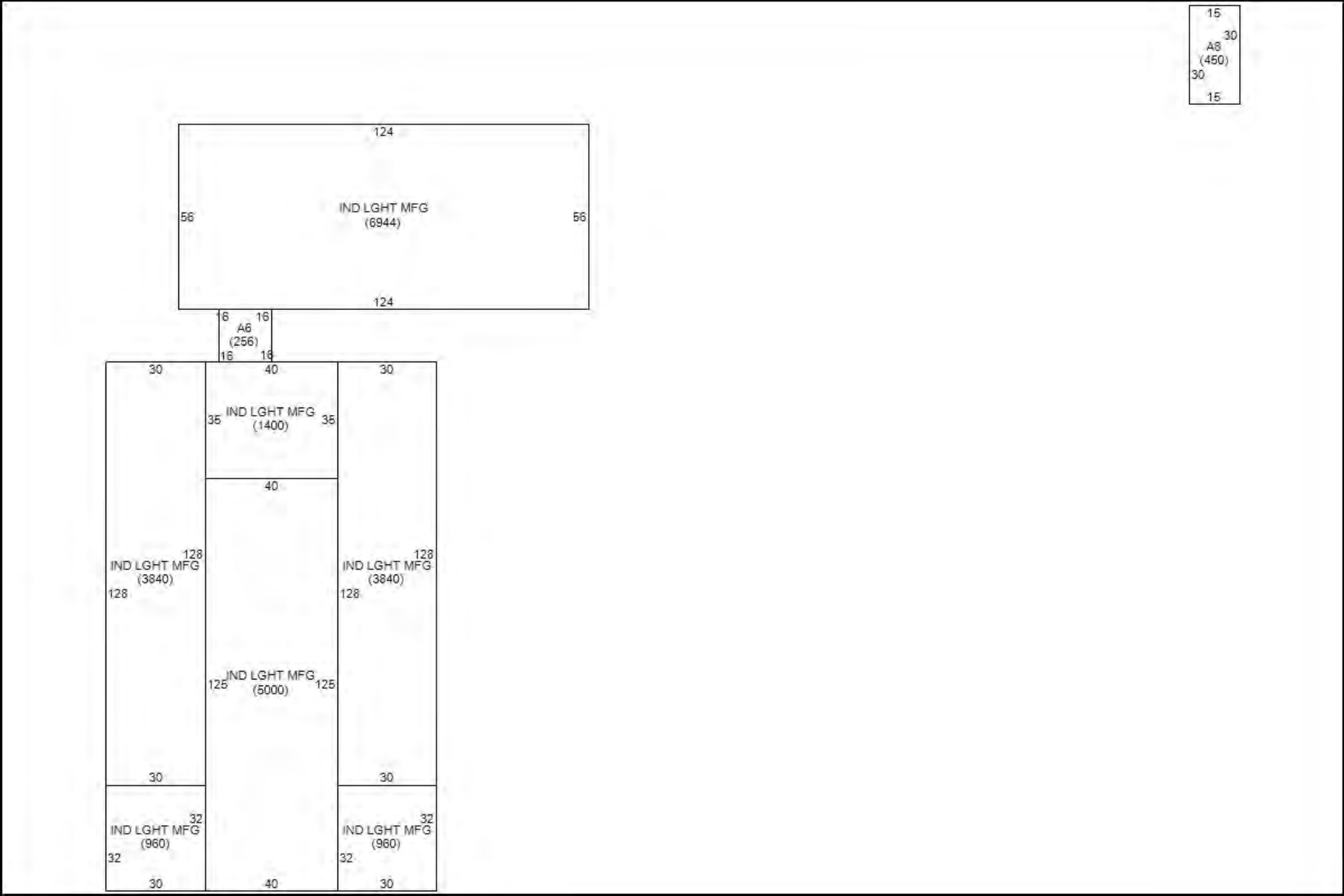
GRTE: GRANTEE: HAS BEEN LISTED FOR YEARS WITH CURRENT OCCUPANT. INCOME PROPERTY AND HAD MINIMAL NEOGOTIATIONS.

PHYS: PHYSICAL: BUILDING IS MAINTAINED AS NEEDED. OFFICE % TO PRODUCTION AREA IS HIGHER THAN AVERAGE.

ECON: ECONOMIC: LOCATED IN VILLAGE, ESTABLISHED INDUSTRIAL AREA.

OTHR: LAND: LAND VALUE IS COMPARABLE WITH CURRENT MARKET VALUES. OTHER: ORIGINALLY LISTED IN 8/2012 FOR \$825,000.





**SALE REPORT**

State ID # 76-64-216-R000028286  
 County WALWORTH  
 Municipality DELAVAN  
 Local Parcel # XCDB3 00002C  
 Situs Address 329 Hallberg St  
 Situs Zip Code 53115  
 Appraiser OGDENJX

IPAS Sale Key # 167196  
 SIC Code 3592  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 08/05/2019  
 Grantor NODON PROPERTIES LLC

Grantee STAG INDUSTRIAL HOLDINGS

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3592: Carburetors Pistons Rings Valves-Mfg  
 Intended Use 3592: Carburetors Pistons Rings Valves-Mfg  
 No Months Vacant  
 Environmental Site NO

**SALE DATA**

Sale Price \$13,900,000  
 Adjustment \$11,200,000  
 Adjusted Reason Multi-parcel  
 Adjusted Sale Price \$2,700,000  
 Land Value \$102,000  
 Improvement Value \$2,598,000  
 Time on Market 5 - 11 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1996  
 Number of Building Sections 1  
 Predominant OCC Code 494  
 Primary Area 40,000  
 Additional Useable Area 0  
 Total Area 40,000  
 Basement Area  
 Office Area (SF) / (%) 1,300 3%  
 Sprinkler (SF) / (%) 40,000 100%  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 24  
 Non-office ave clear height 24  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$67.50  
 Adj Sale Price Imps \$ / SF \$64.95  
 Acres 3.000  
 Land Value \$ / Acre \$34,000  
 SCR 3.27  
 RCN + OBY / SF \$68.02  
 Physical Res. % 64%  
 Functional Res. % 100%  
 Functional OBS 1  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 95%  
 NBHD Rating / Other % 90%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 175%

## COMMENTS

GRTR: GRANTOR: LISTED WITH BROKER. PREFERRED TO SELL ALL 3 BUILDING AS AN INVESTMENT PACKAGE DEAL. BUT, WOULD HAVE ENTERTAINED INDIVIDUAL PARCEL/BUILDING OFFERS. NEGOTIATED TO SELLING PRICE. LONG TERM TENANT OCCUPIED WAS A PRO OF THE SALE.

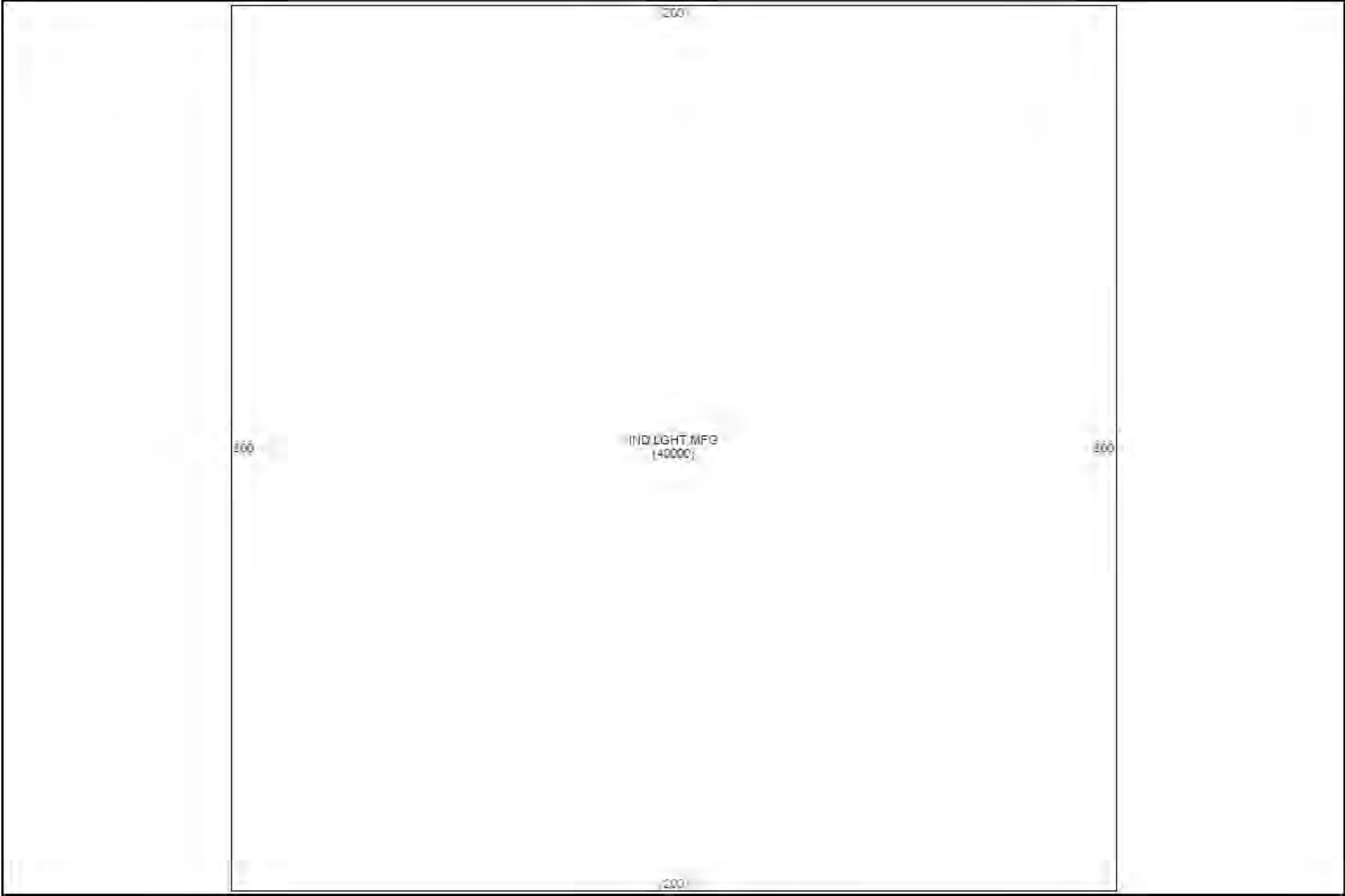
GRTE: PHYSICAL: WELL KEPT BUILDING WITH HUMIDITY CONTROL FOR WIP, STATIC CONTROL CARPET AND LAB QUALITY FINISH. LEASE HOLD IMPROVEMENTS REPORTED AS PERSONAL PROPERTY.

ECON: ECONOMIC: LOCATED IN AN ESTABLISHED INDUSTRIAL PARK.

OTHR: LAND: LAND VALUE IS COMPARABLE TO NEIGHBORING VALUES AND APPEARS TO BE AT MARKET.







**SALE REPORT**

State ID # 76-64-216-R000036840  
 County WALWORTH  
 Municipality DELAVAN  
 Local Parcel # XHEL 00001  
 Situs Address 1714 Hobbs Dr  
 Situs Zip Code 53115  
 Appraiser OGDENJX

IPAS Sale Key # 167217  
 SIC Code 3561  
 Interior Inspection Date 07/30/2020  
 Revision Date  
 Sale Validity Valid - Additional Parcels included  
 Sale Index # 2  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 08/05/2019  
 Grantor NODON PROPERTIES LLC  
 Grantee STAG INDUSTRIAL HOLDINGS LLC  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3561: Pumps & Pumping Equipment-Mfg  
 Intended Use 3561: Pumps & Pumping Equipment-Mfg  
 No Months Vacant  
 Environmental Site NO

**SALE DATA**

Sale Price \$13,900,000  
 Adjustment \$7,550,000  
 Adjusted Reason Multi-parcel  
 Adjusted Sale Price \$6,350,000  
 Land Value \$286,900  
 Improvement Value \$6,063,100  
 Time on Market 5 - 11 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 2006  
 Number of Building Sections 3  
 Predominant OCC Code 494  
 Primary Area 106,600  
 Additional Useable Area 0  
 Total Area 106,600  
 Basement Area  
 Office Area (SF) / (%) 3,303 3%  
 Sprinkler (SF) / (%) 106,600 100%  
 Air Conditioning (SF) / (%) 102,400 96%  
 Notable Features/OBYs  
 Stories 1  
 Non-office ave wall height 26  
 Non-office ave clear height 24  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 14: Concrete Tilt-up

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$59.57  
 Adj Sale Price Imps \$ / SF \$56.88  
 Acres 7.679  
 Land Value \$ / Acre \$37,362  
 SCR 3.14  
 RCN + OBY / SF \$82.82  
 Physical Res. % 90%  
 Functional Res. % 100%  
 Functional OBS 1  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 95%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 3 to 5 miles  
 Market Variance 80%

## COMMENTS

GRTR: GRANTOR: LISTED WITH BROKER. PREFERRED TO SELL ALL 3 BUILDING AS AN INVESTMENT PACKAGE DEAL. BUT, WOULD HAVE ENTERTAINED INDIVIDUAL PARCEL/BUILDING OFFERS. NEGOTIATED TO SELLING PRICE. LONG TERM TENANT OCCUPIED WAS A PRO OF THE SALE.

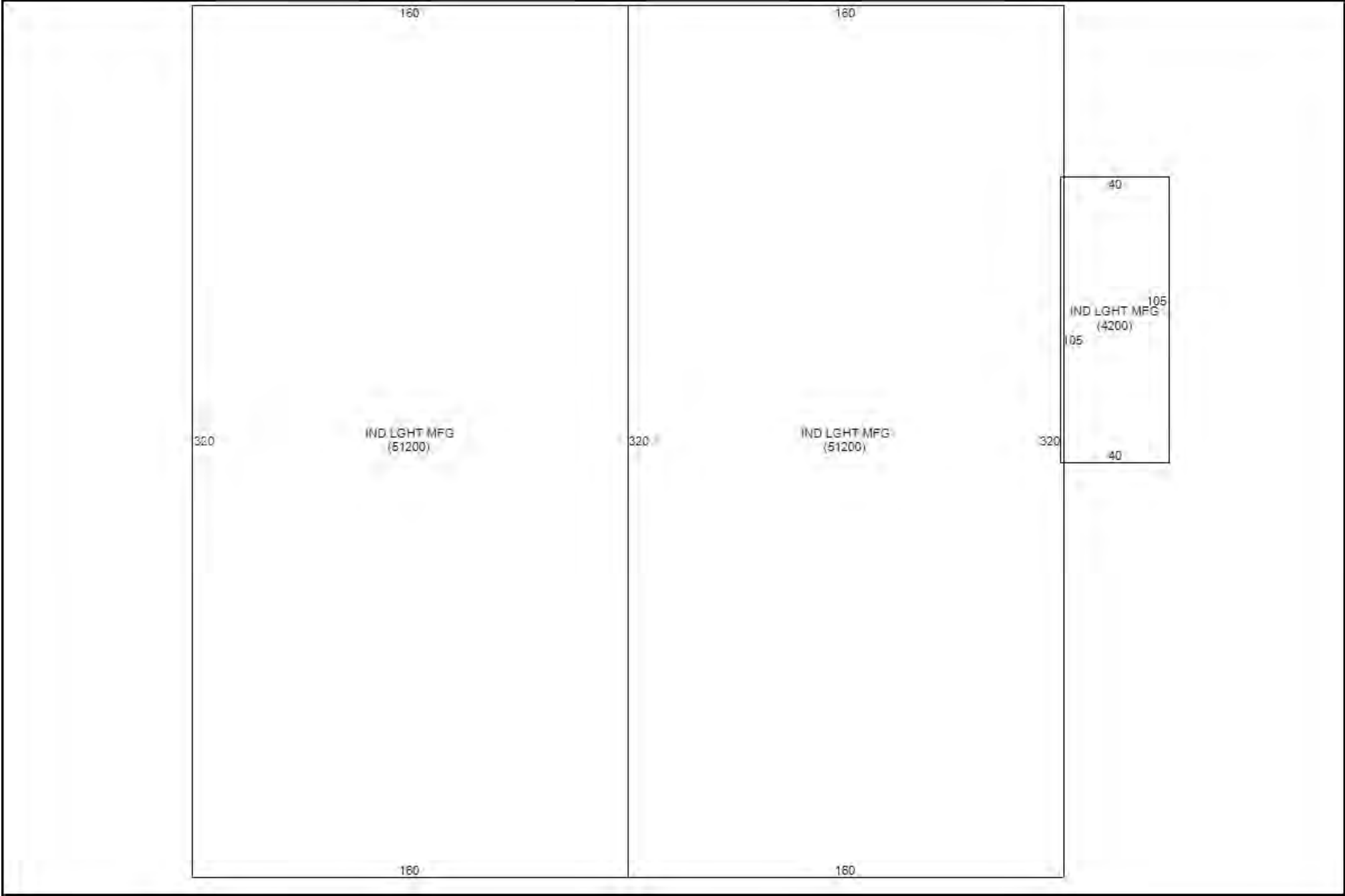
GRTE: GRANTEE: INVESTMENT PURCHASE OF 3 PROPERTIES.

PHYS: PHYSICAL: SOLID BUILDING WITH RECENT LARGE ADDITION IN 2011.

ECON: ECONOMIC: LOCATED IN AN ESTABLISHED INDUSTRIAL PARK.

OTHR: LAND: LAND VALUE IS COMPARABLE TO NEIGHBORING VALUES AND APPEARS TO BE AT MARKET.





**SALE REPORT**

State ID # 76-64-216-R000049228  
 County WALWORTH  
 Municipality DELAVAN  
 Local Parcel # XA429500001  
 Situs Address 1827 Hobbs Dr  
 Situs Zip Code 53115  
 Appraiser OGDENJX

IPAS Sale Key # 168699  
 SIC Code 3999  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 04/12/2019  
 Grantor BACKYARD PROPERTIES OF ROCK COUNTY LLC  
 Grantee DEHAAN ENTERPRISES LLC  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3999: Manufacturing Industries Nec-Mfg  
 Intended Use 3999: Manufacturing Industries Nec-Mfg  
 No Months Vacant  
 Environmental Site NO

**SALE DATA**

Sale Price \$1,500,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$1,500,000  
 Land Value \$164,000  
 Improvement Value \$1,336,000  
 Time on Market  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1994  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 37,200  
 Additional Useable Area 0  
 Total Area 37,200  
 Basement Area  
 Office Area (SF) / (%) 4,200 11%  
 Sprinkler (SF) / (%) 37,200 100%  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs  
 Stories 1  
 Non-office ave wall height 19  
 Non-office ave clear height 16  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$40.32  
 Adj Sale Price Imps \$ / SF \$35.91  
 Acres 4.500  
 Land Value \$ / Acre \$36,444  
 SCR 5.27  
 RCN + OBY / SF \$69.86  
 Physical Res. % 58%  
 Functional Res. % 100%  
 Functional OBS 1  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 95%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 1 to 3 miles  
 Market Variance 93%

## COMMENTS

GRTR: GRANTOR: TENANT VACATED PREMISES, YET LEASE IS PAID THROUGH JUNE. APPROACHED BY BUYER'S REAL ESTATE AGENT ABOUT SELLING THE PROPERTY. HAS SEVERAL INVESTMENT PROPERTIES AND THOUGHT OFFER WAS FAIR MARKET VALUE AND AGREED TO SELL FOR \$1,500,000.

GRTE: GRANTEE: SOLD ANOTHER PROPERTY IN ELKHORN, WI AND WANTED TO PURCHASE ANOTHER BUILDING AND AVOID CAPITAL GAINS. HAD REALTOR SEEK OUT POSSIBLE PROPERTIES FOR PURCHASE. CONTACTED GRANTOR AND BASED OFFER ON ASSESSED VALUE. APPRAISAL WAS COMPLETED TO CONFIRM VALUE PRIOR TO CLOSING.

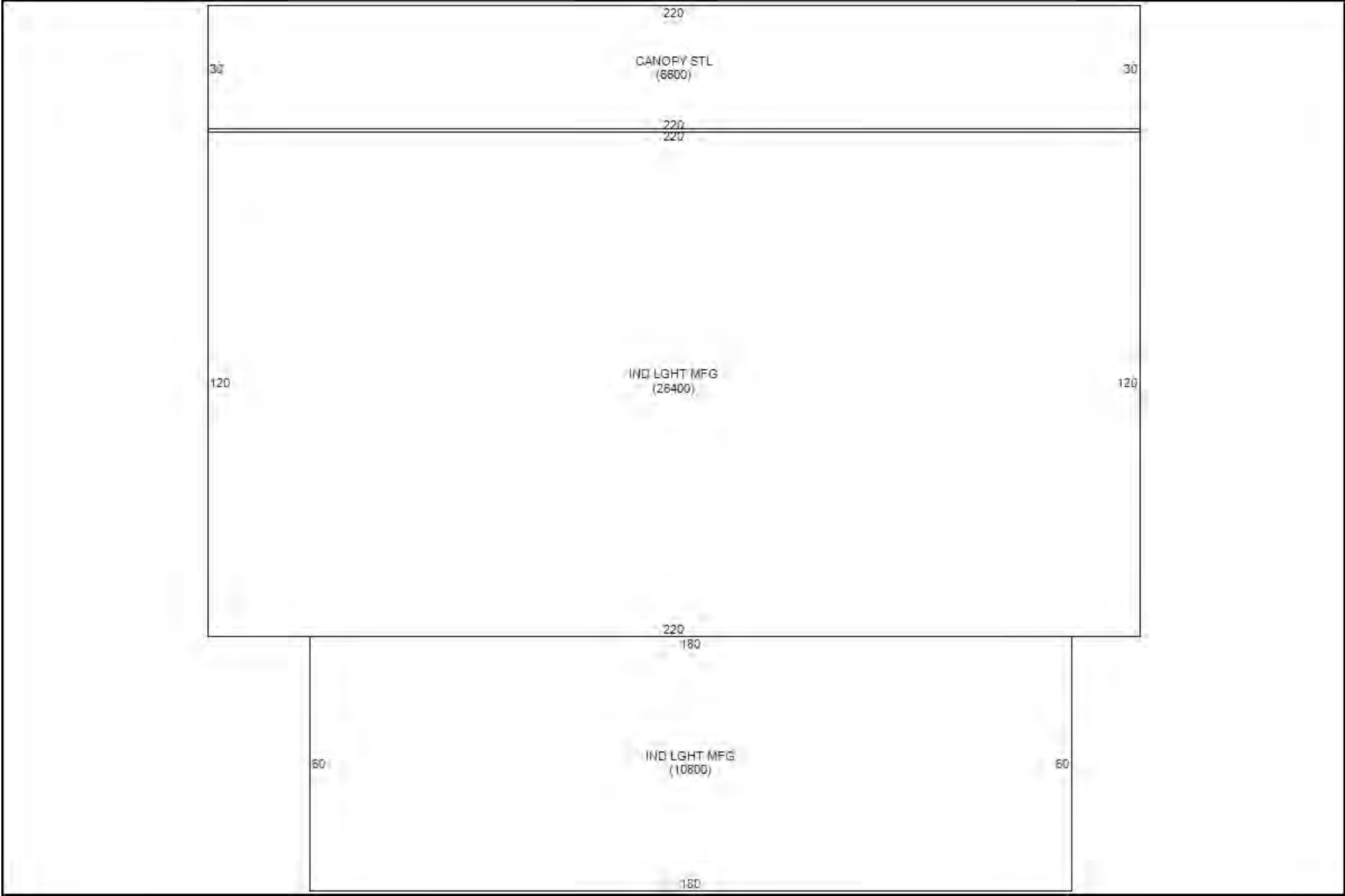
PHYS: PHYSICAL: SOLID, MAINTAINED, WELL KEPT BUILDING.

ECON: ECONOMIC: LOCATED IN AN ESTABLISHED INDUSTRIAL PARK IN WALWORTH COUNTY

OTHR: OTHER: SOLD PREVIOUSLY IN 2017.







**SALE REPORT**

State ID # 76-64-216-R000003981  
 County WALWORTH  
 Municipality DELAVAN  
 Local Parcel # XP 00187  
 Situs Address 820 E Washington  
 Situs Zip Code 53115  
 Appraiser OGDENJX

IPAS Sale Key # 171892  
 SIC Code 0000  
 Interior Inspection Date 10/13/2016  
 Revision Date  
 Sale Validity Valid - Property Changed after Sale  
 Sale Index # 2  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 01/18/2019  
 Grantor DANIEL G BAUGHMAN

Grantee GENCAP DELAVAN 73 LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3960: Costume Jewelry & Notions-Mfg  
 Intended Use 0001: Residential Parcel  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$1,045,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$1,045,000  
 Land Value \$53,100  
 Improvement Value \$991,900  
 Time on Market over 24 months  
 Recent Asking Price \$1,400,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1949  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 103,520  
 Additional Useable Area 0  
 Total Area 103,520  
 Basement Area  
 Office Area (SF) / (%) 3,200 3%  
 Sprinkler (SF) / (%) 57,920 56%  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 13  
 Non-office ave clear height 12  
 Frame Type 06: Wood Mill (old heavy fram  
 Exterior Wall Type 04: Brick & Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$10.09  
 Adj Sale Price Imps \$ / SF \$9.58  
 Acres 1.316  
 Land Value \$ / Acre \$40,350  
 SCR 1.35  
 RCN + OBY / SF \$59.12  
 Physical Res. % 84%  
 Functional Res. % 50%  
 Functional OBS 1 Multi Story  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 95%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 41%

**COMMENTS**

GRTR: GRANTOR: DOWNSIZED OPERATIONS AND NO LONGER NEEDED SO MUCH SPACE. LISTED IN 2016 FOR 1,400,000

GRTE: GRANTEE: NEGOTIATED TO SELLING PRICE OF 1,045,000

PHYS: PHYSICAL: SOLID, OLDER BUILDING. NEEDED ROOF WILL REPLACE WINDOWS, REFINISH ORIGINAL FLOORS AND FIXTURES

FUNC: FUNCTIONAL: MULTI STORY

ECON: ECONOMIC: HISTORICAL PRESERVATION STATUS SITE

OTHR: LAND: LAND VALUE IS COMPARABLE TO NEIGHBORING VALUES AND APPEARS TO BE AT MARKET OTHER: BUYER WILL RESTORE TO HISTORIC CONDITION OF WW2. AND WILL BE CONVERTED INTO 73 APARTMENTS.



342		190	
80	IND LGHT MFG (27380)	60	IND LGHT MFG (15200)
342		190	

**SALE REPORT**

State ID # 76-64-216-R000003988  
 County WALWORTH  
 Municipality DELAVAN  
 Local Parcel # XWUP 00179B  
 Situs Address 309 Wright St  
 Situs Zip Code 53115  
 Appraiser OGDENJX

IPAS Sale Key # 177221  
 SIC Code 2759  
 Interior Inspection Date 10/28/2021  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 06/18/2020  
 Grantor FIELDVIEW LLC

Grantee PURNELL ENTERPRISES LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2759: Commercial Printing Nec-Mfg  
 Intended Use 0000: Commercial Parcel  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$370,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$370,000  
 Land Value \$31,400  
 Improvement Value \$338,600  
 Time on Market 0 - 4 months  
 Recent Asking Price \$425,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1975  
 Number of Building Sections 5  
 Predominant OCC Code 494  
 Primary Area 12,060  
 Additional Useable Area 0  
 Total Area 12,060  
 Basement Area  
 Office Area (SF) / (%) 1,800 15%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 1,600 13%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 14  
 Non-office ave clear height 13  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 03: Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$30.68  
 Adj Sale Price Imps \$ / SF \$28.08  
 Acres 0.859  
 Land Value \$ / Acre \$36,554  
 SCR 3.1  
 RCN + OBY / SF \$66.29  
 Physical Res. % 67%  
 Functional Res. % 90%  
 Functional OBS 1 Layout  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 95%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason

Major Thoroughfare 0 to 1 mile  
 Market Variance 74%

**COMMENTS**

GRTR: GRANTOR: APPRAISAL CAME IN AT \$380K, NEGOTIATED TO SALE PRICE.

GRTE: GRANTEE: PURCHASED BUT BUSINESS PLAN FELL THRU SO HE NO LONGER NEEDED AND LISTED FOR SALE.

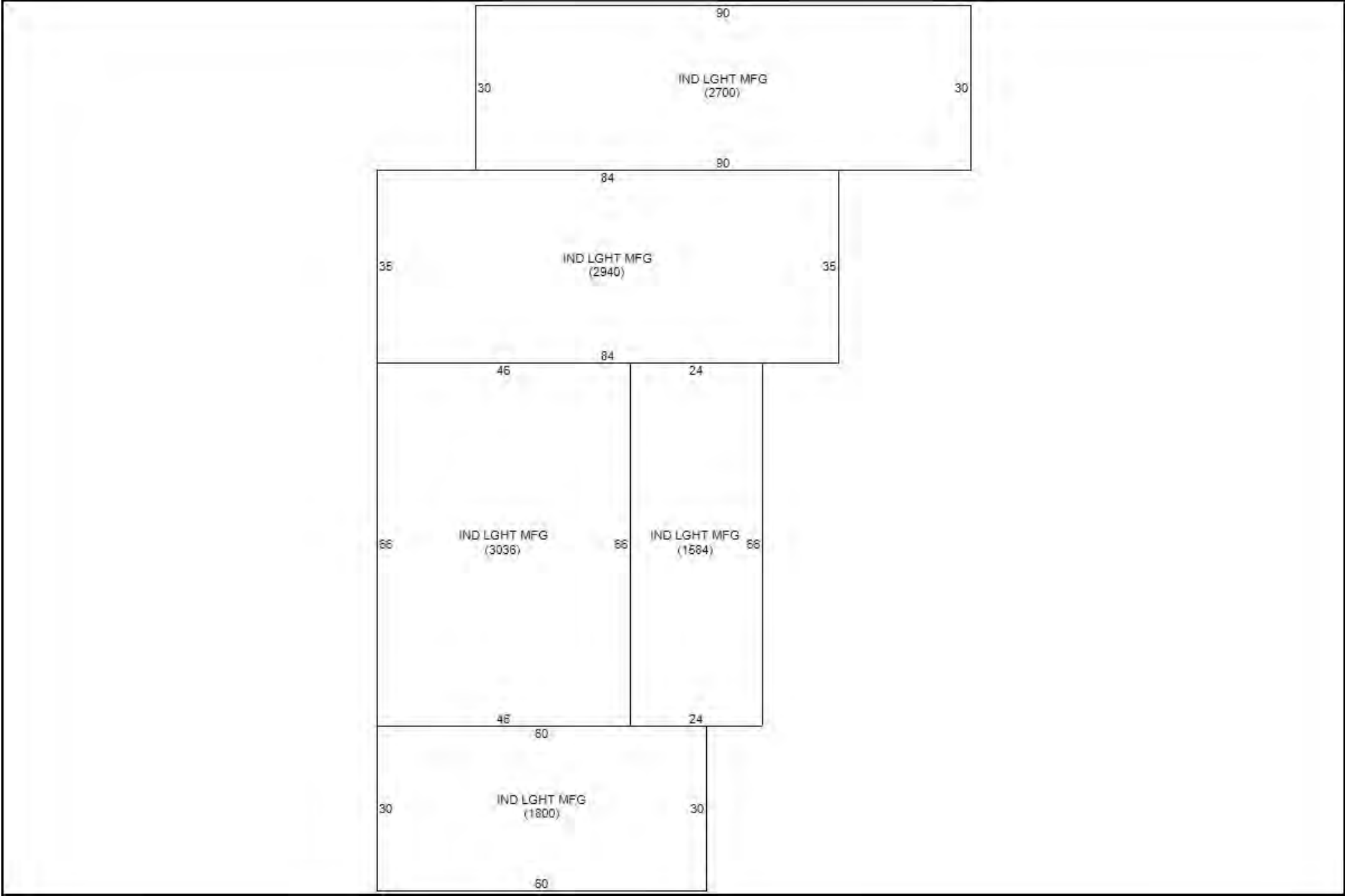
PHYS: PHYSICAL: AGE WAS FACTOR IN BUILDING. NEW OWNER WILL DO A BASIC REMODEL. PAINT, CARPET AND GOOD CLEANING INSIDE AND OUT.

FUNC: FUNCTIONAL: ADD ON CONSTRUCTION CONTRIBUTED TO LESS DESIRED LAYOUT.

OTHR: LAND: LAND VALUE IS COMPARABLE TO NEIGHBORING VALUES AND APPEARS TO BE AT MARKET.







**SALE REPORT**

State ID # 76-64-216-R000049228  
 County WALWORTH  
 Municipality DELAVAN  
 Local Parcel # XA429500001  
 Situs Address 1827 Hobbs Dr  
 Situs Zip Code 53115  
 Appraiser OGDENJX

IPAS Sale Key # 177730  
 SIC Code 3999  
 Interior Inspection Date 08/04/2020  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 06/01/2020  
 Grantor DEHAAN ENTERPRISES LLC  
  
 Grantee PURNELL ENTERPRISES LLC  
  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3999: Manufacturing Industries Nec-Mfg  
 Intended Use 0000: Commercial Parcel  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$1,600,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$1,600,000  
 Land Value \$168,900  
 Improvement Value \$1,431,100  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1994  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 37,200  
 Additional Useable Area 0  
 Total Area 37,200  
 Basement Area  
 Office Area (SF) / (%) 4,200 11%  
 Sprinkler (SF) / (%) 37,200 100%  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs  
  
 Stories 1  
 Non-office ave wall height 19  
 Non-office ave clear height 16  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$43.01  
 Adj Sale Price Imps \$ / SF \$38.47  
 Acres 4.500  
 Land Value \$ / Acre \$37,533  
 SCR 5.27  
 RCN + OBY / SF \$67.30  
 Physical Res. % 81%  
 Functional Res. % 100%  
 Functional OBS 1  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 95%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason  
  
 Major Thoroughfare 1 to 3 miles  
 Market Variance 74%

**COMMENTS**

GRTR: GRANTOR: THEY NEGOTIATED PRIVATE SALE BASED ON 2019 APPRAISAL SELLER HAD DONE.

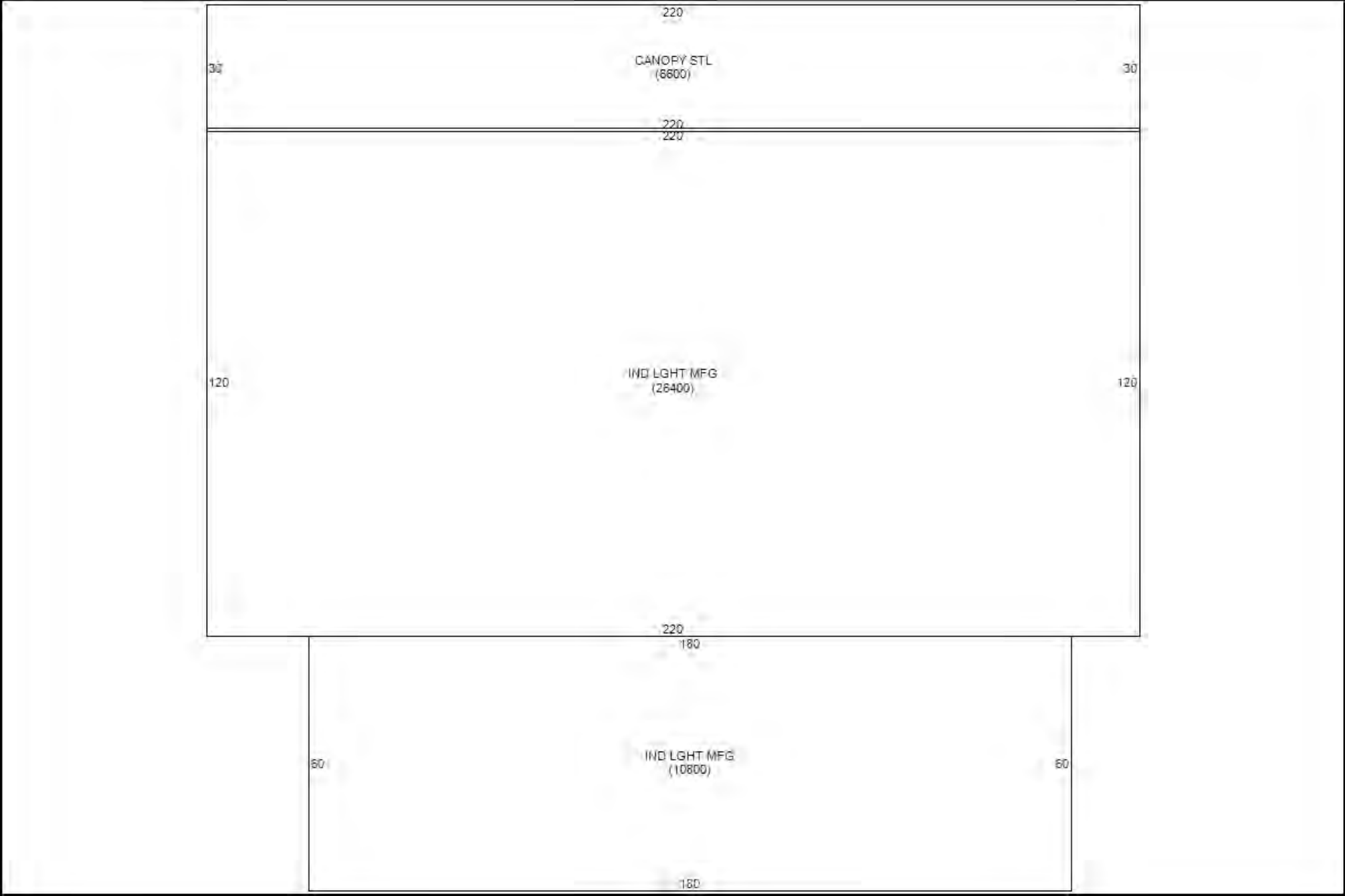
GRTE: GRANTEE: APPRAOCHED ABOUT LEASING AND THEY NEGOTIATED PRIVATE SALE BASED ON 2019 APPRAISAL SELLER HAD DONE.

PHYS: PHYSICAL: UPDATES NEEDED TO MECHANICALS.

ECON: ECONOMIC: LOCATED IN AN ESTABLISHED INDUSTRIAL PARK.

OTHR: LAND: LAND VALUE IS COMPARABLE TO NEIGHBORING VALUES AND APPEARS TO BE AT MARKET.OTHER: SELLER HAD MARKETED BY SIGN AND LOCAL INDUSTRY WOM.BOTH PARTIES FELT SALE WAS FMV.





**SALE REPORT**

State ID # 76-64-216-R000030621  
 County WALWORTH  
 Municipality DELAVAN  
 Local Parcel # XSBP 00002B  
 Situs Address 1824 Hobbs Dr  
 Situs Zip Code 53115  
 Appraiser OGDENJX

IPAS Sale Key # 179404  
 SIC Code 3519  
 Interior Inspection Date 11/05/2020  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 04/15/2020  
 Grantor GREEN MONSTER PROPERTY MANAGEMENT LLC

Grantee AARON PAINTER

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3519: Internal Combustion Engines Nec-Mfg  
 Intended Use 0000: Commercial Parcel  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$375,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$375,000  
 Land Value \$72,000  
 Improvement Value \$303,000  
 Time on Market 5 - 11 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1998  
 Number of Building Sections 1  
 Predominant OCC Code 494  
 Primary Area 7,200  
 Additional Useable Area 0  
 Total Area 7,200  
 Basement Area  
 Office Area (SF) / (%) 960 13%  
 Sprinkler (SF) / (%) 7,200 100%  
 Air Conditioning (SF) / (%) 960 13%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 14  
 Non-office ave clear height 12  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 08: Metal Sandwich

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$52.08  
 Adj Sale Price Imps \$ / SF \$42.08  
 Acres 2.000  
 Land Value \$ / Acre \$36,000  
 SCR 12.1  
 RCN + OBY / SF \$66.05  
 Physical Res. % 69%  
 Functional Res. % 100%  
 Functional OBS 1  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 95%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 1 to 3 miles  
 Market Variance 97%

## COMMENTS

GRTR: GRANTOR: LOOKING TO DOWNSIZE AND LISTED FOR SALE.

GRTE: GRANTEE: WAS LOOKING TO BUILD BUT WHEN FOR SALE SIGN WENT UP HE DECIDED TO BUY THIS PROPERTY. WAS LEASING 2 DOORS DOWN AND OWNER WANTED TO MOVE HIS OPERATIONS. FINANCING APPRAISAL DONE. COULD NOT RECALL VALUE. FELT SALE WAS FMV.

PHYS: PHYSICAL: NO ISSUES WITH BUILDING. DID CLEAN UP. PAINTED AND LANDSCAPING.

ECON: ECONOMIC: ESTABLISHED ACTIVE INDUSTRIAL PARK NEIGHBORHOOD.

OTHR: LAND: VALUE APPEARS TO AT MARKET WITH NEIGHBORING VALUES.OTHER: PARCEL WAS RETURNED TO LOCAL FOR 2021.





DISCLAIMER - The content of this sales data worksheet is for general information purposes only. The information and opinions contained therein are provided by the Wisconsin Department of Revenue and we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, suitability of the information for any purpose. The Wisconsin Department of Revenue, its employees, officials, officers, agents, as the persons interviewed during the sales verification process, shall not be held responsible or liable for any use of, error, omission or defect in the information contained on the DOR Sales Data Worksheets.

**SALE REPORT**

State ID # 76-64-216-R000003965  
 County WALWORTH  
 Municipality DELAVAN  
 Local Parcel # XA127100001  
 Situs Address 1505 Racine St  
 Situs Zip Code 53115  
 Appraiser OGDENJX

IPAS Sale Key # 188317  
 SIC Code 3499  
 Interior Inspection Date 11/02/2021  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 05/27/2021  
 Grantor FOF PRODUCTS INCORPORATED

Grantee TOAST INVESTMENTS LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3499: Fabricated Metal Products Nec-Mfg  
 Intended Use 3499: Fabricated Metal Products Nec-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$490,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$490,000  
 Land Value \$63,200  
 Improvement Value \$426,800  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1983  
 Number of Building Sections 1  
 Predominant OCC Code 494  
 Primary Area 12,000  
 Additional Useable Area 0  
 Total Area 12,000  
 Basement Area  
 Office Area (SF) / (%) 624 5%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 24  
 Non-office ave clear height 22  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$40.83  
 Adj Sale Price Imps \$ / SF \$35.57  
 Acres 1.550  
 Land Value \$ / Acre \$40,774  
 SCR 5.63  
 RCN + OBY / SF \$68.50  
 Physical Res. % 72%  
 Functional Res. % 100%  
 Functional OBS 1  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 95%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 76%

## COMMENTS

GRTR: GRANTOR: APPROACHED BY BUYER, APPRAISAL DONE. NEGOTIATED TO SALE PRICE. NO ISSUES OR CONTINGENCIES.

GRTE: GRANTEE: FELT SALE WAS FMV. NO CHANGES TO PROPERTY. OWNER IS THE EXISTING TENANT AND WILL CONTINUE OPERATIONS AS IS.

PHYS: PHYSICAL: AVERAGE CONDITION FOR AGE. MAINTAINED AS NEEDED. NOT SPRINKLERED.

FUNC: FUNCTIONAL: SMALL BUILDING WITH ADEQUATE OFFICE AREA. NO ADJUSTMENT NEEDED.

OTHR: LAND: VALUE IS COMPARABLE WITH NEIGHBORING VALUES.



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**SALE REPORT**

State ID # 76-64-221-R000031532  
 County WALWORTH  
 Municipality ELKHORN  
 Local Parcel # YA302600001  
 Situs Address 390 Koopman Ln  
 Situs Zip Code 53121  
 Appraiser OGDENJX

IPAS Sale Key # 167215  
 SIC Code 3714  
 Interior Inspection Date 09/30/2019  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 08/05/2019  
 Grantor NODON PROPERTIES

Grantee STAG INDUSTRIAL HOLDINGS

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3714: Motor Vehicle Parts & Accessories-Mfg  
 Intended Use 3714: Motor Vehicle Parts & Accessories-Mfg  
 No Months Vacant  
 Environmental Site NO

**SALE DATA**

Sale Price \$13,900,000  
 Adjustment \$9,050,000  
 Adjusted Reason Multi-parcel  
 Adjusted Sale Price \$4,850,000  
 Land Value \$275,100  
 Improvement Value \$4,574,900  
 Time on Market 5 - 11 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 2003  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 78,658  
 Additional Useable Area 0  
 Total Area 78,658  
 Basement Area  
 Office Area (SF) / (%) 7,986 10%  
 Sprinkler (SF) / (%) 78,540 100%  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 25  
 Non-office ave clear height 23  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$61.66  
 Adj Sale Price Imps \$ / SF \$58.16  
 Acres 6.550  
 Land Value \$ / Acre \$42,000  
 SCR 3.63  
 RCN + OBY / SF \$68.45  
 Physical Res. % 75%  
 Functional Res. % 95%  
 Functional OBS 1 Size  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 95%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 126%

**COMMENTS**

GRTR: GRANTOR: LISTED WITH BROKER. PREFERRED TO SELL ALL 3 BUILDING AS AN INVESTMENT PACKAGE DEAL. BUT, WOULD HAVE ENTERTAINED INDIVIDUAL PARCEL/BUILDING OFFERS. NEGOTIATED TO SELLING PRICE. LONG TERM TENANT OCCUPIED WAS A PRO OF THE SALE.

GRTE: GRANTEE: INVESTMENT PURCHASE OF 3 PROPERTIES.

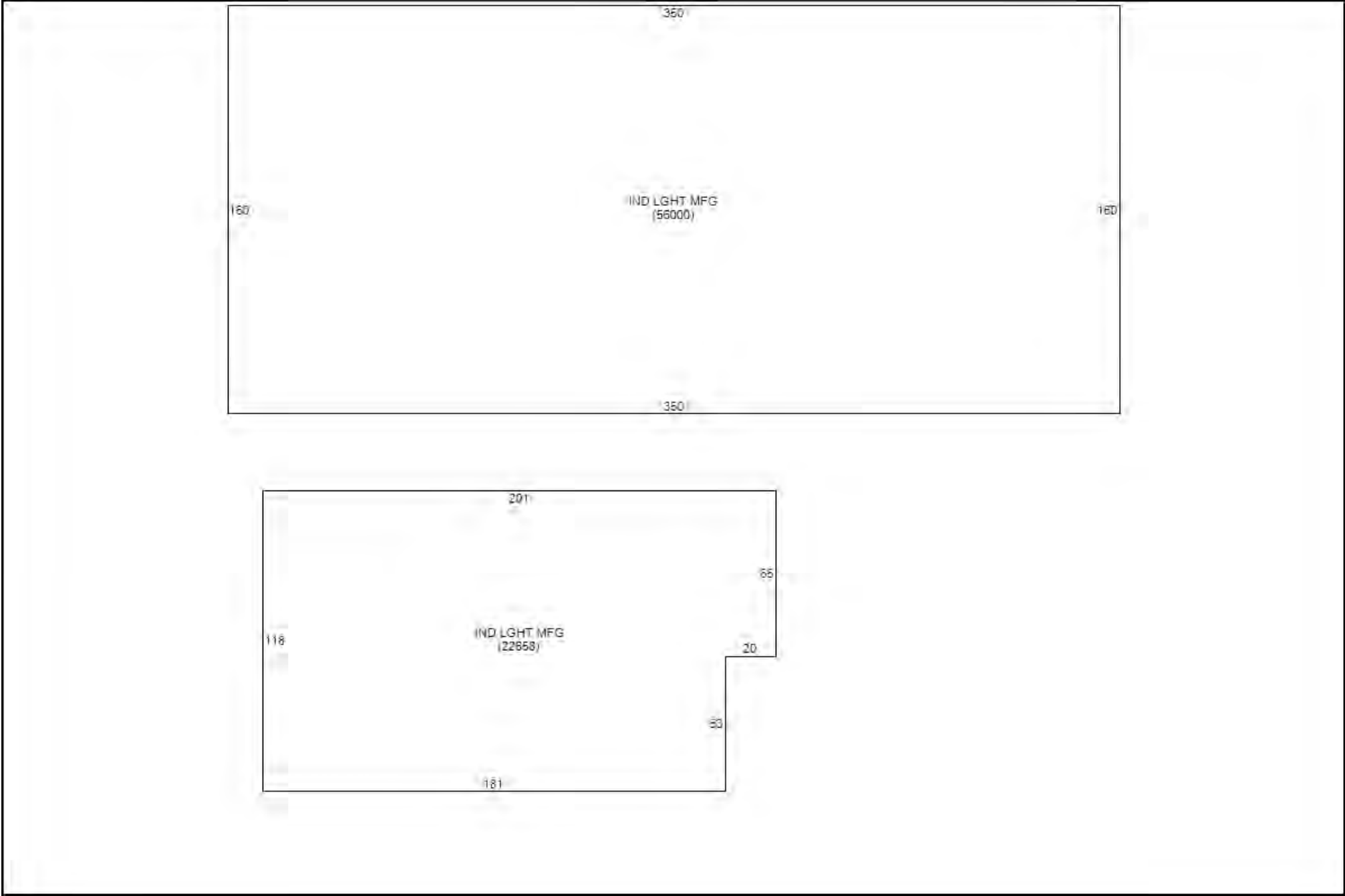
PHYS: PHYSICAL: WELL KEPT BUILDING WITH RECENT LARGE ADDITION IN 2013.

ECON: ECONOMIC: LOCATED IN AN ESTABLISHED INDUSTRIAL PARK.

OTHR: LAND: LAND VALUE IS COMPARABLE TO NEIGHBORING VALUES AND APPEARS TO BE AT MARKET.







**SALE REPORT**

State ID # 76-64-221-R000029749  
 County WALWORTH  
 Municipality ELKHORN  
 Local Parcel # YA283700002  
 Situs Address 555 Koopman Ln  
 Situs Zip Code 53121  
 Appraiser OGDENJX

IPAS Sale Key # 170775  
 SIC Code 3499  
 Interior Inspection Date 08/26/2020  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 11/14/2019  
 Grantor LGS INVESTMENTS LLC

Grantee STAG INDUSTRIAL HOLDINGS LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3499: Fabricated Metal Products Nec-Mfg  
 Intended Use 3499: Fabricated Metal Products Nec-Mfg  
 No Months Vacant  
 Environmental Site NO

**SALE DATA**

Sale Price \$5,050,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$5,050,000  
 Land Value \$434,000  
 Improvement Value \$4,616,000  
 Time on Market 5 - 11 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1997  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 110,900  
 Additional Useable Area 0  
 Total Area 110,900  
 Basement Area  
 Office Area (SF) / (%) 15,900 14%  
 Sprinkler (SF) / (%) 110,900 100%  
 Air Conditioning (SF) / (%) 110,900 100%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 22  
 Non-office ave clear height 22  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 14: Concrete Tilt-up

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$45.54  
 Adj Sale Price Imps \$ / SF \$41.62  
 Acres 10.850  
 Land Value \$ / Acre \$40,000  
 SCR 4.26  
 RCN + OBY / SF \$83.53  
 Physical Res. % 74%  
 Functional Res. % 95%  
 Functional OBS 1 Construction Materials  
 Functional OBS 2 Size  
 Functional OBS 3  
 Community rating % 95%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 75%

**COMMENTS**

GRTR: GRANTOR: FELT TENANT WAS GOING TO VACATE AFTER LEASE WAS EXPIRING SO HE LISTED WITH REALTOR. HE DID NOT WANT TO DEAL WITH A VACANCY OR FINDING A NEW OCCUPANT. FELT SALE WAS FMV.

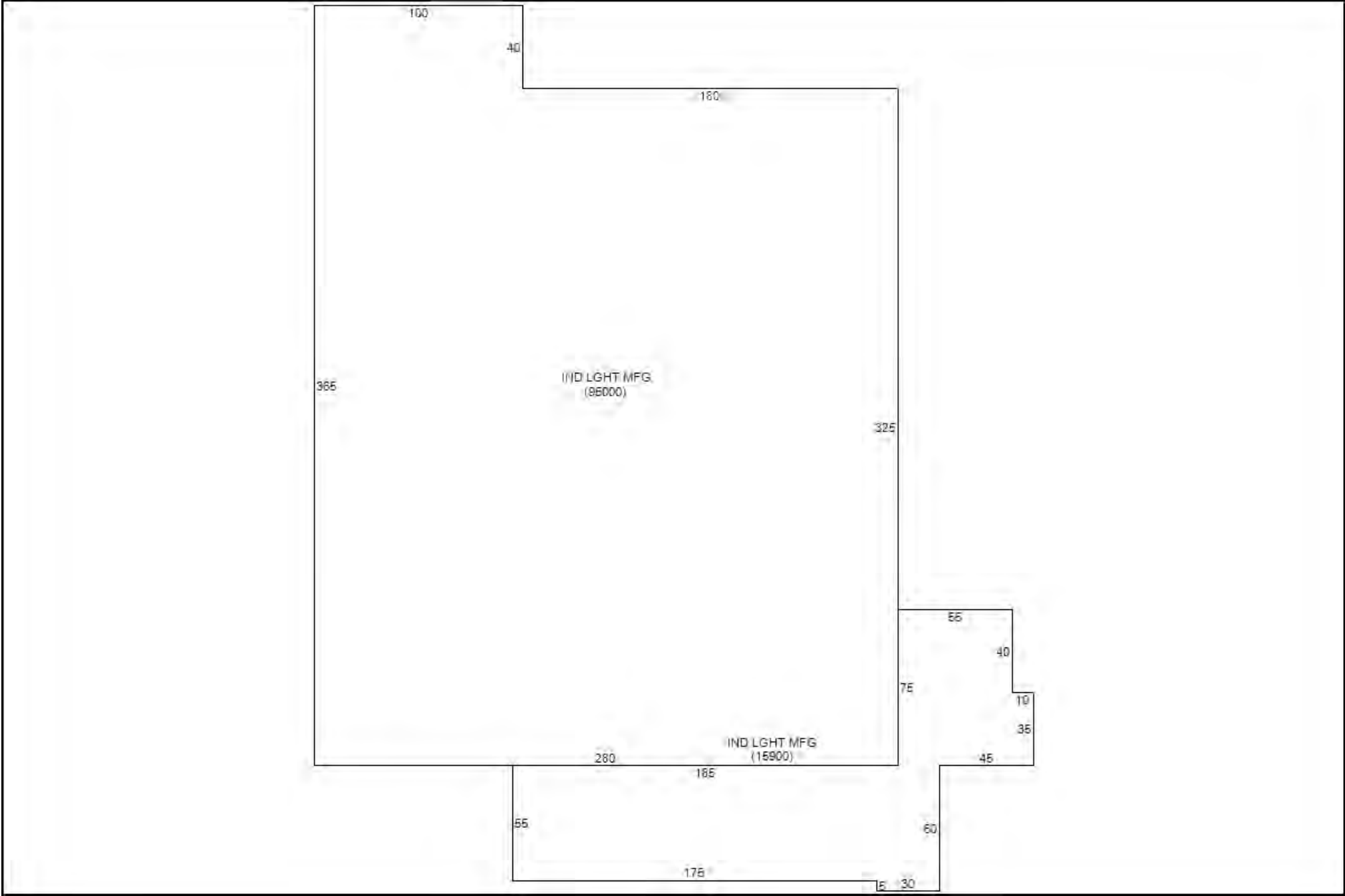
GRTE: GRANTEE: INVESTMENT FIRM THAT HAS MANY PROPERTIES WITHIN THE COUNTY.

PHYS: PHYSICAL: SOLID WELL KEPT BUILDING, UPDATED OFFICES IN 2018 WITH EXISTING TENANT. ASPHALT HAS BEEN SEALED. WINDOWS ARE IN GOOD CONDITION AND NO OBSERVED DEFF MAIN NOTED.

FUNC: FUNCTIONAL: OVERBUILT WITH CONCRETE TILT UP.

OTHR: LAND: LAND VALUE IS COMPARABLE TO NEIGHBORING VALUES AND APPEARS TO BE AT MARKET.





**SALE REPORT**

State ID # 76-64-221-R000003996  
 County WALWORTH  
 Municipality ELKHORN  
 Local Parcel # YA121900002  
 Situs Address 95 W Deere Rd  
 Situs Zip Code 53121  
 Appraiser OGDENJX

IPAS Sale Key # 191663  
 SIC Code 2431  
 Interior Inspection Date 07/26/2016  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 10/29/2021  
 Grantor LARRY A WOODS

Grantee KUNES ELKHORN RV & TRUCK CENTER PROPERTY LLC

Affinity Adjacent Owner  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2431: Millwork-Mfg  
 Intended Use 0000: Commercial Parcel  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$450,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$450,000  
 Land Value \$42,300  
 Improvement Value \$407,700  
 Time on Market 0 - 4 months  
 Recent Asking Price \$500,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1991  
 Number of Building Sections 6  
 Predominant OCC Code 470  
 Primary Area 13,998  
 Additional Useable Area 0  
 Total Area 13,998  
 Basement Area  
 Office Area (SF) / (%) 1,470 11%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYS

Stories 1  
 Non-office ave wall height 13  
 Non-office ave clear height 12  
 Frame Type 07: Wood Pole  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$32.15  
 Adj Sale Price Imps \$ / SF \$29.13  
 Acres 0.995  
 Land Value \$ / Acre \$42,513  
 SCR 3.1  
 RCN + OBY / SF \$33.38  
 Physical Res. % 70%  
 Functional Res. % 90%  
 Functional OBS 1 Layout  
 Functional OBS 2 Construction Materials  
 Functional OBS 3  
 Community rating % 95%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 146%

**COMMENTS**

GRTR: GRANTOR: RETIRING AT END OF 2021. USED APPRAISAL OF \$500,000 TO SET ASKING PRICE. ACCEPTED \$450,000 SINCE DID NOT HAVE TO PAY COMMISSION TO BROKER OR REALTOR. WOM SALE.

GRTE: GRANTEE: ADJACENT OWNER THAT WAS GOING TO LEASE FACILITY STARTING IN 2022. DECIDED TO PURCHASE INSTEAD.

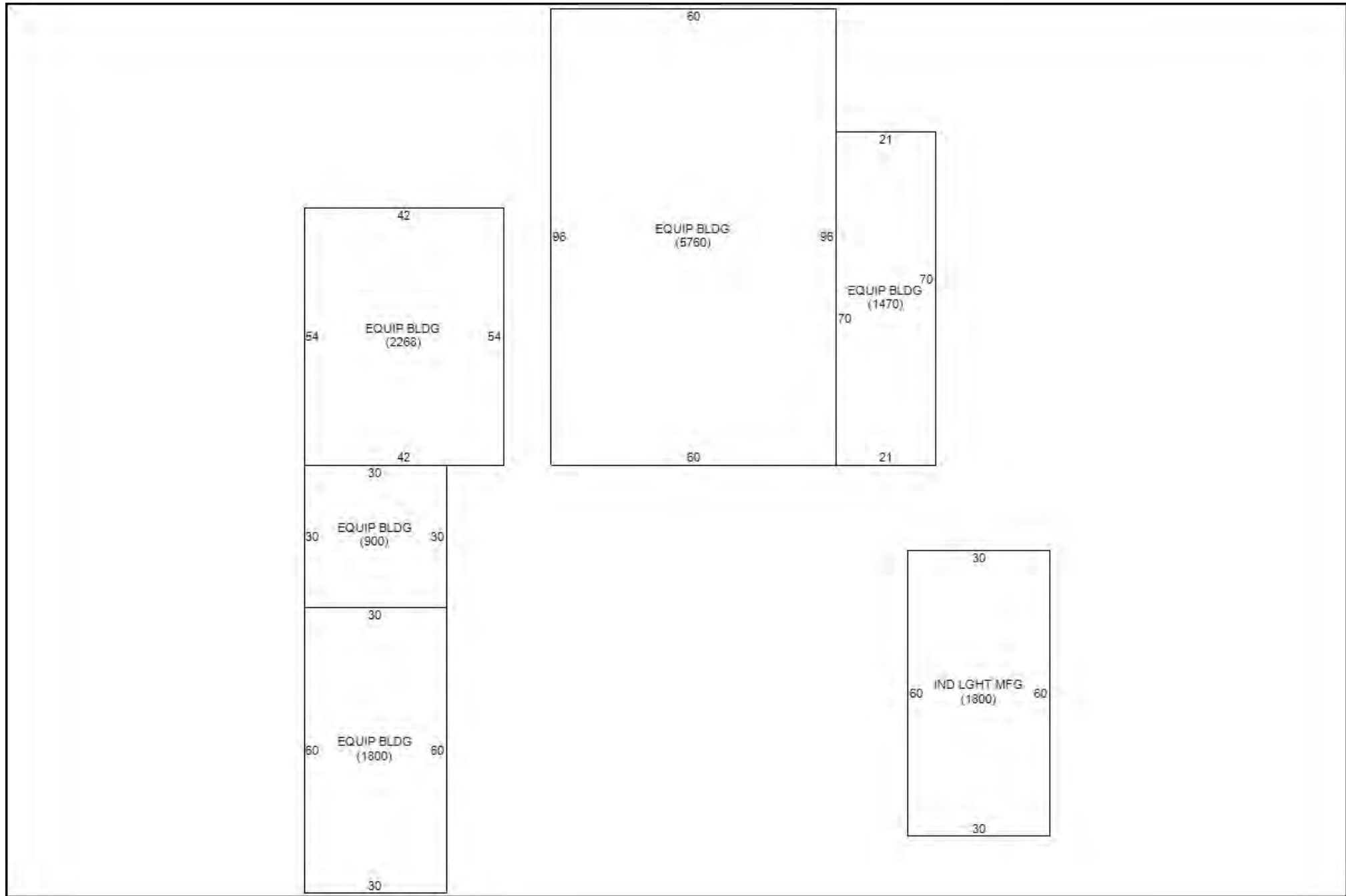
PHYS: PHYSICAL: MODERATE CONDITION FOR AGE, NO NOTED ISSUES AT TIME OF SALE.

FUNC: FUNCTIONAL: FORMER MULTI TENANT DESIGN, INTERIOR WALLS MAY CONTRIBUTE TO LAYOUT ISSUES. WOOD POLE FRAME CONSTRUCTION.

OTHR: LAND: VALUE IN LINE WITH NEIGHBORING MARKET VALUES.OTHER: WILL BE RETURNED TO LOCAL FOR 2022. NON MANUFACTURING USE OF MAINTENANCE AND PARTS FOR RV CENTER.







**SALE REPORT**

State ID # 76-64-246-R000004055  
 County WALWORTH  
 Municipality LAKE GENEVA  
 Local Parcel # ZCL2 00015  
 Situs Address 901 Maxwell St  
 Situs Zip Code 53147  
 Appraiser OGDENJX

IPAS Sale Key # 168337  
 SIC Code 0000  
 Interior Inspection Date 11/20/2019  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 06/13/2019  
 Grantor EVERETT SMITH GROUP LLC  
 Grantee LAKE GENEVA SELF STORAGE LLC  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3069: Fabricated Rubber Products Nec-Mfg  
 Intended Use 0000: Commercial Parcel  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$2,405,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$2,405,000  
 Land Value \$265,400  
 Improvement Value \$2,139,600  
 Time on Market 0 - 4 months  
 Recent Asking Price \$2,900,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1970  
 Number of Building Sections 4  
 Predominant OCC Code 494  
 Primary Area 111,304  
 Additional Useable Area 0  
 Total Area 111,304  
 Basement Area  
 Office Area (SF) / (%) 16,328 15%  
 Sprinkler (SF) / (%) 65,604 59%  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 16  
 Non-office ave clear height 15  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 04: Brick & Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$21.61  
 Adj Sale Price Imps \$ / SF \$19.22  
 Acres 5.770  
 Land Value \$ / Acre \$45,997  
 SCR 2.26  
 RCN + OBY / SF \$71.00  
 Physical Res. % 32%  
 Functional Res. % 75%  
 Functional OBS 1 Size  
 Functional OBS 2 Layout  
 Functional OBS 3 Building Mechanics  
 Community rating % 93%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating

Major Thoroughfare 0 to 1 mile  
 Market Variance 121%

## COMMENTS

GRTR: GRANTOR: NOTIFIED CURRENT TENANT OF DESIRE TO SELL BUILDING. THEY DID NOT WANT TO PURCHASE AND VACATED IN MARCH OF 2019. LISTED FOR SALE AT \$2,900,000.

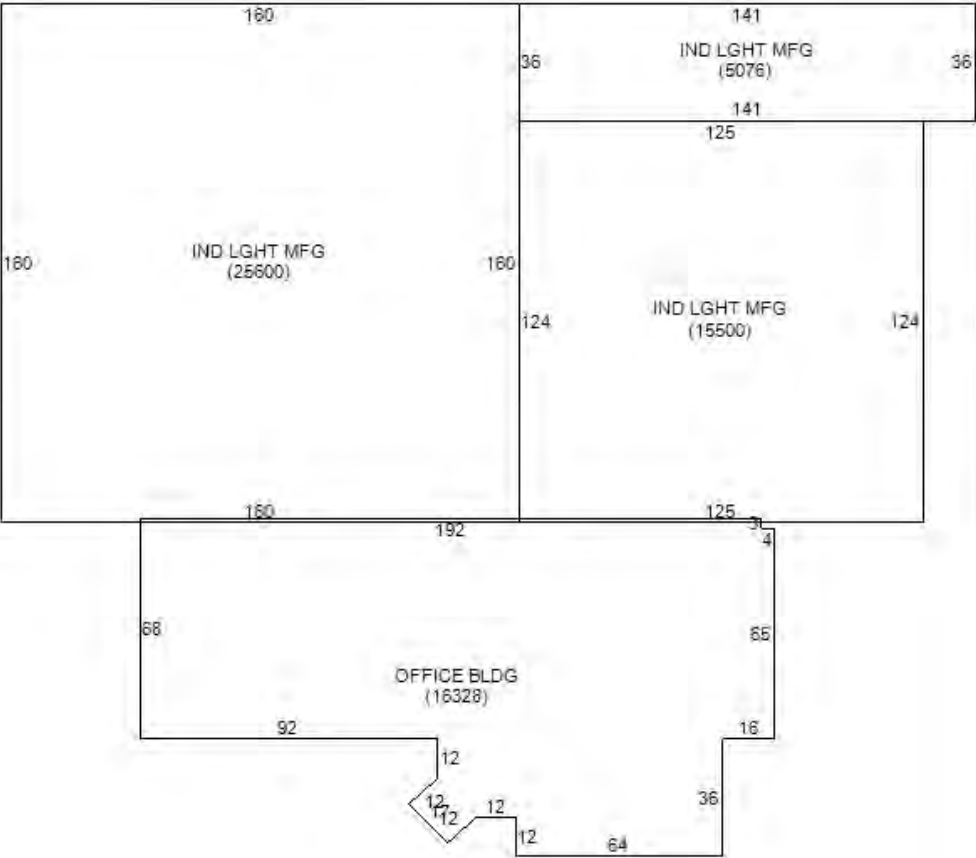
GRTE: GRANTEE: INVESTMENT PURCHASE. PROPOSES TO LEASE OUT OFFICE PORTION AND REMAINDER OF THE BUILDING FOR LONG TERM STORAGE AND CONVERT FOR MINI STORAGE UNITS. APPRAISED FOR PURCHASE.

PHYS: PHYSICAL: OFFICE REMODEL IN 2015, RAZED 68,000 S.F OF AREA AND CONSTRUCTED A 26' - 25,000 S.F. PRODUCTION AREA IN 2014. MECHANICALS ARE IN GOOD WORKING ORDER, BUILDING IS CLEAN AND WELL KEPT.

ECON: ECONOMIC: LOCATED IN AN ESTABLISHED INDUSTRIAL USE AREA IN LAKE GENEVA. GOOD HIGHWAY ACCESS TO INTERSTATE.

OTHR: OTHER: PRIMARY USE WILL BE FOR STORAGE. RETURN TO LOCAL FOR 2020.





**SALE REPORT**

State ID # 76-64-291-R000004072  
 County WALWORTH  
 Municipality WHITEWATER  
 Local Parcel # /A 64500001  
 Situs Address 848 E Commercial Ave  
 Situs Zip Code 53190  
 Appraiser OGDENJX

IPAS Sale Key # 177653  
 SIC Code 3699  
 Interior Inspection Date 08/24/2020  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 03/25/2019  
 Grantor FIFTH THIRD BANK

Grantee WHITEWATER INDUSTRIAL INVESTORS LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3699: Electrical Equipment & Supplies Nec-Mfg  
 Intended Use 0000: Commercial Parcel  
 No Months Vacant 1 - 3 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$260,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$260,000  
 Land Value \$153,600  
 Improvement Value \$106,400  
 Time on Market 12 - 24 months  
 Recent Asking Price \$399,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1978  
 Number of Building Sections 1  
 Predominant OCC Code 494  
 Primary Area 19,250  
 Additional Useable Area 0  
 Total Area 19,250  
 Basement Area  
 Office Area (SF) / (%) 1,008 5%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 15  
 Non-office ave clear height 15  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$13.51  
 Adj Sale Price Imps \$ / SF \$5.53  
 Acres 6.010  
 Land Value \$ / Acre \$25,557  
 SCR 13.6  
 RCN + OBY / SF \$53.46  
 Physical Res. % 42%  
 Functional Res. % 100%  
 Functional OBS 1 Construction Materials  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 95%  
 NBHD Rating / Other % 90%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 29%

**COMMENTS**

GRTR: GRANTOR: LISTED FOR SALE SINCE BANK PURCHASED IN 2/2018 FOR 260,000.APPRAISAL DONE IN 12/2018 \$350,000-LISTED AT \$399,000. ONLY 1 OFFER.

GRTE: GRANTEE: NEGOTIATED TO SALE PRICE, USED BROKER AND FELT IT WAS FMV. MINOR ISSUES WITH BLDG-FAIR/AVG CONDITION. PAINTED FRONT OF BLDG AND NO OTHER IMPROVEMENTS PLANNED. LEASED FOR 5 YEARS TO A HEMP PRODUCER-NON MFG USE.

PHYS: PHYSICAL: FAIR CONDITION. ORIGINAL INTERIOR AND EXTERIOR FINISH, MECHANICALS WILL LIKELY NEED REPLACEMENT IN FUTURE BUT HAVE BEEN REPAIRED AS NEEDED.

ECON: ECONOMIC: LOCATED IN AN ESTABLISHED INDUSTRIAL PARK





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**SALE REPORT**

State ID # 76-64-291-R000030609  
 County WALWORTH  
 Municipality WHITEWATER  
 Local Parcel # /A294300001  
 Situs Address 1227 Universal Blvd  
 Situs Zip Code 53190  
 Appraiser OGDENJX

IPAS Sale Key # 179405  
 SIC Code 3544  
 Interior Inspection Date 10/29/2020  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 09/16/2020  
 Grantor MARCUSSEN TOOL & DIE INC

Grantee M2K2 LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3544: Special Dies Tools Jigs & Fixtures-Mfg  
 Intended Use 3544: Special Dies Tools Jigs & Fixtures-Mfg  
 No Months Vacant  
 Environmental Site NO

**SALE DATA**

Sale Price \$345,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$345,000  
 Land Value \$50,000  
 Improvement Value \$295,000  
 Time on Market 12 - 24 months  
 Recent Asking Price \$410,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1998  
 Number of Building Sections 1  
 Predominant OCC Code 494  
 Primary Area 10,000  
 Additional Useable Area 0  
 Total Area 10,000  
 Basement Area  
 Office Area (SF) / (%) 1,600 16%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 13  
 Non-office ave clear height 13  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$34.50  
 Adj Sale Price Imps \$ / SF \$29.50  
 Acres 1.515  
 Land Value \$ / Acre \$33,003  
 SCR 6.6  
 RCN + OBY / SF \$55.21  
 Physical Res. % 61%  
 Functional Res. % 100%  
 Functional OBS 1  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 95%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 92%

COMMENTS

GRTR: GRANTOR: WAS A FAMILY BUSINESS AND DUE TO HEALTH ISSUES AND DEATH OF DAD AND BROTHERS, HE DECIDED TO LIST ON MARKET. HAD APPRAISAL DONE IN 2018-\$400,000.

GRTE: GRANTEE: SEARCHED FOR 6 MONTHS TO FIND A FACILITY THAT OFFERED A GOOD LOCATION AND THAT FIT SIZE NEEDS WITHIN PRICE RANGE.

PHYS: PHYSICAL: ORIGINAL INTERIOR AND EXTERIOR FINISH. MAINTAINED AS NEED. 3 A/C UNITS WERE NOT OPERATIONAL AND NEED REPLACEMENT.

ECON: ECONOMIC: LOCATED IN AN ESTABLISHED INDUSTRIAL PARK WITH EASY ACCESS.



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**SALE REPORT**

State ID # 77-66-002-R000031977  
 County WASHINGTON  
 Municipality ADDISON  
 Local Parcel # T1-052400C  
 Situs Address 5923 Hillcrest Dr  
 Situs Zip Code 53002  
 Appraiser GREENEK

IPAS Sale Key # 161659  
 SIC Code 3544  
 Interior Inspection Date 02/28/2020  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 07/17/2018  
 Grantor PREMIER ALUMINUM LLC

Grantee ODD REAL ESTATE HOLDINGS LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3544: Special Dies Tools Jigs & Fixtures-Mfg  
 Intended Use 3544: Special Dies Tools Jigs & Fixtures-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$247,500  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$247,500  
 Land Value \$74,500  
 Improvement Value \$173,000  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1989  
 Number of Building Sections 3  
 Predominant OCC Code 494  
 Primary Area 7,920  
 Additional Useable Area 0  
 Total Area 7,920  
 Basement Area  
 Office Area (SF) / (%) 1,080 14%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 720 9%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 13  
 Non-office ave clear height 9  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$31.25  
 Adj Sale Price Imps \$ / SF \$21.84  
 Acres 1.490  
 Land Value \$ / Acre \$50,000  
 SCR 8.19  
 RCN + OBY / SF \$42.95  
 Physical Res. % 58%  
 Functional Res. % 85%  
 Functional OBS 1 Layout  
 Functional OBS 2 Ceiling Height  
 Functional OBS 3 Layout  
 Community rating % 90%  
 NBHD Rating / Other % 90%  
 NBHD Rating / Other Econ Reason Neighborhood Rating

Major Thoroughfare 0 to 1 mile  
 Market Variance 127%

**COMMENTS**

GRTR: UNABLE TO CONTACT

GRTE: WAS LOOKING FOR A BUILDING TO BUY. 5911 HILLCREST WAS VACANT, AND HE INQUIRED ABOUT THE BUILDING. HE FOUND OUT BOTH BUILDINGS WERE GOING UP FOR SALE SOON AND HAD JUST BEEN PRICED BY A REALTOR. SALE PRICE WAS NEGOTIATED, HE PAID CASH. HE PLANNED TO OWNER OCCUPY THIS BUILDING AT THE TIME OF SALE.

PHYS: OFFICE IS OLDER/BASIC FINISH: VERY DIRTY, STAINED CARPETS AND WALLS HAD SOME DAMAGE. SHOP INTERIOR IS VERY DIRTY, SOOT EVERYWHERE. USED TO BE A FOUNDRY. WALLS AND CEILINGS DAMAGED IN SPOTS. CRACKED FLOORS. 2004 BUILT A PE STEEL BLDG OVER ENTIRE STRUCTURE THAT WAS THERE PREVIOUSLY. 2004 SECTION WAS IN BETTER SHAPE, BUT DIRTY. OVERALL SOLID BUILDING.

FUNC: WALL DOWN THE MIDDLE OF THE SHOP SPLITS THE SHOP INTO TWO PARTS. VERY LOW CLEAR HEIGHT. NO DOCK DOORS. DRIVEWAY IS LONG, NARROW AND WINDING. ONLY A BOX TRUCK COULD DRIVE BACK THERE, NOT MUCH ROOM TO TURN-AROUND.

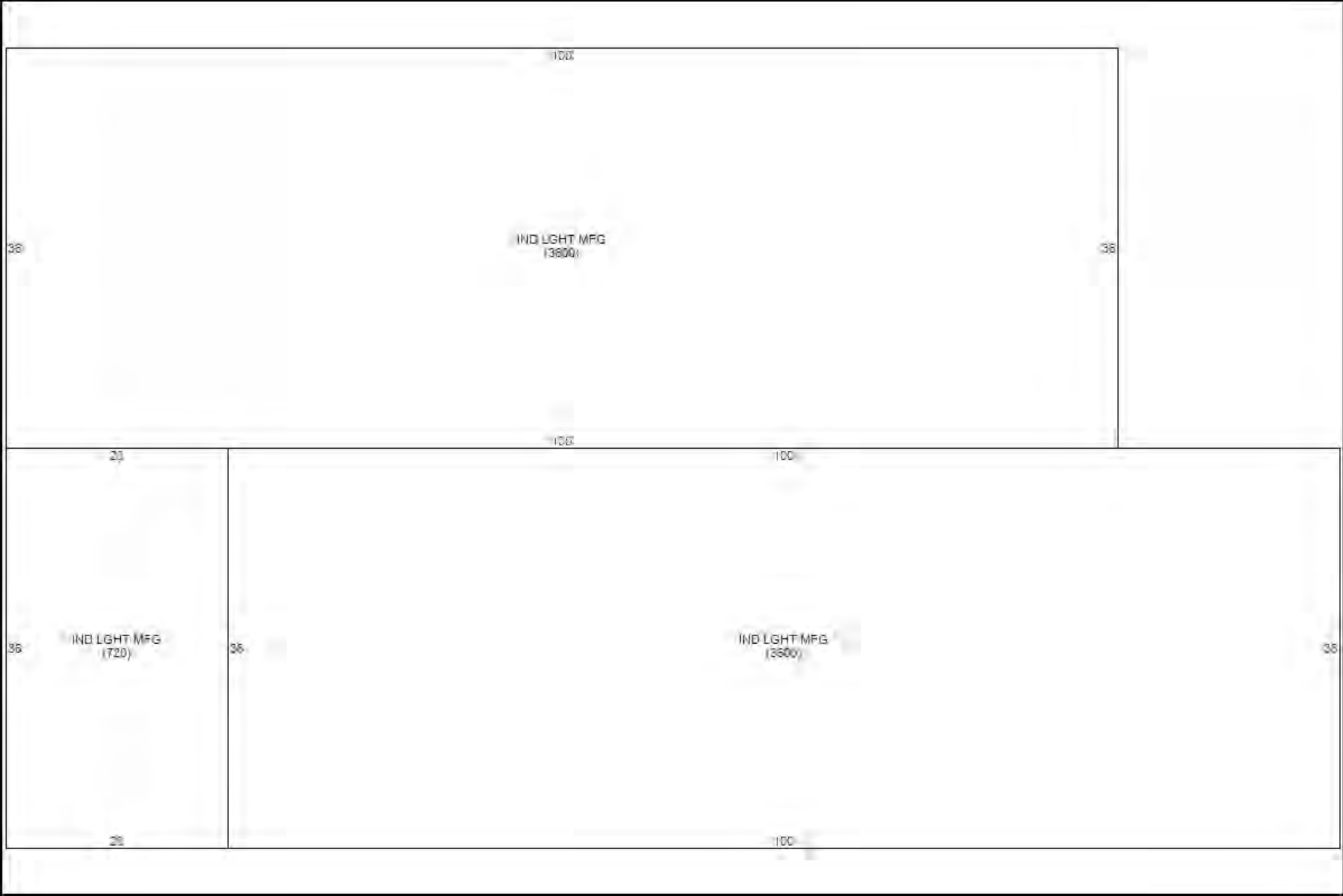
ECON: LOCATED ON THE OUTSKIRTS OF A SMALL INDUSTRIAL POCKET IN ALLENTON. GREAT ACCESS TO I-41, LESS THAN 1 MILE FROM INTERSTATE. PROPERTY IS SET BACK OFF OF THE ROAD WITH FOREST TO THE NORTH, SOUTH AND WEST. TO THE EAST THEY HAVE PROPERTY FRONTAGE TO I-41.

OTHR: LAND ANALYSIS: AN INVESTIGATION OF AVAILABLE DATA INCLUDING BUT NOT LIMITED TO SALE AND LISTING ACTIVITY. ASSESSOR'S RECORDS AND ECONOMIC TRENDS WERE USED TO DERIVE THE LAND VALUE.

OTHR: MARKET VARIANCE: NEVER MADE IT TO THE LISTING. DEMAND FOR SIZE AND SPACE.







**SALE REPORT**

State ID # 77-66-002-R000001469  
 County WASHINGTON  
 Municipality ADDISON  
 Local Parcel # T1-052400D  
 Situs Address 5911 Hillcrest Dr  
 Situs Zip Code 53002  
 Appraiser GREENEK

IPAS Sale Key # 170317  
 SIC Code 4214  
 Interior Inspection Date 02/28/2020  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 08/05/2019  
 Grantor PREMIER ALUMINUM

Grantee ODD REAL ESTATE HOLDINGS LLC

Affinity Adjacent Owner  
 Conveyance Type Land Contract  
 Prior Use 3544: Special Dies Tools Jigs & Fixtures-Mfg  
 Intended Use 3544: Special Dies Tools Jigs & Fixtures-Mfg  
 No Months Vacant 3 or more years  
 Environmental Site NO

**SALE DATA**

Sale Price \$200,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$200,000  
 Land Value \$66,800  
 Improvement Value \$133,200  
 Time on Market 5 - 11 months  
 Recent Asking Price \$250,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1984  
 Number of Building Sections 6  
 Predominant OCC Code 494  
 Primary Area 17,150  
 Additional Useable Area 0  
 Total Area 17,150  
 Basement Area  
 Office Area (SF) / (%) 600 3%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 13  
 Non-office ave clear height 12  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 03: Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$11.66  
 Adj Sale Price Imps \$ / SF \$7.77  
 Acres 2.770  
 Land Value \$ / Acre \$24,116  
 SCR 7.04  
 RCN + OBY / SF \$56.83  
 Physical Res. % 38%  
 Functional Res. % 70%  
 Functional OBS 1 Layout  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 90%  
 NBHD Rating / Other % 90%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 63%

**COMMENTS**

GRTR: UNABLE TO CONTACT.

GRTE: GRANTEE ALSO BOUGHT FROM THE GRANTOR, THE ADJACENT PARCEL - 5923 HILLCREST DR, 7/17/2018. GRANTEE NEEDED MORE SPACE, BECAUSE ALLENTON TOOL IS OCCUPYING THE 5923 HILLCREST PROPERTY AND DID NOT WANT TO MOVE. HE HEARD THROUGH WORD OF MOUTH THAT THIS PROPERTY (5911 HILLCREST DR) WAS FOR SALE. ALLENTON TOOL ALSO OCCUPIES PART OF THE SPACE AT 5911 HILLCREST, USING IT FOR STORAGE. THE GRANTOR HAD A COUPLE OF OFFERS FALL THROUGH. THE GRANTEE OFFERED TO BUY THE PROPERTY, BUT WITH A LAND CONTRACT FOR \$200,000. THE OFFER WAS ACCEPTED. THE LAND CONTRACT INVOLVED: DOWN PAYMENT: \$10,000 AMORTIZED BALANCE: \$190,000 INTEREST RATE: 4.5% TERMS: \$1000/MONTH FOR 7 YEARS WITH A BALLOON PAYMENT AT THE END FINAL AMOUNT DUE (ASSUMING NO ADDITIONAL PAYMENTS HAVE BEEN MADE): \$161,675.26 GRANTEE FELT THE BUILDING WAS IN POOR SHAPE, "A SHELL OF A BUILDING"

BRKR: BROKER SAID HE WASN'T SURE IF A PHASE 1 WAS DONE, BUT THAT SOME ENVIRONMENTAL STUFF HAD BEEN DONE. HE SAID THERE WAS A \$1,500 CREDIT FOR ENVIRONMENTAL FEES.

PHYS: THERE ARE TWO BUILDINGS ON THE PARCEL, ONE CONCRETE AND THE OTHER A PRE-ENGINEERED STEEL POLE BARN. SHAPE. MINIMAL UPKEEP BEING DONE TO THE BUILDING. BUILDING USED TO BE OCCUPIED BY A FORMER FOUNDRY. BUILDING IS VERY WORN FROM THE EXTERIOR. CRACKS IN THE WALL AND HOLES IN THE ROOF. THIS MATCHES WHAT THE GRANTEE SAID IN HIS COMMENTS OF THE CONDITION OF THE BUILDING. HE HAD TO RE-SEAL THE ROOF AND PUT A PROXY COAT ON THE ROOF. OTHERWISE IS CLEANING AND PAINTING FOR WORK BEING DONE.

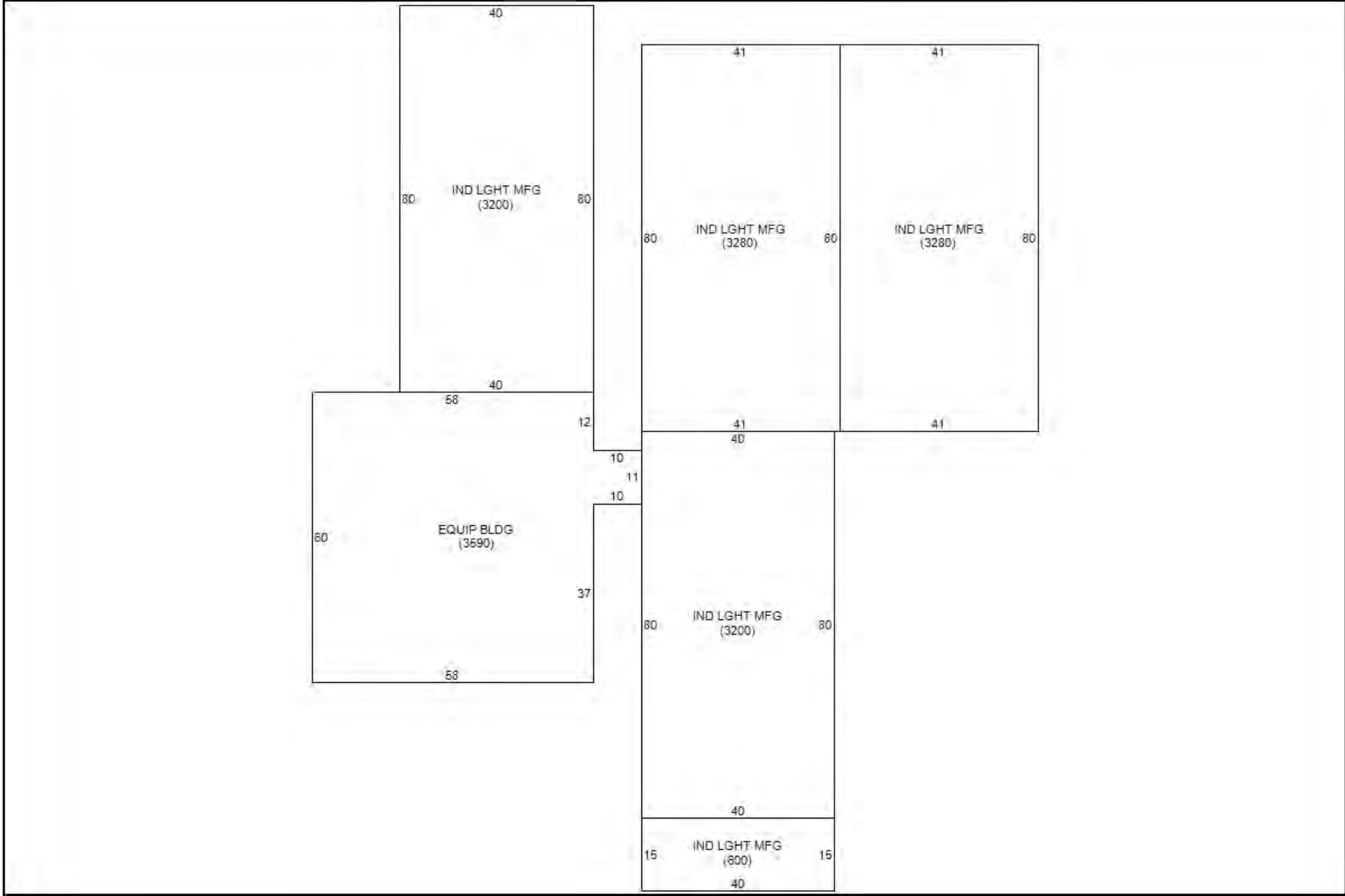
FUNC: THE SUBJECT EXHIBITS THE FOLLOWING DEFICIENCIES: -IMPAIRED LAYOUT. FORMER FOUNDRY. THE BUILDING IS SPLIT BY CONNECTING CORRIDOR. -MINIMAL/NO FINISH OFFICE. IS 4% OF BUILDING SPACE. -TRUCK ACCESS IS NOT THAT GOOD. IT HAS A LONG, NARROW DRIVEWAY. BUILDING SITS ON TOP OF A HILL, MAKING IT HARD TO MANEUVER TRUCKS.

ECON: THE PROPERTY IS LOCATED IN A RURAL AREA. IT IS SURROUNDED TO THE WEST BY A FOREST. THERE ARE A COUPLE OF MANUFACTURING/COMMERCIAL PARCELS IN THE VICINITY. THE PROPERTY IS NOT VISIBLE FROM HILLCREST DRIVE, BUT IS VISIBLE TO I-41 TO THE EAST. HOWEVER, IT DOES NOT HAVE DIRECT ACCESS TO I-41.

OTHR: LAND ANALYSIS: AN INVESTIGATION OF AVAILABLE DATA INCLUDING BUT NOT LIMITED TO SALE AND LISTING ACTIVITY. ASSESSOR'S RECORDS AND ECONOMIC TRENDS WERE USED TO DERIVE THE LAND VALUE.

OTHR: MARKET VARIANCE: IT APPEARS THE MARKET VARIANCE IS DUE TO THIS BEING THE SECOND PROPERTY THE GRANTEE HAS BOUGHT FROM THE GRANTOR. THE GRANTEE WAS ALSO THE NEXT DOOR NEIGHBOR TO THE PROPERTY BOUGHT. IT ALSO APPEARS THE LAND CONTRACT AIDED IN THE MARKET VARIANCE. ALSO THE CONDITION OF THE BUILDING CONTRIBUTES TO THE LOWER MARKET VARIANCE.





**SALE REPORT**

State ID # 77-66-131-R000127741  
 County WASHINGTON  
 Municipality GERMANTOWN  
 Local Parcel # GTNV-213982  
 Situs Address N114 W18635 Clinton Dr  
 Situs Zip Code 53022  
 Appraiser GREENEK

IPAS Sale Key # 167079  
 SIC Code 3398  
 Interior Inspection Date 08/15/2019  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 04/17/2018  
 Grantor GENE C CASEY  
 Grantee PARK4PROPERTIES  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 0000: Commercial Parcel  
 Intended Use 3398: Metal Heat Treating-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$340,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$340,000  
 Land Value \$109,100  
 Improvement Value \$230,900  
 Time on Market  
 Recent Asking Price \$500,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1981  
 Number of Building Sections 1  
 Predominant OCC Code 494  
 Primary Area 6,400  
 Additional Useable Area 0  
 Total Area 6,400  
 Basement Area  
 Office Area (SF) / (%) 840 13%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs  
 Stories 1  
 Non-office ave wall height 18  
 Non-office ave clear height 16  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 03: Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$53.13  
 Adj Sale Price Imps \$ / SF \$36.08  
 Acres 1.000  
 Land Value \$ / Acre \$109,100  
 SCR 6.81  
 RCN + OBY / SF \$72.26  
 Physical Res. % 48%  
 Functional Res. % 95%  
 Functional OBS 1 Layout  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 109%

**COMMENTS**

GRTR: UNABLE TO CONTACT. GRANTEE SAID HE WAS AN OLDER GENTLEMAN AND WAS PROBABLY RETIRING.

GRTE: SAID CONDITION OF BUILDING AT TIME OF SALE WAS IN VERY BAD SHAPE. BUILDING HAD NOT BEEN MAINTAINED FOR 40 YEARS ACCORDING TO THE GRANTEE. AFTER PURCHASING, PUT ON A NEW ROOF , INSTALLED NEW HEATING/AC - ROOF TOP UNITS, AND RE-SURFACED THE PARKING LOT. GRANTEE SAID THE PARCEL WAS OVERPRICED FOR ITS CONDITION. THE PURCHASING PRICE WAS NEGOTIATED ON FOR MONTHS AND MONTHS. GRANTEE FELT PARCEL WAS DESIRABLE DUE TO LOCATION, SIZE AND IT WAS CLOSE TO THE PRIOR LOCATION HE HAD BEEN OCCUPYING.

PHYS: ONE STORY BLOCK BUILDING WITH SOME DEFERRED MAINTENANCE. LEAKING ROOF THAT NEEDED TO BE REPLACED AND PARKING LOT IN NEED OF REPAIR. EXTERIOR HAD A BIT OF CRACKING. THE INTERIOR HAD A LITTLE BIT OF CRACKING ON THE FLOORS. ORIGINAL HEATING UNIT AT TIME OF THE SALE. FOR GERMANTOWN, THIS BUILDING IS BELOW NORMAL EXPECTATIONS OF BUILDING MAINTENANCE AND UPKEEP. THIS BUILDING, WITH ITS DEFERRED MAINTENANCE, WAS INCONSISTENT WITH THE OTHER PROPERTIES AND BUILDINGS WITHIN THE INDUSTRIAL PARK.

FUNC: THE SUBJECT EXHIBITS THE FOLLOWING DEFICIENCIES: IMPARED LAYOUT, ONE WALL SPLITS THE SPACE DOWN THE MIDDLE.

ECON: THE PROPERTY IS LOCATED IN GERMANTOWN'S -OLDER INDUSTRIAL PARK, WITH CLOSE PROXIMATELY TO THE FREEWAY US-41/45, AREA WHERE DESIRABILITY IS HIGH, WITH FEW VACANCIES.

OTHR: LAND ANALYSIS: AN INVESTIGATION OF AVAILABLE DATA INCLUDING BUT NOT LIMITED TO SALE AND LISTING ACTIVITY, ASSESSOR'S RECORDS AND ECONOMIC TRENDS WERE USED TO DERIVE THE LAND VALUE.





[illegible]

**SALE REPORT**

State ID # 77-66-131-R000001590  
 County WASHINGTON  
 Municipality GERMANTOWN  
 Local Parcel # GTNV-212997  
 Situs Address N117 W18654 Fulton Dr  
 Situs Zip Code 53022  
 Appraiser GREENEK

IPAS Sale Key # 169737  
 SIC Code 2891  
 Interior Inspection Date 11/13/2019  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 09/30/2019  
 Grantor JMM LLC

Grantee TREADSTONE HOLDINGS LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2891: Adhesives & Sealants-Mfg  
 Intended Use 2891: Adhesives & Sealants-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$1,100,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$1,100,000  
 Land Value \$196,300  
 Improvement Value \$903,700  
 Time on Market 5 - 11 months  
 Recent Asking Price \$1,250,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1994  
 Number of Building Sections 3  
 Predominant OCC Code 494  
 Primary Area 20,000  
 Additional Useable Area 0  
 Total Area 20,000  
 Basement Area  
 Office Area (SF) / (%) 1,705 9%  
 Sprinkler (SF) / (%) 20,000 100%  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYS

Stories 1  
 Non-office ave wall height 21  
 Non-office ave clear height 19  
 Frame Type 02: Masonry Load Bearing  
 Exterior Wall Type 03: Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$55.00  
 Adj Sale Price Imps \$ / SF \$45.19  
 Acres 1.963  
 Land Value \$ / Acre \$100,000  
 SCR 4.28  
 RCN + OBY / SF \$72.47  
 Physical Res. % 60%  
 Functional Res. % 95%  
 Functional OBS 1 Layout  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 109%

**COMMENTS**

GRTR: MOVED TO FLORIDA DUE TO RETIREMENT. GRANTOR DID NOT WANT TO BE AN ABSENTEE LANDLORD.

GRTE: GRANTEE BOUGHT AS AN INVESTMENT. NO CHANGES WERE MADE TO THE BUILDING AFTER THE SALE. TENANT WAS ALREADY OCCUPYING THE BUILDING AT THE TIME OF SALE. PARCEL LISTED ON OPEN MARKET 9 MONTHS TO 1 YEAR. GRANTEE FELT LEAST DESIRABLE FEATURE WAS THAT A GLUE MANUFACTURER WAS THE TENANT. BUILDING WAS VERY DIRTY WITH GLUE RESIDUE AND WILL NEED TO BE DEEP CLEANED.

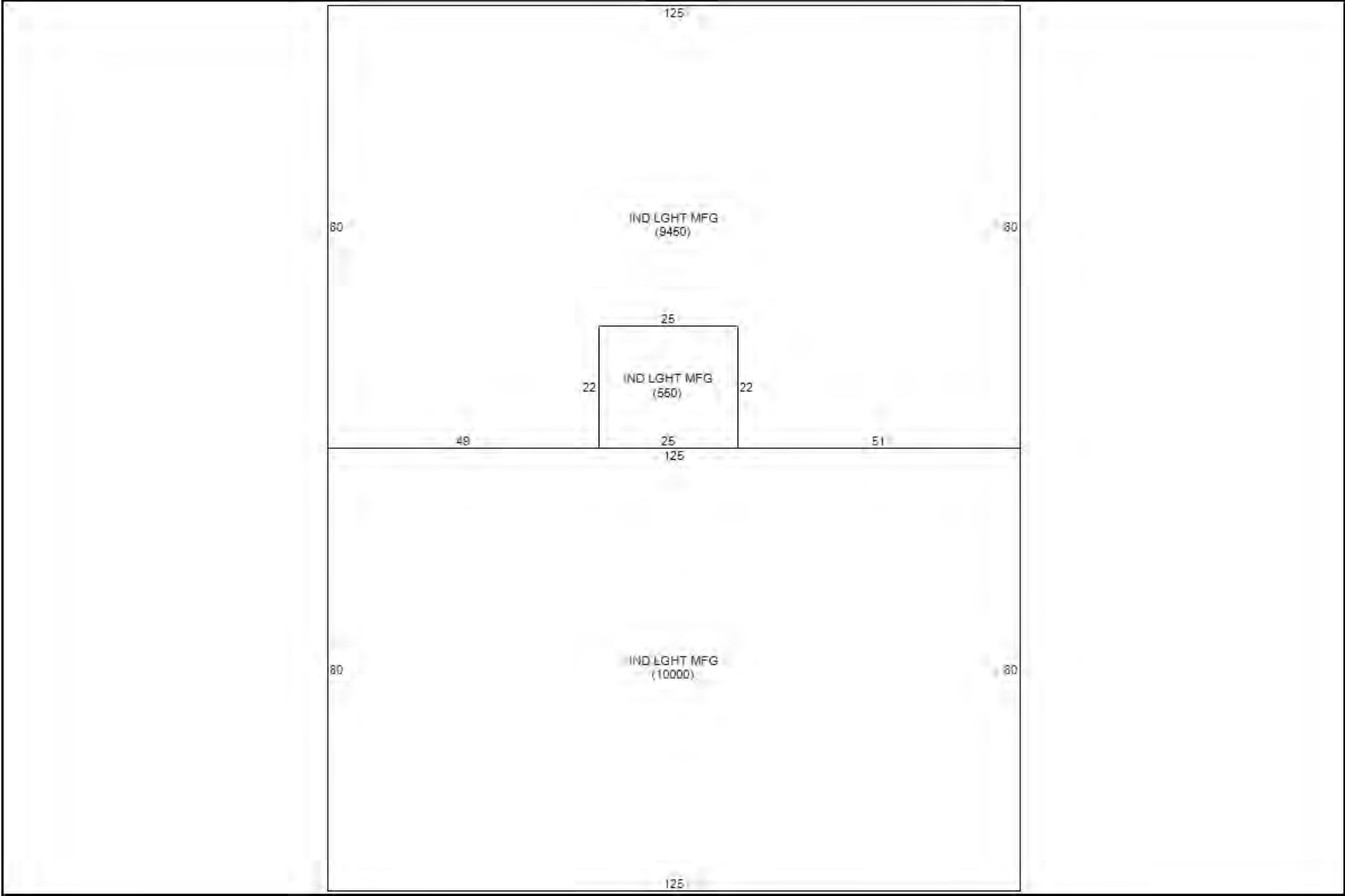
PHYS: A ONE STORY CONCRETE BLOCK BUILDING WITH SOME DEFERRED MAINTENANCE. INTERIOR HAD CRACKS IN THE FLOOR. GLUE RESIDUE AND DUST COVERED THE FLOOR, WALLS AND STAIRS. EXTERIOR WALLS HAD STEP-CRACKING AND SOME STRAIGHT-DOWN CRACKS.

FUNC: THE SUBJECT EXHIBITS THE FOLLOWING DEFICIENCIES: -INTERIOR LAYOUT HAD INTERIOR WALLS DUE TO ADD-ON CONSTRUCTION. -POOR ACCESS TO DOCK DOORS FOR TRUCKS. NEED TO DRIVE THROUGH LONG AND NARROW EMPLOYEE PARKING LOT.

ECON: THE PROPERTY IS LOCATED IN THE GERMANTOWN INDUSTRIAL PARK, LESS THAN 1 MILE FROM US-41/45. REAL ESTATE IS DESIRABLE IN THIS AREA, PROPERTIES WILL SELL QUICKLY WHEN THEY GO UP FOR SALE.

OTHR: LAND ANALYSIS: AN INVESTIGATION OF AVAILABLE DATA INCLUDING BUT NOT LIMITED TO SALE AND LISTING ACTIVITY. ASSESSOR'S RECORDS AND ECONOMIC TRENDS WERE USED TO DERIVE THE LAND VALUE.





**SALE REPORT**

State ID # 77-66-131-R000001585  
 County WASHINGTON  
 Municipality GERMANTOWN  
 Local Parcel # GTNV-212977  
 Situs Address N116 W18455 Morse Dr  
 Situs Zip Code 53022  
 Appraiser GREENEK

IPAS Sale Key # 177209  
 SIC Code 3561  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 05/15/2020  
 Grantor MURRAY INVESTMENTS LLC

Grantee KLD PROPERTIES LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3561: Pumps & Pumping Equipment-Mfg  
 Intended Use 3569: General Industrial Machinery Nec-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$810,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$810,000  
 Land Value \$101,000  
 Improvement Value \$709,000  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1990  
 Number of Building Sections 1  
 Predominant OCC Code 494  
 Primary Area 10,000  
 Additional Useable Area 0  
 Total Area 10,000  
 Basement Area  
 Office Area (SF) / (%) 2,050 21%  
 Sprinkler (SF) / (%) 10,000 100%  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYS

Stories 1  
 Non-office ave wall height 18  
 Non-office ave clear height 16  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 03: Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$81.00  
 Adj Sale Price Imps \$ / SF \$70.90  
 Acres 1.010  
 Land Value \$ / Acre \$100,000  
 SCR 4.4  
 RCN + OBY / SF \$73.06  
 Physical Res. % 78%  
 Functional Res. % 100%  
 Functional OBS 1  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 124%

**COMMENTS**

GRTR: CURRENT TENANT BOUGHT ANOTHER PARCEL AND WILL BE MOVING OUT IN AUGUST OF 2020. AFTER TALKING WITH SOME BROKERS, GRANTOR DECIDED TO PUT IT ON THE MARKET, INSTEAD OF TRYING TO FIND A LESSEE. GRANTOR SAID HE ACCEPTED AN OFFER 1 WEEK AFTER IT WAS LISTED.

GRTE: WANTED MORE SPACE AND TO BE IN THIS GENERAL LOCATION. FOUND OUT FROM HIS BROKER, ONE WEEK BEFORE PARCEL WAS LISTED ON THE MARKET, THAT THIS PROPERTY WAS FOR SALE. THEY PUT IN AN OFFER WITH A TWO DAY ACCEPTANCE WINDOW, AND THE GRANTOR ACCEPTED. GRANTEE LIKE THIS PARCEL BECAUSE IT WAS IN GREAT CONDITION, SPACE & LOCATION, BUT IT LACKED ROOM FOR FURTHER EXPANSION.

PHYS: BUILDING WAS WELL MAINTAINED. IN 2016, ROOF WAS REPLACED AND A NEW HVAC ROOFTOP UNIT WAS INSTALLED. IN 2017, NEW CARPET IN THE OFFICE WAS INSTALLED. AN ACQUAINTANCE OF THE GRANTOR SAID HE WOULD HAVE PURCHASED THE PROPERTY AS WELL HAD HE KNOWN IT WAS FOR SALE, BECAUSE THE GRANTOR KEPT THE BUILDING IN GREAT CONDITION. GRANTOR TOOK PRIDE IN THE BUILDING, HE BUILT IT. GRANTEE AGREED.

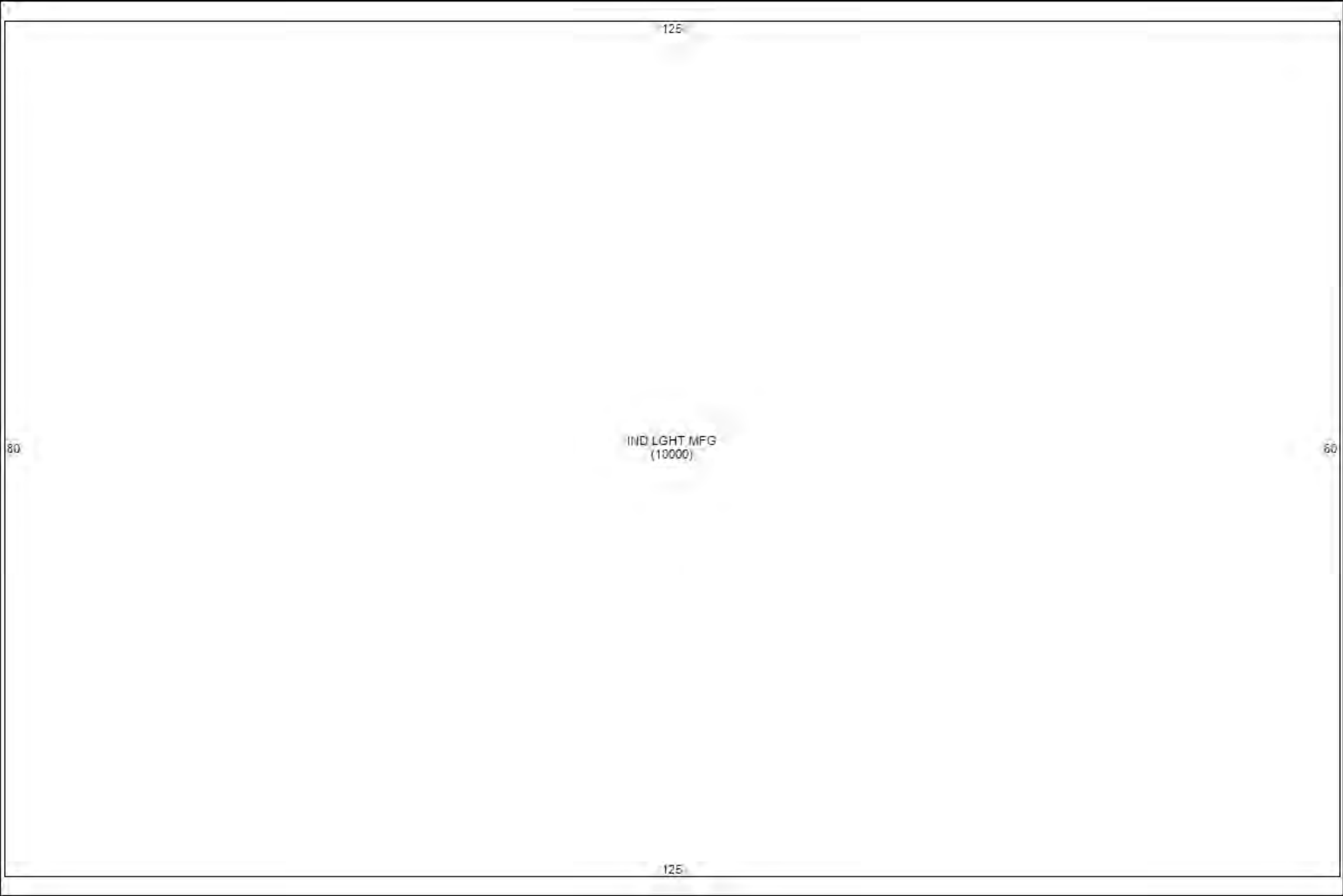
ECON: LOCATED IN THE GERMANTOWN INDUSTRIAL PARK, A DESIRABLE INDUSTRIAL AREA OF WASHINGTON COUNTY NEAR THE I-41/45 CORRIDOR.

OTHR: LAND ANALYSIS: AN INVESTIGATION OF AVAILABLE DATA INCLUDING BUT NOT LIMITED TO SALE AND LISTING ACTIVITY, ASSESSOR'S RECORDS AND ECONOMIC TRENDS WERE USED TO DERIVE THE LAND VALUE.

OTHR: MARKET VARIANCE: PROPERTIES IN THIS INDUSTRIAL PARK AND THIS AREA OF THE I-41 CORRIDOR SELL QUICKLY AND ARE DESIRABLE. GRANTOR SAID HE FELT HE WAS ALSO PAYING A LITTLE BIT MORE FOR THE CONDITION OF THE BUILDING, BECAUSE IT WAS IN SUCH GOOD SHAPE. HE FELT IT WAS MOVE-IN READY WITH NO ADDITIONAL WORK NEEDED.







**SALE REPORT**

State ID # 77-66-131-R000001546  
 County WASHINGTON  
 Municipality GERMANTOWN  
 Local Parcel # GTNV-201994  
 Situs Address W194 N11695 McCormick Dr  
 Situs Zip Code 53022  
 Appraiser CROWEDJ

IPAS Sale Key # 182023  
 SIC Code 3625  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 12/06/2019  
 Grantor GERMANTOWN PROPERTIES MCCORMICK LLC

Grantee SSNP LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 0000: Commercial Parcel  
 Intended Use 3561: Pumps & Pumping Equipment-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$1,345,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$1,345,000  
 Land Value \$500,000  
 Improvement Value \$845,000  
 Time on Market 5 - 11 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1994  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 26,525  
 Additional Useable Area 0  
 Total Area 26,525  
 Basement Area  
 Office Area (SF) / (%) 5,539 21%  
 Sprinkler (SF) / (%) 26,525 100%  
 Air Conditioning (SF) / (%) 26,525 100%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 20  
 Non-office ave clear height 18  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 03: Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$50.71  
 Adj Sale Price Imps \$ / SF \$31.86  
 Acres 5.000  
 Land Value \$ / Acre \$100,000  
 SCR 8.21  
 RCN + OBY / SF \$65.14  
 Physical Res. % 51%  
 Functional Res. % 95%  
 Functional OBS 1 Office/Plant Ratio  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 1 to 3 miles  
 Market Variance 101%

**COMMENTS**

GRTR: GRANTOR: UNABLE TO CONTACT. BUILT A NEW FACILITY AND NO LONGER NEEDED THIS BUILDING.

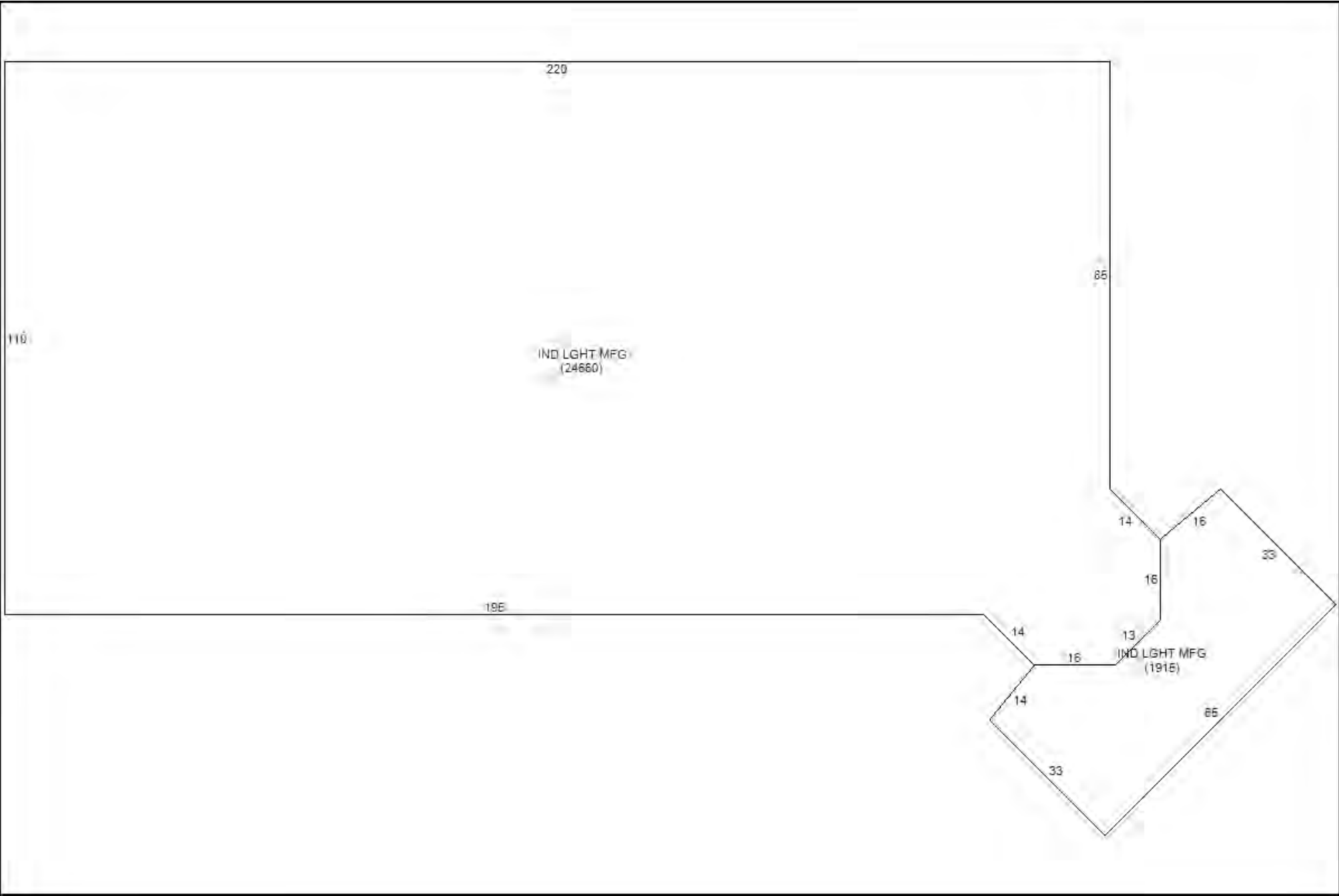
GRTE: GRANTEE: UNABLE TO CONTACT. NEEDED MORE SPACE FOR PRODUCTION, TRAINING AND STORAGE.

PHYS: PHYSICAL: PROPERTY HAS BEEN MINIMALLY MAINTAINED. USED FOR BARREL STORAGE. OFFICES HAVE NOT BEEN USED FOR APPROXIMATELY 10 YEARS.

FUNC: FUNCTIONAL: MORE OFFICE SPACE THAN DESIRABLE.

ECON: ECONOMIC: LOCATED IN THE GERMANTOWN INDUSTRIAL PARK, LESS THAN ONE MILE FROM I-41. ALTHOUGH IT IS AN OLDER PARK, IT IS STILL VERY DESIRABLE.





**SALE REPORT**

State ID # 77-66-131-R000001545  
 County WASHINGTON  
 Municipality GERMANTOWN  
 Local Parcel # GTNV-201991  
 Situs Address N117 W19422 Fulton Dr  
 Situs Zip Code 53022  
 Appraiser CROWEDJ

IPAS Sale Key # 188469  
 SIC Code 2047  
 Interior Inspection Date 07/12/2021  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 05/22/2020  
 Grantor GERMANTOWN PROPERTIES-FULTON LLC

Grantee G-TOWN VENTURES II LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 0000: Commercial Parcel  
 Intended Use 2047: Dog & Cat Food-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$2,325,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$2,325,000  
 Land Value \$586,000  
 Improvement Value \$1,739,000  
 Time on Market 5 - 11 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1997  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 49,000  
 Additional Useable Area 0  
 Total Area 49,000  
 Basement Area  
 Office Area (SF) / (%) 840 2%  
 Sprinkler (SF) / (%) 49,000 100%  
 Air Conditioning (SF) / (%) 52,108 106%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 31  
 Non-office ave clear height 29  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 14: Concrete Tilt-up

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$47.45  
 Adj Sale Price Imps \$ / SF \$35.49  
 Acres 5.860  
 Land Value \$ / Acre \$100,000  
 SCR 5.21  
 RCN + OBY / SF \$79.29  
 Physical Res. % 65%  
 Functional Res. % 75%  
 Functional OBS 1 Layout  
 Functional OBS 2 Office/Plant Ratio  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 1 to 3 miles  
 Market Variance 92%

**COMMENTS**

GRTR: GRANTOR: OWNED SEVERAL BUILDINGS IN THIS PARK. BUILT A NEW, LARGER BUILDING AND NO LONGER NEEDED THIS BUILDING.

GRTE: GRANTEE: OCCUPIED A BUILDING DOWN THE STREET. WANTED TO START A DISTILLING BUSINESS AND NEEDED SOMEWHERE TO MOVE THEIR PET TREAT BUSINESS. THIS BUILDING WAS LARGER THAN THEY NEEDED BUT THEIR BUSINESSES ALWAYS NEEDS STORAGE SPACE. AFTER THE SALE, THEY DID SOME MINOR REPAIRS ON THE ROOF, FIXED THE COOLER AND PUT IN A NEW PARKING LOT.

PHYS: PHYSICAL: BUILDING HAS BEEN USED FOR STORAGE SINCE 2013. MINIMAL CARE AND UPKEEP. PRIOR TO 2013, ROOF MEMBRANE HAD SHRUNK BACK 2' ON TWO SIDES OF THE OLDER SECTION OF THE BUILDING. THIS CAUSED THE REBAR IN THE TILT-UP PANELS TO RUST AND STAINING ON THE INSIDE WALL. THIS ROOF ISSUE WAS FIXED BY THE GRANTOR WHEN THEY PURCHASED THE BUILDING IN 2013 BUT THE RUST, STAINING AND CRACKS IN THE TILT-UP PANELS REMAIN.

FUNC: FUNCTIONAL: THERE IS A LARGE CONCRETE MEZZANINE IN THE MIDDLE OF THE FACILITY. ALSO, SEVERAL ROOMS AND A COOLER. WHILE THESE FEATURES COULD BE A DETRIMENT FOR MANY USERS, THE GRANTEE THOUGHT THE MEZZANINE WOULD BE USEFUL FOR GRAVITY FEED BAGGING MACHINERY THEY OWN AND THEY LIKE THE COOLER AND SEPARATE ROOMS. THE LARGE MEZZANINE AND THE OPENINGS LIMIT FORKLIFT TRAFFIC FROM ONE SIDE OF THE BUILDING TO THE OTHER.

ECON: ECONOMIC: LOCATED IN THE GERMANTOWN INDUSTRIAL PARK. THIS PARK IS OLDER, YET STILL DESIRABLE. LESS THAN TWO MILES TO I-41.

OTHR: NOTE: PROPERTY HAD BEEN A FOOD PROCESSING FACILITY IN THE PAST. WHEN IT WAS PURCHASED IN 2012 (SALE #12-11-011) MOST OF THE FOOD FINISH ITEMS SUCH AS PROCESS PIPING WERE REMOVED. ALSO, THE HOLES IN THE FLOOR OF THE MEZZANINE WERE FILLED. RETURNING THIS BUILDING TO FOOD PROCESSING WOULD TAKE CONSIDERABLE EFFORT AND EXPENSE.





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**SALE REPORT**

State ID # 77-66-131-R000093853  
 County WASHINGTON  
 Municipality GERMANTOWN  
 Local Parcel # GTNV-163995  
 Situs Address W188 N12050 Maple Rd  
 Situs Zip Code 53022  
 Appraiser CROWEDJ

IPAS Sale Key # 190714  
 SIC Code 3599  
 Interior Inspection Date 06/28/2016  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 09/28/2021  
 Grantor GERMANTOWN REALTY INVESTMENT LLC

Grantee MC REALTY LLP

Affinity Tenant  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3599: Industrial Machinery Nec-Mfg  
 Intended Use 3599: Industrial Machinery Nec-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$2,750,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$2,750,000  
 Land Value \$765,100  
 Improvement Value \$1,984,900  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 2015  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 32,460  
 Additional Useable Area 0  
 Total Area 32,460  
 Basement Area  
 Office Area (SF) / (%) 4,860 15%  
 Sprinkler (SF) / (%) 32,460 100%  
 Air Conditioning (SF) / (%) 26,460 82%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 22  
 Non-office ave clear height 22  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 17: Masonry & Metal

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$84.72  
 Adj Sale Price Imps \$ / SF \$61.15  
 Acres 8.430  
 Land Value \$ / Acre \$90,759  
 SCR 11.31  
 RCN + OBY / SF \$73.73  
 Physical Res. % 92%  
 Functional Res. % 95%  
 Functional OBS 1 Layout  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 95%

**COMMENTS**

GRTR: GRANTOR: SOLD THE BUSINESS LAST YEAR WITH AN OPTION TO PURCHASE BUILT INTO THE LEASE. HAD TWO APPRAISALS DONE, BOTH WERE VERY CLOSE TO SALE PRICE. THE LARGE AMOUNT OF LAND WAS DEAMED A DETRIMENT DUE TO THE TOPOGRAPHY. HAD TO PAY \$10,000 TO REPAIR DAMAGE TO AN EXTERNAL WALL.

GRTE: GRANTEE: BOUGHT THE BUSINESS IN JULY, 2020. OWN SEVERAL BUSINESSES AND BUILDINGS IN THE AREA. SALE PRICE WAS DETERMINED BY AN APPRAISAL - BOTH PARTIES AGREED ON VALUE.

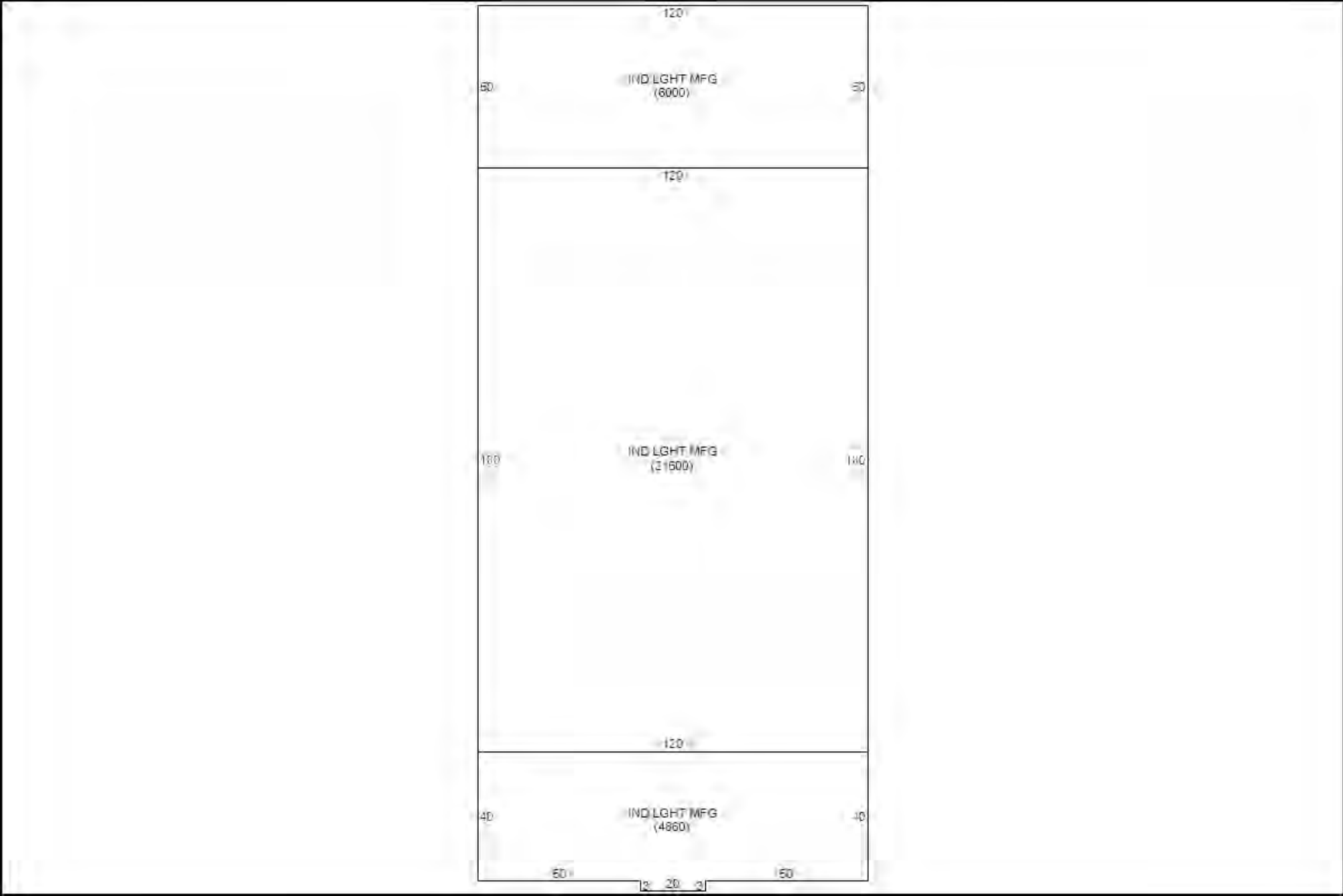
PHYS: PHYSICAL: NEW CONSTRUCTION 2015. MINOR DAMAGE TO AN EXTERIOR WALL WAS REPAIRED BEFORE SALE.

FUNC: FUNCTIONAL: WALL SEPARATES THE SHIPPING AND RECEIVING AREA FROM THE SHOP. ALSO, THE TOPOGRAPHY IS QUITE STEEP ON THE PARCEL.

ECON: ECONOMIC: LOCATED IN THE GERMANTOWN INDUSTRIAL PARK. THIS PARK IS OLDER YET STILL DESIRABLE. CLOSE AND DIRECT ACCESS TO I-41.

OTHR: OTHER: THE TOPOGRAPHY FOR THIS PARCEL IS QUITE CHALLENGING. THE SOUTHERN AND WESTERN ROADS ARE QUITE A BIT ABOVE THE LEVEL AREA FOR THE BUILDING. THERE IS A DROP OFF NORTH OF THE BUILDING. EAST OF THE BUILDING DROPS OFF INTO A WATER RETENTION POND. BUILDING IS BUILT ON FILL, OVER WHAT USED TO BE A POND.





**SALE REPORT**

State ID # 77-66-141-R000001632  
 County WASHINGTON  
 Municipality JACKSON  
 Local Parcel # V3-0091  
 Situs Address W208 N16974 Center St  
 Situs Zip Code 53037  
 Appraiser GREENEK

IPAS Sale Key # 169491  
 SIC Code 3544  
 Interior Inspection Date 08/14/2019  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 04/24/2019  
 Grantor MCGOURTHY PROPERTIES LLC

Grantee OETLINGER HOLDINGS LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3443: Fabricated Plate Work (Boiler Shops)-Mfg  
 Intended Use 3544: Special Dies Tools Jigs & Fixtures-Mfg  
 No Months Vacant 1 - 3 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$520,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$520,000  
 Land Value \$60,900  
 Improvement Value \$459,100  
 Time on Market over 24 months  
 Recent Asking Price \$575,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1982  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 16,400  
 Additional Useable Area 0  
 Total Area 16,400  
 Basement Area  
 Office Area (SF) / (%) 1,334 8%  
 Sprinkler (SF) / (%) 10,400 63%  
 Air Conditioning (SF) / (%) 1,334 8%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 16  
 Non-office ave clear height 16  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$31.71  
 Adj Sale Price Imps \$ / SF \$27.99  
 Acres 0.910  
 Land Value \$ / Acre \$66,923  
 SCR 2.42  
 RCN + OBY / SF \$42.58  
 Physical Res. % 66%  
 Functional Res. % 95%  
 Functional OBS 1 Layout  
 Functional OBS 2 Site Coverage  
 Functional OBS 3  
 Community rating % 97%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 1 to 3 miles  
 Market Variance 108%

**COMMENTS**

GRTR: GRANTOR HAD THE PARCEL ON AND OFF OF THE MARKET FOR THE LAST 5-6 YEARS. GRANTOR FELT THE BUILDING WAS IN GOOD SHAPE.

GRTE: GRANTEE WAS RENTING A BUILDING IN GRAFTON FROM THE GRANTOR. GRANTOR SAID TO THE GRANTEE THAT THE LEASE WOULD BE UP IN 1 YEAR, HE WAS NOT GOING TO RENEW IT AND THE GRANTEE WOULD HAVE TO GO. GRANTOR ALSO SAID HE HAD A PROPERTY FOR SALE IN JACKSON FOR \$520,000, IF THE GRANTEE WOULD LIKE TO BUY THAT INSTEAD. THE GRANTEE FELT IT WAS OVERPRICED, BUT HE ALSO WANTED TO BE IN JACKSON. GRANTEE HAD AN APPRAISAL DONE.

PHYS: A ONE STORY PRE-ENGINEERED STEEL BUILDING THAT WAS MAINTAINED AS NEEDED. INTERIOR HAD FLOOR CRACKS AND ANIMAL NESTS IN INSULATION. EXTERIOR OF BUILDING HAD DENTS ON THE WALLS, AROUND DOCK DOORS THE CONCRETE WAS CHIPPED. OUTSIDE WALLS ALSO HAD RUSTING/MILDEW ON BRICKS OF FOUNDATION.

FUNC: THE SUBJECT EXHIBITS THE FOLLOWING DEFICIENCIES: -LAYOUT IS LONG AND NARROW. -MARGINAL SITE COVERAGE RATIO.

ECON: THE PROPERTY IS LOCATED IN AN OLDER INDUSTRIAL PARK, NEAR TO THE CENTRAL PART OF THE VILLAGE. CLOSE TO US-45, 1.3 MILES.

OTHR: PERSONAL PROPERTY - 2 AIR COMPRESSORS WERE INCLUDED WITH THE PROPERTY, HOWEVER, THEY WERE NOT PART OF THE SALES PRICE OR ANY NEGOTIATIONS.

OTHR: LAND ANALYSIS: AN INVESTIGATION OF AVAILABLE DATA INCLUDING BUT NOT LIMITED TO SALE AND LISTING ACTIVITY. ASSESSOR'S RECORDS AND ECONOMIC TRENDS WERE USED TO DERIVE THE LAND VALUE.





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**SALE REPORT**

State ID # 77-66-141-R000031139  
 County WASHINGTON  
 Municipality JACKSON  
 Local Parcel # V3-009400H  
 Situs Address N171 W21050 Industrial Dr  
 Situs Zip Code 53037  
 Appraiser GREENEK

IPAS Sale Key # 170477  
 SIC Code 3400  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 09/19/2019  
 Grantor B&G INVESTMENTS OF JACKSON LLC  
 Grantee LGWJACKSON LLC  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3400: Fabricated Metal Products-Mfg  
 Intended Use 3400: Fabricated Metal Products-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$850,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$850,000  
 Land Value \$144,000  
 Improvement Value \$706,000  
 Time on Market 0 - 4 months  
 Recent Asking Price \$880,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1996  
 Number of Building Sections 1  
 Predominant OCC Code 453  
 Primary Area 18,720  
 Additional Useable Area 0  
 Total Area 18,720  
 Basement Area  
 Office Area (SF) / (%) 2,486 13%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs  
 Stories 1  
 Non-office ave wall height 20  
 Non-office ave clear height 20  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 17: Masonry & Metal

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$45.41  
 Adj Sale Price Imps \$ / SF \$37.71  
 Acres 2.200  
 Land Value \$ / Acre \$65,455  
 SCR 5.12  
 RCN + OBY / SF \$54.82  
 Physical Res. % 72%  
 Functional Res. % 100%  
 Functional OBS 1  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 97%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 98%

**COMMENTS**

GRTR: SOLD PROPERTY BECAUSE HE WAS RETIRING. FELT THE PROPERTY WAS IN VERY GOOD SHAPE. GRANTOR WAS MILDLY DISAPPOINTED IN SALE PRICE OF PROPERTY.

GRTE: BOUGHT THIS PROPERTY BECAUSE HE NEEDED THE SPACE AND LIKED THE LOCATION. GRANTEE HAD AN APPRAISAL DONE AND THE FINAL PRICE WAS NEGOTIATED.

PHYS: BUILDING HAD BEEN MAINTAINED ON AN AS-NEEDED BASIS. GRANTEE FELT BUILDING WAS IN FAIR CONDITION. AFTER PURCHASE, DID REPAIRS TO THE ROOF AND PARKING LOT. PAINTING WAS DONE AS WELL. A ONE STORY, MULTI-TENANT STEEL AND MASONRY BUILDING. USED WEIGHTED PHYSICAL DEPRECIATION THAT APPROPRIATELY TOOK BOTH WALL TYPES INTO CONSIDERATION.

FUNC: 100% BUT NOTE - THIS IS A MULTI-TENANT BUILDING (LISTED AS AN INDUSTRIAL FLEX BUILDING) THAT IS SET UP TO HANDLE UP TO 6 TENANTS. THERE ARE CURRENTLY TWO TENANTS WHO OCCUPY THE ENTIRE FACILITY. THERE ARE MULTIPLE INTERIOR WALLS WITH PASS THROUGHES FROM ONE SECTION TO ANOTHER.

ECON: LOCATED IN THE JACKSON INDUSTRIAL PARK. THE PARK HAS SEEN RECENT GROWTH WITH NEW CONSTRUCTION AND ADDITIONS ON SEVERAL PARCELS. THERE IS GOOD AND QUICK ACCESS TO US HWY 45.

OTHR: LAND ANALYSIS: AN INVESTIGATION OF AVAILABLE DATA INCLUDING BUT NOT LIMITED TO SALE AND LISTING ACTIVITY. ASSESSOR'S RECORD'S AND ECONOMIC TRENDS WERE USED TO DERIVE THE LAND VALUE.



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**SALE REPORT**

State ID # 77-66-166-R000029200  
 County WASHINGTON  
 Municipality RICHFIELD  
 Local Parcel # V10-000200A007  
 Situs Address 3040 Helsan Dr  
 Situs Zip Code 53076  
 Appraiser GREENEK

IPAS Sale Key # 169053  
 SIC Code 3449  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 10/10/2019  
 Grantor CJSM LLC

Grantee FALLS MFG PROPERTIES LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3325: Steel Foundries Nec-Mfg  
 Intended Use 3449: Miscellaneous Metal Work-Mfg  
 No Months Vacant 1 - 3 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$1,230,420  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$1,230,420  
 Land Value \$265,700  
 Improvement Value \$964,720  
 Time on Market 12 - 24 months  
 Recent Asking Price \$1,625,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1997  
 Number of Building Sections 3  
 Predominant OCC Code 494  
 Primary Area 35,415  
 Additional Useable Area 2856  
 Total Area 38,271  
 Basement Area  
 Office Area (SF) / (%) 6,132 16%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 6,132 16%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 23  
 Non-office ave clear height 21  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 08: Metal Sandwich

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$32.15  
 Adj Sale Price Imps \$ / SF \$25.21  
 Acres 3.450  
 Land Value \$ / Acre \$77,014  
 SCR 4.24  
 RCN + OBY / SF \$65.60  
 Physical Res. % 37%  
 Functional Res. % 90%  
 Functional OBS 1 Layout  
 Functional OBS 2 Office/Plant Ratio  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 115%

**COMMENTS**

GRTR: MOVED TO MENOMONEE FALLS TO CONSOLIDATE OPERATIONS. REALTOR HELPED SET ASKING OF \$1.875 MILLION. THEY HAD NO ACTIVITY, THEN THEY REDUCED THE ASKING PRICE TO \$1.65 MILLION. THEN THEY RECEIVED 2 OFFERS. THEY WENT WITH THE GRANTEE, BUT HE FELT THE SALE PRICE WAS \$250,000 TOO LOW. HE FELT THE BUILDING WAS IN FAIR SHAPE.

GRTE: GRANTEE HAD BEEN LOOKING, FELT THIS BUILDING HAD THE RIGHT CAPABILITIES. THE APPEARANCE, FIT AND FUNCTION OF THE BUILDING MET HIS BUSINESS NEEDS. CONTINGENCIES ON THE SALE. DUE TO BEING VACANT FOR ALMOST 2 YEARS, THE BUILDING HAD A MOLD ISSUE. ALSO, THE PHASE 1 TEST FOUND THAT THE AREA HAD TO BE RESOLVED FROM THE PRIOR MFG. 2ND TEST ENVIRONMENTAL TEST WAS OK.

PHYS: A ONE STORY BUILDING THAT IS PRE-ENGINEERED STEEL AND CONCRETE BLOCK. USED WEIGHTED PHYSICAL DEPRECIATION THAT APPROPRIATELY TOOK BOTH WALLS INTO CONSIDERATION. DUE TO THE BUILDING BEING VACANT FOR ABOUT A YEAR AND A HALF, AND THE AIR CONDITIONING NOT BEING USED DURING THE SUMMER, THERE WAS SIGNIFICANT MOLD IN THE OFFICE BEHIND THE WALLPAPERS. AN ENVIRONMENTAL STUDY ALSO FOUND CONTAMINATION FROM THE TENANT PRIOR TO THE GRANTOR THAT HAD TO BE RESOLVED. ELECTRICAL NEEDED TO BE UPGRADED AND ROOF NEEDED MAINTENANCE.

FUNC: THE SUBJECT EXHIBITS THE FOLLOWING DEFICIENCIES: LAYOUT, LACK OF DOCK DOORS, OFFICE IS LARGE - 17% OF OVERALL BUILDING SIZE.

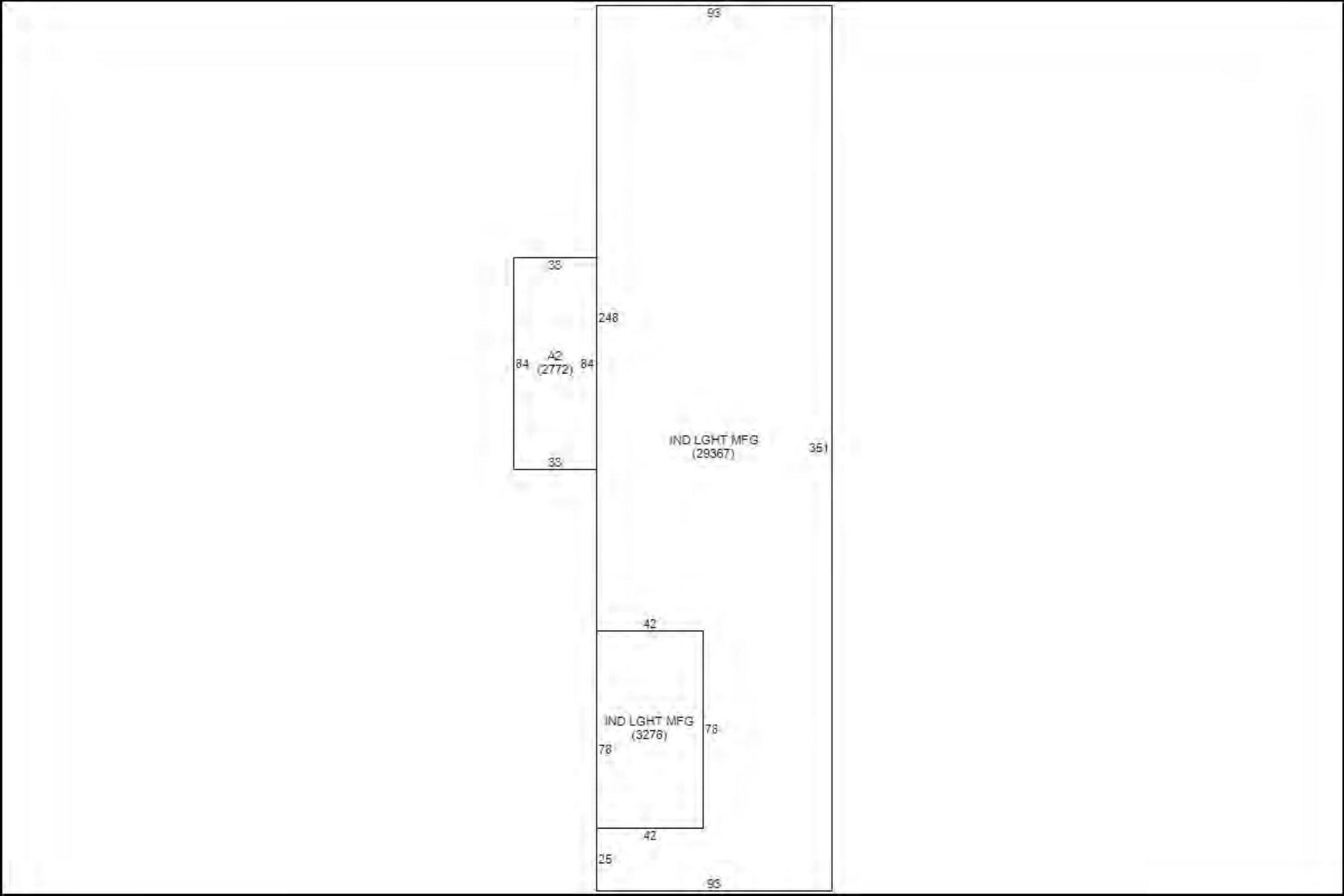
ECON: LOCATED IN THE HELSAN DRIVE BUSINESS PARK, SANDWICHED BETWEEN HWY 45 (0.4 MI) AND I-41 (0.5 MI). RICHFIELD IS ABOUT 5 MINUTES NORTH OF GERMANTOWN/MENOMONEE FALLS AND ABOUT 30 MINUTES NORTH OF MILWAUKEE. HELSAN BUSINESS PARK HAS BOTH MFG AND COMMERCIAL TENANTS. JUST NORTH OF CABELAS. THERE ARE SEVERAL ROUND-ABOUTS IN THE ROAD LEADING TO THE HELSAN DR FROM HWY 45 AND I-41, CAUSING OCCASIONAL ISSUES WITH LARGE OR AWKWARD TRUCK LOADS.

OTHR: LAND ANALYSIS: A LAND ANALYSIS OF NEARBY BUSINESSES WITHIN THE HELAN BUSSINESS PARK INDICATED A LAND INCREASE. V10\_00200A005 (COMMERCIAL) @ \$76,813/AC. V10\_000200A003 (COMM.) @ \$78,333/AC. V10\_000200A010 (COMM.) @ \$77,164/AC. V10\_000200A009 (VACANT) @ \$77,164/AC.

OTHR: MARKET VARIANCE: BUILDING SAT VACANT FOR 22 MONTHS WITHOUT CLIMATE/MOISTURE CONTROL. SEVERAL CONTINGENCIES ON THE SALE THAT INCLUDED MOLD IN THE OFFICE AND ENVIRONMENTAL CONTAMINATION RESOLUTION THAT WAS FOUND ON THE PHASE 1 TEST. GRANTOR FELT THE FINAL SALE PRICE FOR THE PROPERTY WAS \$250,000 TOO LOW.







**SALE REPORT**

State ID # 77-66-236-R000001689  
 County WASHINGTON  
 Municipality HARTFORD  
 Local Parcel # 36-2001008009  
 Situs Address 260 Grant St  
 Situs Zip Code 53027  
 Appraiser GREENEK

IPAS Sale Key # 167577  
 SIC Code 3490  
 Interior Inspection Date 08/29/2019  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 03/18/2019  
 Grantor JOR-MARABE INDUSTRIES INC  
 Grantee PURMUTH HOLDINGS LLC  
 Affinity Tenant  
 Conveyance Type Other  
 Prior Use 3490: Misc. Fabricated Metal Products-Mfg  
 Intended Use 3490: Misc. Fabricated Metal Products-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$850,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$850,000  
 Land Value \$219,800  
 Improvement Value \$630,200  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1952  
 Number of Building Sections 11  
 Predominant OCC Code 494  
 Primary Area 73,274  
 Additional Useable Area 0  
 Total Area 73,274  
 Basement Area  
 Office Area (SF) / (%) 2,560 3%  
 Sprinkler (SF) / (%) 73,274 100%  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs  
 Stories 1  
 Non-office ave wall height 14  
 Non-office ave clear height 14  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 03: Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$11.60  
 Adj Sale Price Imps \$ / SF \$8.60  
 Acres 5.830  
 Land Value \$ / Acre \$37,702  
 SCR 4.6  
 RCN + OBY / SF \$47.65  
 Physical Res. % 39%  
 Functional Res. % 60%  
 Functional OBS 1 Layout  
 Functional OBS 2 Multi Story  
 Functional OBS 3 Ceiling Height  
 Community rating % 95%  
 NBHD Rating / Other % 90%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 5 to 10 miles  
 Market Variance 90%

**COMMENTS**

GRTR: GRANTOR'S REPRESENTATIVE INDICATED THE GRANTOR WAS GETTING OLDER AND WANTED TO SELL SOME OF HIS REAL ESTATE ASSETS.

GRTE: GRANTEE WAS THE TENANT OF THE GRANTOR. GRANTEE'S BUSINESS HAS BEEN AT LOCATION FOR 50 YEARS. GRANTEE WANTED TO PURCHASE TO TAKE CONTROL OF PARCEL AND PROTECT THE BUSINESS AND NOT INTERRUPT OPERATIONS.

PHYS: A PARTIAL, MULTI-STORY MIX OF CONCRETE BLOCK AND METAL BUILDINGS THAT SUFFERS FROM DEFERRED MAINTENANCE. OLD, DATED BUILDING. OFFICE WAS OLD AND HAS NOT BEEN UPDATED. THROUGHOUT ENTIRE BUILDING THERE WERE CRACKS IN THE FLOORS AND WALLS. ON THE WEST SIDE, LEAKING WINDOWS AND FOUNDATION WILL LEAK THROUGH THE FLOOR/CEILING TO THE 1ST FLOOR. FOUNDATION ON THE WEST SIDE IS ERODING AND IS CAUSING LEAKING IN THE INTERIOR OF BUILDING. WINDOW SEALS ON WEST SIDE NEEDS REPLACEMENT, ALSO LEAKING. STEP CRACKING IS PREVALENT ON OUTSIDE, WITH ALSO A COUPLE OF LARGER CRACKS ON THE EXTERIOR WALLS.

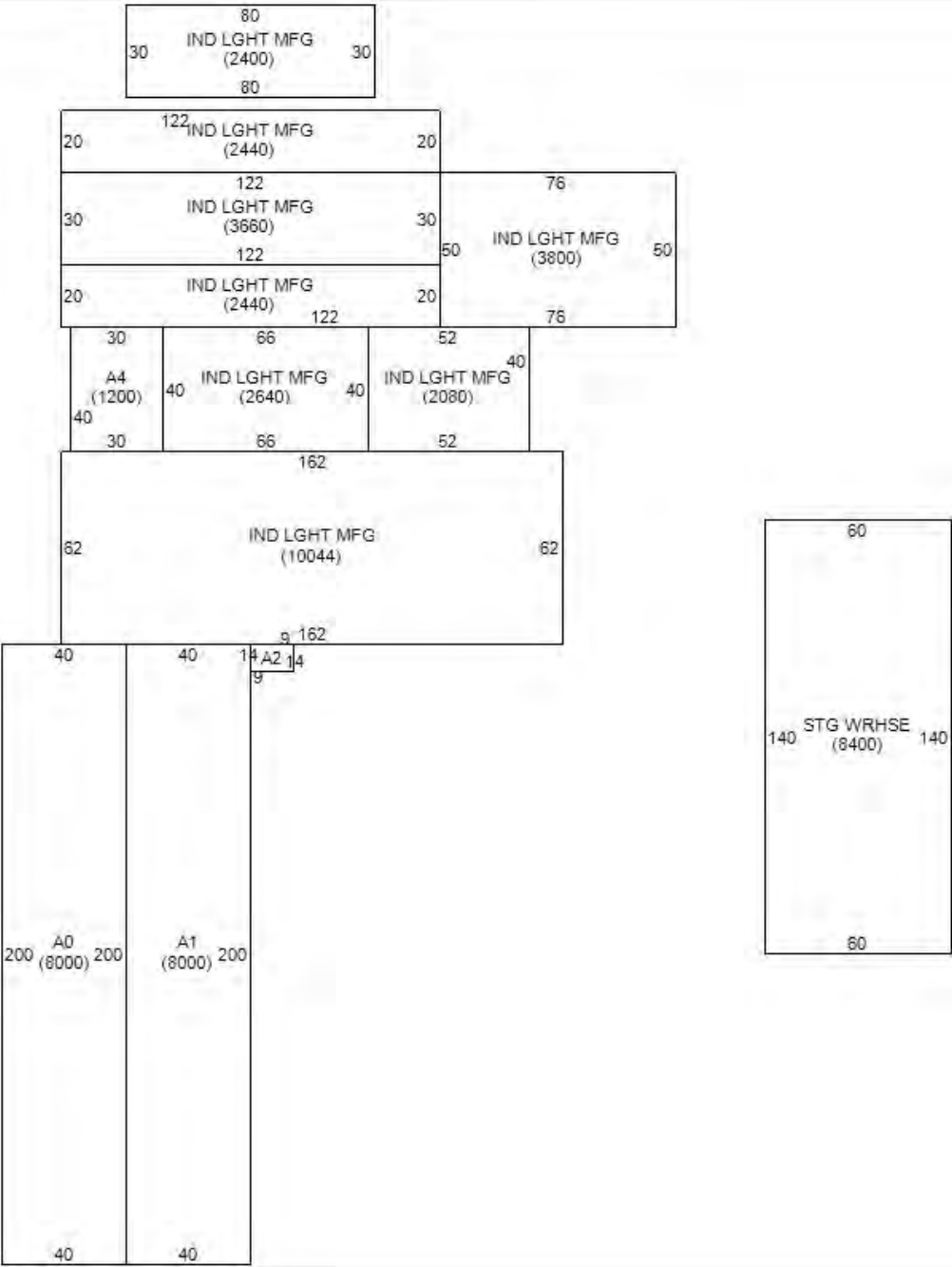
FUNC: THE SUBJECT EXHIBITS THE FOLLOWING DEFICIENCIES: IMPAIRED LAYOUT WITH NUMEROUS INTERIOR WALLS. DUE TO THE BUILDING BEING BUILT INTO A HILL, PORTIONS OF THE SOUTHERN END OF THE SUBJECT IS MULTI-STORY. PORTIONS OF THE BUILDING HAS LIMITED CLEARS, AND CLEAR HEIGHTS VARY FROM SECTION TO SECTION. MINIMAL, LOW-GRADE OFFICE. LARGE STORAGE GARAGE TYPE BUILDING STANDS APART FROM THE MAIN FACILITY. BACK EAST, MOST SOUTHERN DOCK IS IN A FLOODPLAIN.

ECON: OLD INDUSTRIAL BUILDING ON THE EDGE OF AN OLD INDUSTRIAL PARK. PROPERTY IS NEXT TO RIVER TO THE SOUTHEAST & RAILROAD TRACKS TO THE NORTH. ACROSS THE RAILROAD TRACKS IS A RESIDENTIAL NEIGHBORHOOD.

OTHR: LAND ANALYSIS: PARCEL IS ODDLY SHAPED. A PORTION OF THE PARCEL IS IN A FLOODPLAIN AND HAS LIMITED ACCESS. PORTION OF THE LAND ENCROACHES ONTO THE RAILROAD'S RIGHT OF WAY, THEY ARE REQUIRED TO PAY THE RAILROAD. AN INVESTIGATION OF AVAILABLE DATA INCLUDING BUT NOT LIMITED TO SALE AND LISTING ACTIVITY, ASSESSOR'S RECORDS AND ECONOMIC TRENDS WERE USED TO DERIVE THE VALUE.

OTHR: MARKET VARIANCE: GRANTEE WAS A LONG-TIME TENANT AND WAS AWARE OF THE DEFICIENCIES, AND WAS ABLE TO NEGOTIATE A LOWER SALE PRICE.





**SALE REPORT**

State ID # 77-66-236-R000025294  
 County WASHINGTON  
 Municipality HARTFORD  
 Local Parcel # 36-1703001023  
 Situs Address 1024 -1026 Western Ave  
 Situs Zip Code 53027  
 Appraiser GREENEK

IPAS Sale Key # 169834  
 SIC Code 3599  
 Interior Inspection Date 11/22/2019  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 11/08/2019  
 Grantor WB INVESTMENTS LLC

Grantee ENDPOINT GROUP LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3599: Industrial Machinery Nec-Mfg  
 Intended Use 3599: Industrial Machinery Nec-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$540,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$540,000  
 Land Value \$55,900  
 Improvement Value \$484,100  
 Time on Market 5 - 11 months  
 Recent Asking Price \$560,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1995  
 Number of Building Sections 1  
 Predominant OCC Code 494  
 Primary Area 16,250  
 Additional Useable Area 0  
 Total Area 16,250  
 Basement Area  
 Office Area (SF) / (%) 2,064 13%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 16,250 100%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 16  
 Non-office ave clear height 16  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 08: Metal Sandwich

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$33.23  
 Adj Sale Price Imps \$ / SF \$29.79  
 Acres 1.224  
 Land Value \$ / Acre \$45,670  
 SCR 3.28  
 RCN + OBY / SF \$50.71  
 Physical Res. % 72%  
 Functional Res. % 95%  
 Functional OBS 1 Layout  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 95%  
 NBHD Rating / Other % 90%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 5 to 10 miles  
 Market Variance 100%

**COMMENTS**

GRTR: SOLD BECAUSE THE GRANTOR NO LONGER WANTED TO BE A LANDLORD. ASKING PRICE WAS DETERMINED BY BROKER RECOMMENDATION. WENT FOR UNDER ASKING, GRANTOR FELT IT WAS A LOW SELLING PRICE, BECAUSE THE ASSESSMENT OF THE PROPERTY WAS ABOUT \$598,000-LOCALLY ASSESSED. HE THOUGHT THAT WAS TOO HIGH, BUT DID NOT WAS TO DO THE NECESSARY APPRAISALS. 2 WERE NEEDED TO APPEAL IT.

GRTE: UNABLE TO CONTACT.

PHYS: A ONE STORY PRE-ENGINEERED STEEL AND METAL BUILDING THAT WAS MAINTAINED AS NEEDED. THE SHOP WAS REALLY CLEAN, WITH A FEW CRACKS ON THE CONCRETE FLOOR. A LITTLE BIT OF DISCOLORATION ON THE INSULATION WALLS. IN SPRING OF 2019, REPLACED THE HEAT/AC FOR THE OFFICE. OFFICE WAS DATED AND HAD MINIMAL FINISHES.

FUNC: THE SUBJECT EXHIBITS THE FOLLOWING DEFICIENCIES: IMPAIRED LAYOUT DUE TO A WALL DOWN THE CENTER OF THE BUILDING (MULTI-TENANT UNIT). SET-UP FOR 2 TENANTS. BUILDING SITS ON TOP OF A HILL, CREATING SOME DELIVERY CHALLENGES.

ECON: THE PROPERTY IS LOCATED IN A MIXED COMMERCIAL AND INDUSTRIAL AREA, IN THE HARTFORD INDUSTRIAL PARK. THIS IS A MULIT-TENANT UNIT. THE PARK IS STABLE WITH FEW PROPERTIES LISTED FOR SALE OR VACANT.

OTHR: LAND ANALYSIS: AN INVESTIGATION OF AVAILABLE DATA INCLUDING BUT NOT LIMITED TO SALE AND LISTING ACTIVITY. ASSESSOR'S RECORDS AND ECONOMIC TRENDS WERE USED TO DERIVE THE LAND VALUE.





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**SALE REPORT**

State ID # 77-66-291-R000065191  
 County WASHINGTON  
 Municipality WEST BEND  
 Local Parcel # 1120-0730058  
 Situs Address 912 -918 Schoenhaar Dr  
 Situs Zip Code 53090  
 Appraiser GREENEK

IPAS Sale Key # 170236  
 SIC Code 3142  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 10/31/2019  
 Grantor SOLE VENTURES LLC

Grantee CAT LEASING LLC

Affinity Adjacent Owner  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3142: House Slippers-Mfg  
 Intended Use 3449: Miscellaneous Metal Work-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$745,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$745,000  
 Land Value \$102,000  
 Improvement Value \$643,000  
 Time on Market 0 - 4 months  
 Recent Asking Price \$750,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1980  
 Number of Building Sections 4  
 Predominant OCC Code 494  
 Primary Area 20,140  
 Additional Useable Area 0  
 Total Area 20,140  
 Basement Area  
 Office Area (SF) / (%) 1,733 9%  
 Sprinkler (SF) / (%) 20,716 103%  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 15  
 Non-office ave clear height 14  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$36.99  
 Adj Sale Price Imps \$ / SF \$31.93  
 Acres 1.800  
 Land Value \$ / Acre \$56,667  
 SCR 3.78  
 RCN + OBY / SF \$63.97  
 Physical Res. % 61%  
 Functional Res. % 85%  
 Functional OBS 1 Layout  
 Functional OBS 2 Ceiling Height  
 Functional OBS 3  
 Community rating % 98%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 1 to 3 miles  
 Market Variance 98%

**COMMENTS**

GRTR: WANTED TO CONSOLIDATE BUSINESSES INTO 1 BUILDING, SO THEY MOVED THEIR PP ACCOUNT TO ANOTHER LOCATION THEY HAD. GRANTOR LOOKED AT RECENT SALES AND WHAT WAS LISTED IN THE AREA. BASED OFF OF THAT, A SQUARE FOOT PRICE WAS DETERMINED. THEY NEGOTIATED TO FINAL SALES PRICE. GRANTOR OWNS OTHER PARCELS IN WEST BEND.

GRTE: GRANTEE IS ADJACENT OWNER, AND FOUND OUT THE GRANTOR WAS GOING TO LEASE OUT THE SPACE. THEY WALKED OVER AND OFFERED TO PURCHASE THE BUILDING. NEGOTIATED TO FINAL SALE PRICE. GRANTEE OWNS SEVERAL PARCELS IN THIS INDUSTRIAL PARK.

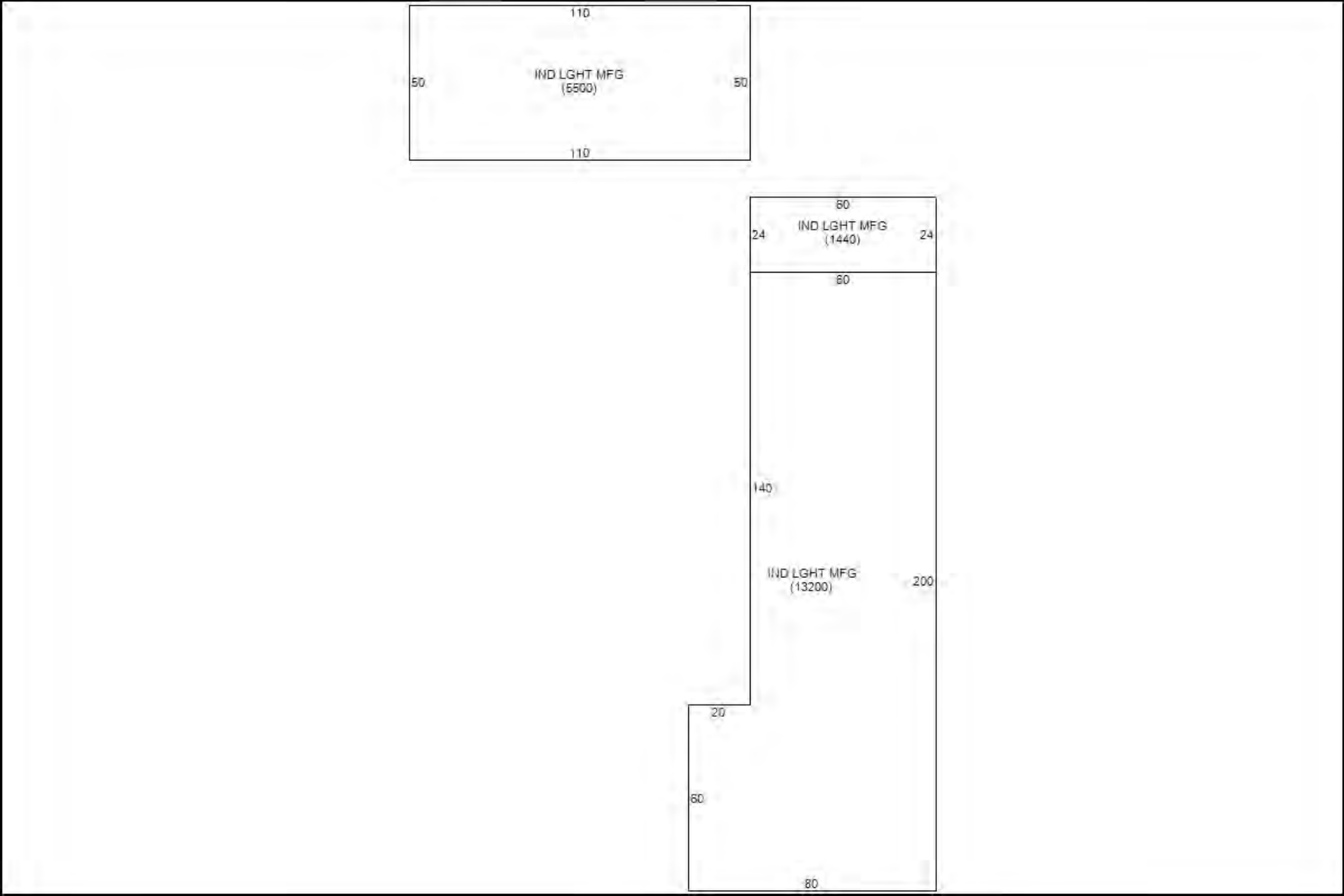
PHYS: A ONE STORY PRE-ENGINEERED STEEL AND METAL BUILDING THAT WAS WELL MAINTAINED.

FUNC: THE SUBJECT EXHIBITS THE FOLLOWING DEFICIENCIES: -IMPAIRED LAYOUT WITH NUMEROUS WALL. -LIMITED AND VARYING CEILING/CLEAR HEIGHTS. - MULTI-TENANT PROPERTY WITH TWO SEPARATE BUILDINGS.

ECON: THE PROPERTY IS LOCATED IN THE WEST BEND INDUSTRIAL PARK WHERE THE DESIRABILITY IS STABLE.

OTHR: LAND ANALYSIS: AN INVESTIGATION OF AVAILABLE DATA INCLUDING BUT NOT LIMITED TO SALE AND LISTING ACTIVITY. ASSESSOR'S RECORDS AND ECONOMIC TRENDS WERE USED TO DERIVE THE LAND VALUE.





**SALE REPORT**

State ID # 77-66-291-R000001751  
 County WASHINGTON  
 Municipality WEST BEND  
 Local Parcel # 1120-0730021  
 Situs Address 821 N River Rd  
 Situs Zip Code 53095  
 Appraiser GREENEK

IPAS Sale Key # 188513  
 SIC Code 3544  
 Interior Inspection Date 08/05/2021  
 Revision Date  
 Sale Validity Valid - Property Changed after Sale  
 Sale Index # 2  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 05/28/2021  
 Grantor JR SCHUMACHER INVESTMENTS INC

Grantee CAT LEASING

Affinity Tenant  
 Conveyance Type Land Contract  
 Prior Use 3540: Metalworking Machinery-Mfg  
 Intended Use 3540: Metalworking Machinery-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$750,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$750,000  
 Land Value \$108,400  
 Improvement Value \$641,600  
 Time on Market  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1989  
 Number of Building Sections 4  
 Predominant OCC Code 494  
 Primary Area 24,528  
 Additional Useable Area 0  
 Total Area 24,528  
 Basement Area  
 Office Area (SF) / (%) 2,010 8%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 17,760 72%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 16  
 Non-office ave clear height 14  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$30.58  
 Adj Sale Price Imps \$ / SF \$26.16  
 Acres 2.000  
 Land Value \$ / Acre \$54,200  
 SCR 3.55  
 RCN + OBY / SF \$50.05  
 Physical Res. % 61%  
 Functional Res. % 95%  
 Functional OBS 1 Layout  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 98%  
 NBHD Rating / Other % 95%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 1 to 3 miles  
 Market Variance 97%

**COMMENTS**

GRTR: MADE SOME CALLS, SAYING PARCEL WAS FOR SALE; NO INTEREST & NOT LISTED ON THE OPEN MARKET. GRANTEE OFFERED THE SALE PRICE, HE BROKE DOWN HOW HE GOT THAT PRICE AND AFTER SOME THOUGHT, GRANTOR ACCEPTED. GRANTEE WANTED A LAND CONTRACT WHICH INCLUDED A DOWN PAYMENT AND THEN A 7 YEAR TERM WITH AMORTIZED RATES. THERE IS NO BALLOON PAYMENT AT THE END OF TERM, PARCEL WILL BE PAID OFF IN FULL. GRANTOR WAS OK WITH A LAND CONTRACT BECAUSE HE DID NOT NEED THE MONEY IMMEDIATELY, AND WAS OK GETTING A MONTHLY CHECK. GRANTOR FELT HE RECEIVED A FAIR PRICE. HE WAS SELLING BECAUSE HE IS GETTING OLD AND THOUGHT HE WAS LOSING HIS BIGGEST RENTER. HE WAS HAPPY TO ENTERTAIN THIS OFFER. HE FELT THE PROPERTY WAS IN GOOD CONDITION. EACH TENANT (2 TENANTS OCCUPYING BUILDING) WAS RESPONSIBLE FOR CHANGES TO THEIR IMPROVEMENTS AND THE COSTS. 2002 SECTION AND BACK-HALF, MOST EASTERN PORTION OF 1988 SECTION HAS AC. 1980 SECTION AND FRONT-HALF, MOST WESTERN PORTION OF 1988 SECTION HAS A NEW FURNACE.

GRTE: OWNS 4 PARCELS TO THE EAST ON THE NEXT STREET, SCHOENHAAR DRIVE. GRANTEE CAME UP WITH SALE PRICE BY LOOKING AT PROPERTIES THAT SOLD IN THE AREA. GRANTOR THOUGHT IT WAS A FAIR PRICE. GRANTEE FELT OVERALL CONDITION OF BUILDING NEEDED A FACELIFT. GRANTEE SAID THE AREA USED FOR STORAGE, FRONT PORTION OF 1988 SECTION, WAS OLD AND DINGY LOOKING. BOTH GRANTEE AND OTHER TENANT (DIXON) COMPLAINED OF NEIGHBOR TO THE SOUTH, A GARBAGE TRANSFER PLACE, BECAUSE OF SMELL AND PESTS. AFTER THE SALE: FRONT PORTION, MOST WESTERN, OF 1988 SECTION WAS GIVEN A FACE-LIFT -- NEW METAL WALLS INSIDE, ELECTRICITY UPGRADED, LED LIGHTING, DOCK DOORS AND ALSO PAINTED OUTSIDE OF BUILDING.

PHYS: A ONE STORY PRE-ENGINEERED STEEL BUILDING THAT WAS MAINTAINED AS NEEDED. BACK SECTIONS (2002 & BACK PORTION OF 1988 SECTIONS) WERE IN BETTER SHAPE, DUE TO MANUFACTURING PROCESS OF PRINTING, PRETTY CLEAN. ORIGINAL FINISHES IN SHOP, OFFICE HAD OVERALL DATED APPEARANCE. IN THE FRONT SECTIONS (1980 & FRONT PORTION OF 1988 SECTIONS), THE FLOORS WERE IN GOOD CONDITION, WALLS & CEILING WERE DIRTY WITH SOME TORN INSULATION. SOME DENTING VISIBLE ON EXTERIOR WALLS.

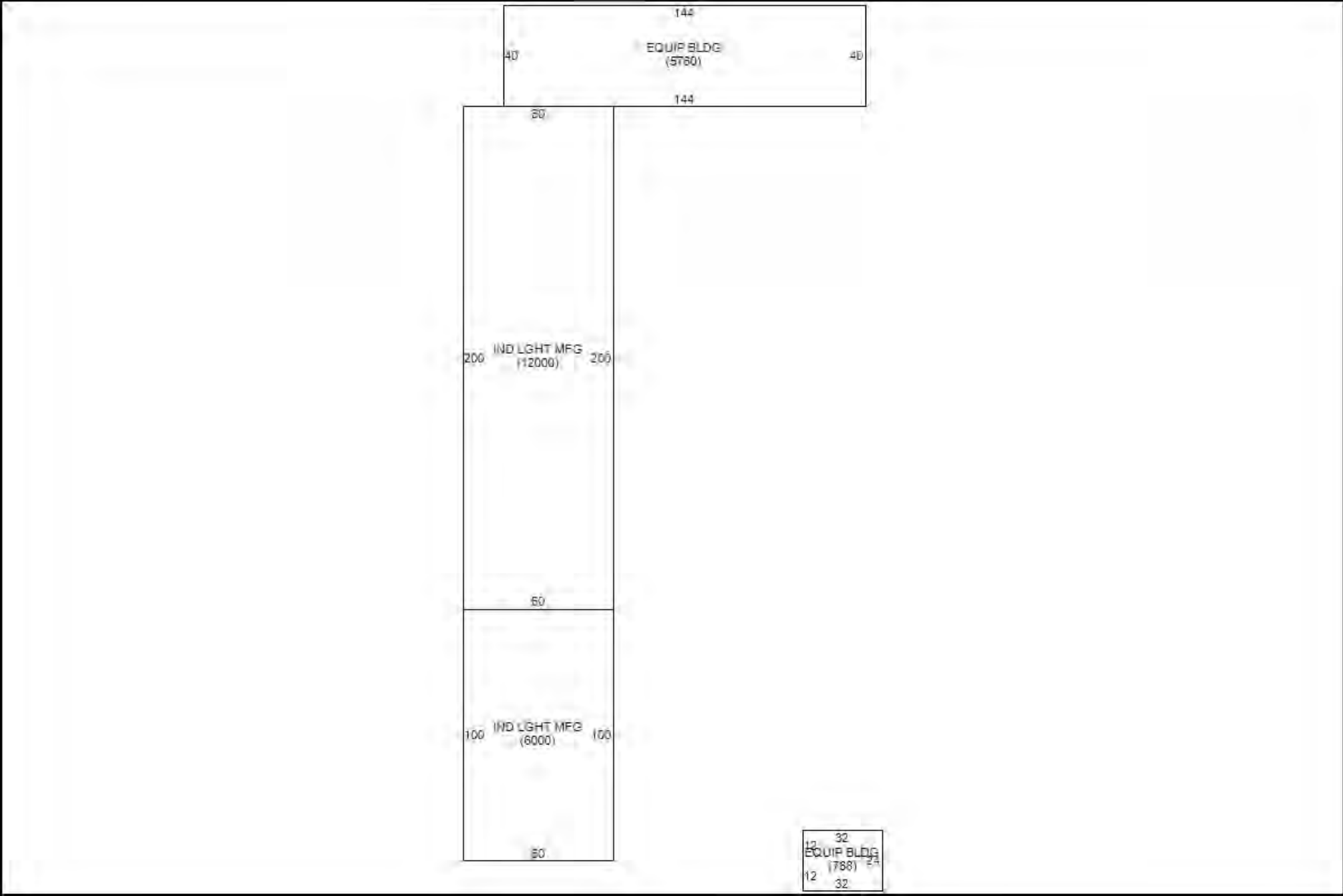
FUNC: THE SUBJECT EXHIBITS THE FOLLOWING DEFICIENCIES: -ADD-ON CONSTRUCTION, INTERIOR WALLS.

ECON: LOCATED IN WEST BEND EAST INDUSTRIAL PARK WITH A MIX OF INDUSTRIAL AND COMMERCIAL. RIGHT OFF-OF HWY 33.

OTHR: LAND ANALYSIS: AN INVESTIGATION OF AVAILABLE DATA INCLUDING BUT NOT LIMITED TO SALE AD LISTING ACTIVITY. ASSESSOR'S RECORDS AND ECONOMIC TRENDS WERE USED TO DERIVE THE LAND VALUE.







**SALE REPORT**

State ID # 77-67-107-R000006437  
 County WAUKESHA  
 Municipality BUTLER  
 Local Parcel # BV 0141998  
 Situs Address 12601 W Silver Spring Rd  
 Situs Zip Code 53007  
 Appraiser JACOB LM

IPAS Sale Key # 162116  
 SIC Code 3469  
 Interior Inspection Date 08/29/2019  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 12/21/2018  
 Grantor 12601 WEST SILVER SPRING DRIVE LLC

Grantee GREENLEES PROPERTIES LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3599: Industrial Machinery Nec-Mfg  
 Intended Use 0000: Commercial Parcel  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$535,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$535,000  
 Land Value \$134,000  
 Improvement Value \$401,000  
 Time on Market 0 - 4 months  
 Recent Asking Price \$545,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1972  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 7,600  
 Additional Useable Area 0  
 Total Area 7,600  
 Basement Area  
 Office Area (SF) / (%) 1,200 16%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 1,200 16%  
 Notable Features/OBYS

Stories 1  
 Non-office ave wall height 15  
 Non-office ave clear height 12  
 Frame Type 02: Masonry Load Bearing  
 Exterior Wall Type 04: Brick & Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$70.39  
 Adj Sale Price Imps \$ / SF \$52.76  
 Acres 1.410  
 Land Value \$ / Acre \$95,035  
 SCR 8.08  
 RCN + OBY / SF \$67.27  
 Physical Res. % 60%  
 Functional Res. % 100%  
 Functional OBS 1  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 98%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 133%

## COMMENTS

GRTR: SOLD BECAUSE TENANT DECIDED TO MOVE TO A LARGER LOCATION.

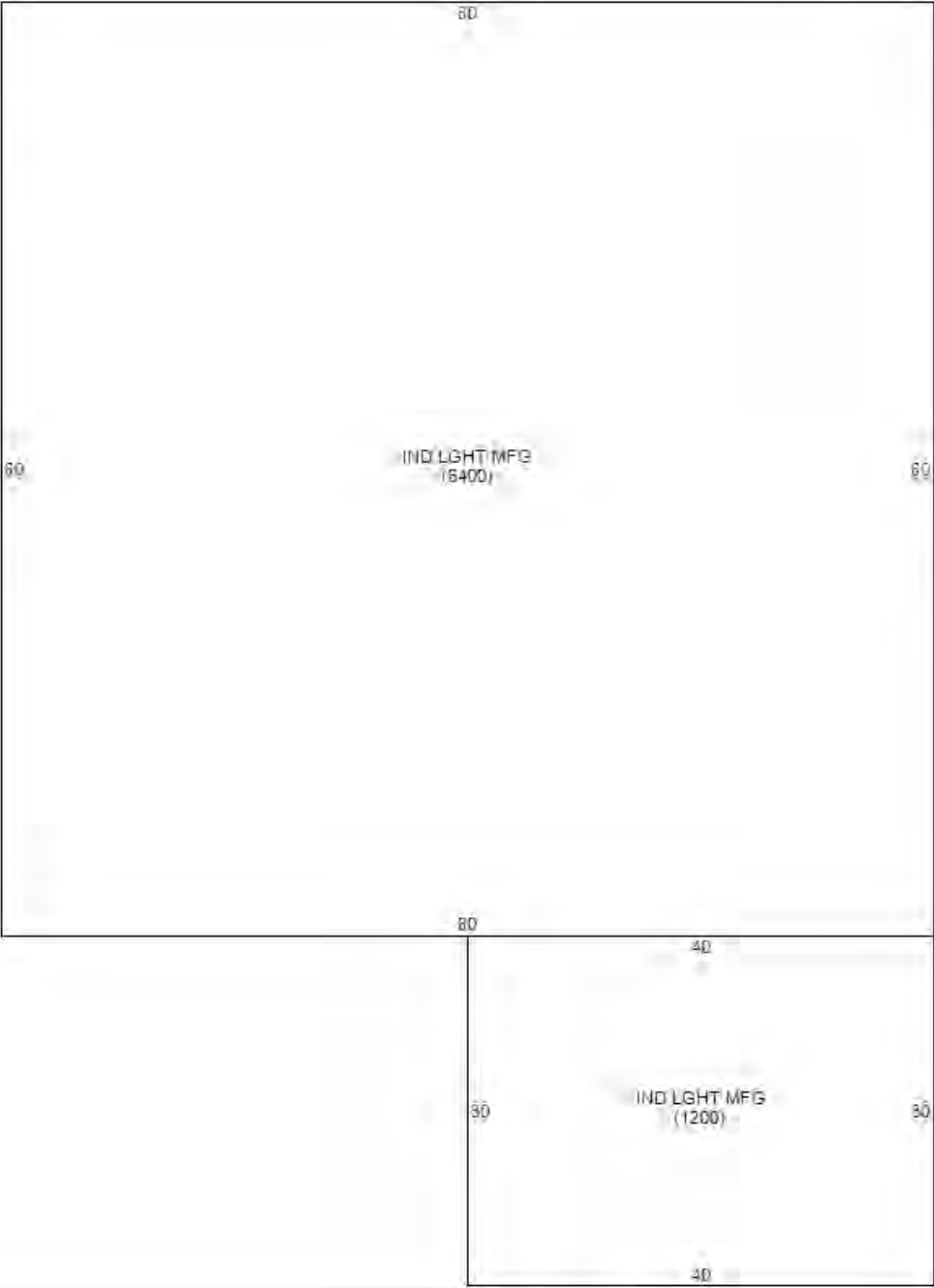
GRTE: WANTED TO GET OUT OF THE CITY OF MILWAUKEE BECAUSE OF EXCESSIVE CRIME AND VANDALISM OF HIS TRUCKS. THIS LOCATION IS GREAT FOR HIS BUSINESS AND IS SAFE. HE LIKED THE SIZE AND HEIGHT OF THE BUILDING (ABLE TO PULL TRUCKS INSIDE FOR MAINTENANCE). AFTER THE SALE HE ADDED AN OVERHEAD DOOR, EXPANDED THE PARKING LOT AND PUT UP A FENCE.

PHYS: SINGLE STORY BRICK AND CONCRETE BLOCK BUILDING THAT WAS MAINTAINED AS NEEDED.

ECON: LOCATED IN A SMALL INDUSTRIAL/COMMERCIAL PARK JUST NORTH OF SILVER SPRING DRIVE. LESS THAN ONE MILE TO I-41.

OTHR: LAND ANALYSIS: AN INVESTIGATION OF AVAILABLE DATA INCLUDING BUT NOT LIMITED TO SALE AND LISTING ACTIVITY, ASSESSOR'S RECORDS AND ECONOMIC TRENDS WERE USED TO DERIVE THE LAND VALUE.





**SALE REPORT**

State ID # 77-67-002-R000152428  
 County WAUKESHA  
 Municipality BROOKFIELD  
 Local Parcel # BKFT1126014  
 Situs Address 21700 Doral Rd  
 Situs Zip Code 53186  
 Appraiser MEGNASP

IPAS Sale Key # 191085  
 SIC Code 3993  
 Interior Inspection Date 09/21/2021  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 10/18/2020  
 Grantor HENAX TWO LLC

Grantee CSS COMMERCIAL LLC

Affinity Tenant  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3490: Misc. Fabricated Metal Products-Mfg  
 Intended Use 3993: Signs & Advertising Specialities-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$970,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$970,000  
 Land Value \$211,000  
 Improvement Value \$759,000  
 Time on Market 0 - 4 months  
 Recent Asking Price \$1,050,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1986  
 Number of Building Sections 3  
 Predominant OCC Code 494  
 Primary Area 19,490  
 Additional Useable Area 0  
 Total Area 19,490  
 Basement Area  
 Office Area (SF) / (%) 2,160 11%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 2,160 11%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 16  
 Non-office ave clear height 14  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 03: Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$49.77  
 Adj Sale Price Imps \$ / SF \$38.94  
 Acres 1.320  
 Land Value \$ / Acre \$159,848  
 SCR 2.95  
 RCN + OBY / SF \$65.17  
 Physical Res. % 74%  
 Functional Res. % 80%  
 Functional OBS 1 Site Coverage  
 Functional OBS 2 Fire Protection  
 Functional OBS 3 Layout  
 Community rating % 100%  
 NBHD Rating / Other % 90%  
 NBHD Rating / Other Econ Reason Neighborhood Rating

Major Thoroughfare 1 to 3 miles  
 Market Variance 112%

**COMMENTS**

GRTR: TENANT MOVED TO ANOTHER MUNICIPALITY SO DECIDED IT WAS TIME TO SELL. LISTED THE PROPERTY ON THE OPEN MARKET FOR TWO MONTHS AND SOLD TO AN UNRELATED PARTY FOR \$970,000. BROKERS NEGOTIATED WHAT HE CONSIDERS TO BE AN ARM'S LENGTH TRANSACTION PRICE. FELT MOST DESIRABLE FEATURE IS GOOD LOCATION. LEAST DESIREABLE FEATURE IS THAT THE BUILDING WAS SLIGHTLY DATED.

GRTE: BUILDING THEY WERE RENTING ACROSS THE STREET BURNED DOWN SO THEY DECIDED TO PURCHASE THE REAL ESTATE FOR THEIR BUSINESS. MOST DESIRABLE FEATURE WAS LOCATION OFF OF A MAIN STREET. LEAST DESIRABLE FEATURE WAS THE SMALL PARKING LOT. FELT IT WAS A FAIR MARKET SALE PRICE CONSIDERING THAT THERE WERE UPDATES THAT WOULD NEED TO BE DONE.

PHYS: THE OVERALL CONDITION IS AVERAGE DUE TO CONTINUOUS MAINTENANCE AND THE CONSTRUCTION AGE. THE ROOF WAS REPLACED IN 2015. GRANTEE UPDATED WITH PAINT AND CARPETING AFTER PURCHASE.

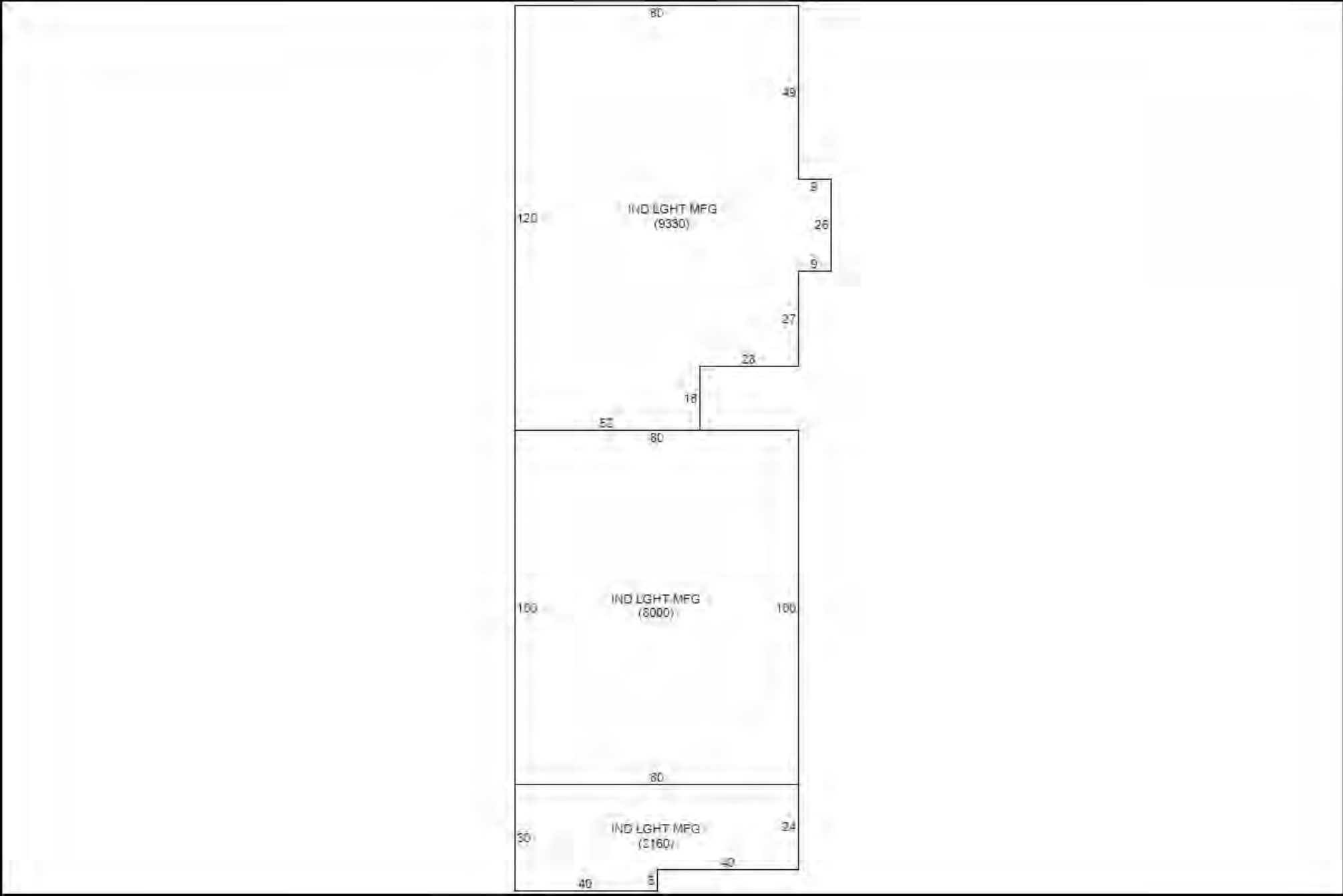
FUNC: FUNCTIONAL ISSUES INCLUDE SITE COVERAGE, LAYOUT, NO FIRE PROTECTION AND TRUCK ACCESS.

ECON: LOCATED IN AN INDUSTRIAL AREA JUST NORTH OF I-94. THE SITE APPEARS MOST SUITABLE FOR INDUSTRIAL DEVELOPMENT.

OTHR: LAND ANALYSIS: AN INVESTIGATION OF AVAILABLE DATA INCLUDING BUT NOT LIMITED TO SALE AND LISTING ACTIVITY, ASSESSOR'S RECORDS AND ECONOMIC TRENDS WERE USED TO DRIVE THE LAND VALUE.







**SALE REPORT**

State ID # 77-67-002-R000006298  
 County WAUKESHA  
 Municipality BROOKFIELD  
 Local Parcel # BKFT1126016  
 Situs Address 21800 Doral Rd  
 Situs Zip Code 53186  
 Appraiser MEGNASP

IPAS Sale Key # 191171  
 SIC Code 2821  
 Interior Inspection Date 09/15/2021  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 10/04/2019  
 Grantor DORAL KLUMB LLC  
  
 Grantee 21800 DORAL LLC  
  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2821: Plastics Materials & Resins-Mfg  
 Intended Use 3556: Food Products Machinery-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$3,400,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$3,400,000  
 Land Value \$410,900  
 Improvement Value \$2,989,100  
 Time on Market 12 - 24 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

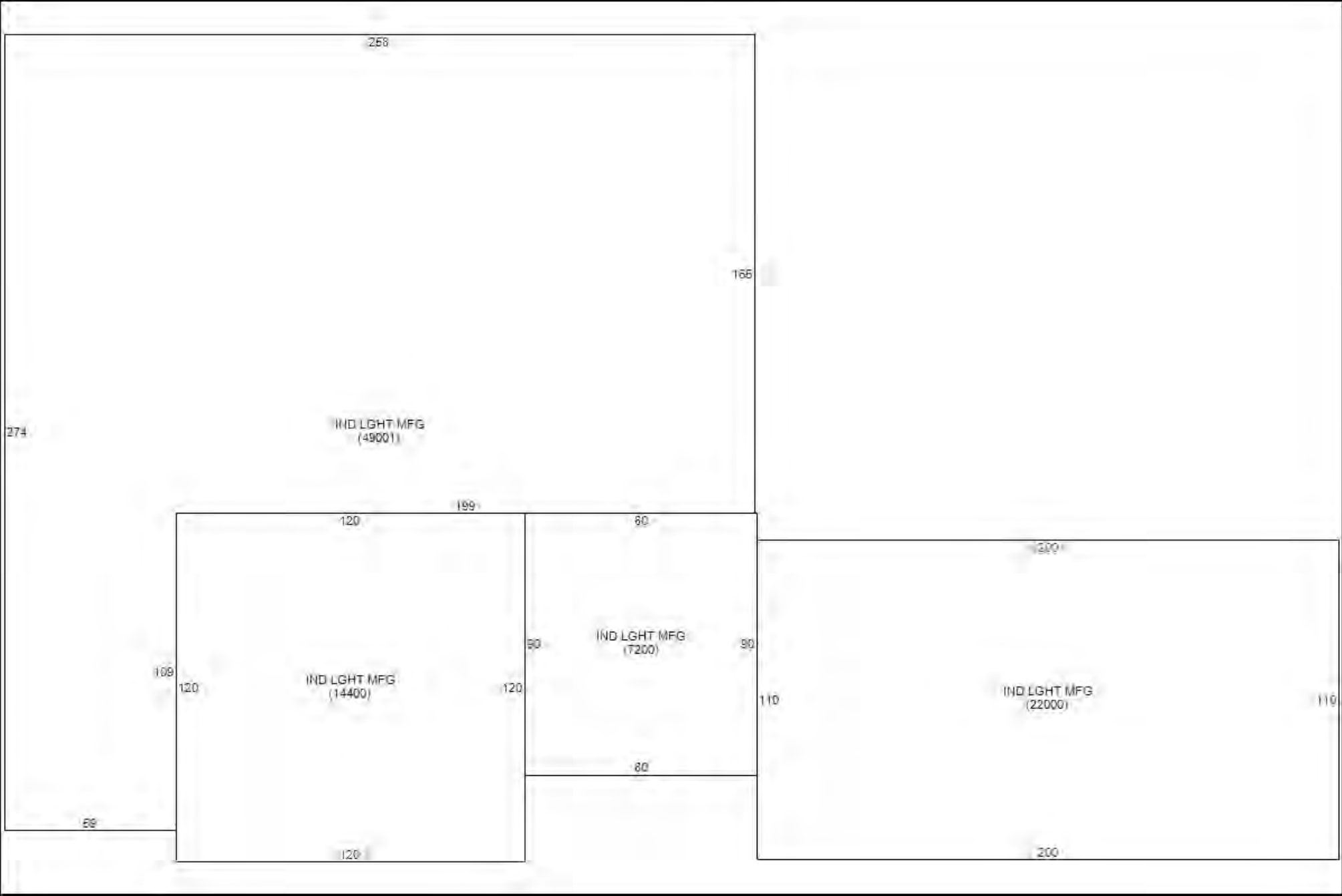
Weighted Actual Year Built 1990  
 Number of Building Sections 4  
 Predominant OCC Code 494  
 Primary Area 92,600  
 Additional Useable Area 1215  
 Total Area 93,815  
 Basement Area  
 Office Area (SF) / (%) 15,615 17%  
 Sprinkler (SF) / (%) 1,219 1%  
 Air Conditioning (SF) / (%) 21,600 23%  
 Notable Features/OBYs  
  
 Stories 1  
 Non-office ave wall height  
 Non-office ave clear height  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 17: Masonry & Metal

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$36.24  
 Adj Sale Price Imps \$ / SF \$31.86  
 Acres 5.760  
 Land Value \$ / Acre \$71,337  
 SCR 2.71  
 RCN + OBY / SF \$68.16  
 Physical Res. % 58%  
 Functional Res. % 80%  
 Functional OBS 1 Layout  
 Functional OBS 2 Ceiling Height  
 Functional OBS 3 Site Coverage  
 Community rating % 100%  
 NBHD Rating / Other % 90%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
  
 Major Thoroughfare 1 to 3 miles  
 Market Variance 112%

COMMENTS





**SALE REPORT**

State ID # 76-67-006-R000130614  
 County WAUKESHA  
 Municipality EAGLE  
 Local Parcel # EGLT1818999002  
 Situs Address S90 W35710 County Road Nn  
 Situs Zip Code 53119  
 Appraiser PASKIKC

IPAS Sale Key # 169435  
 SIC Code 2431  
 Interior Inspection Date 10/11/2019  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 05/01/2017  
 Grantor ALEXANDER LUMBER CO

Grantee INNOVATIONS REAL ESTATE HOLDINGS LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 0000: Commercial Parcel  
 Intended Use 2431: Millwork-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$525,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$525,000  
 Land Value \$96,300  
 Improvement Value \$428,700  
 Time on Market 5 - 11 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1994  
 Number of Building Sections 2  
 Predominant OCC Code 554  
 Primary Area 13,440  
 Additional Useable Area 0  
 Total Area 13,440  
 Basement Area  
 Office Area (SF) / (%) 3,600 27%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 9,840 73%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 12  
 Non-office ave clear height 11  
 Frame Type 07: Wood Pole  
 Exterior Wall Type 02: Wood Frame

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$39.06  
 Adj Sale Price Imps \$ / SF \$31.90  
 Acres 3.000  
 Land Value \$ / Acre \$32,100  
 SCR 8.68  
 RCN + OBY / SF \$66.03  
 Physical Res. % 56%  
 Functional Res. % 85%  
 Functional OBS 1 Layout  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 81%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason

Major Thoroughfare 1 to 3 miles  
 Market Variance 125%

COMMENTS

OTHR: SALE PRIOR TO SHIFT TO CL 3 FOR 2020. LOCAL ASSESSOR HAD FOR CONSIDERATION FOR 2018 ASSESSMENT.





	164	27	60	
60	SHED OFFC (9640)	ENG&RSC STMZ (1620)	IND LGHT MFG (3600)	60
	164	27	60	

**SALE REPORT**

State ID # 77-67-107-R000006446  
 County WAUKESHA  
 Municipality BUTLER  
 Local Parcel # BV 0144017  
 Situs Address 5170 N 126th St  
 Situs Zip Code 53007  
 Appraiser CROWEDJ

IPAS Sale Key # 168094  
 SIC Code 3544  
 Interior Inspection Date 09/28/2017  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 06/28/2019  
 Grantor LOMBNESS PROPERTY MGMT LLC

Grantee HOESLY HOLDINGS LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3544: Special Dies Tools Jigs & Fixtures-Mfg  
 Intended Use 0000: Commercial Parcel  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$765,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$765,000  
 Land Value \$165,300  
 Improvement Value \$599,700  
 Time on Market 0 - 4 months  
 Recent Asking Price \$850,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1978  
 Number of Building Sections 6  
 Predominant OCC Code 494  
 Primary Area 14,809  
 Additional Useable Area 0  
 Total Area 14,809  
 Basement Area  
 Office Area (SF) / (%) 1,540 10%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 7,969 54%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 21  
 Non-office ave clear height 19  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 03: Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$51.66  
 Adj Sale Price Imps \$ / SF \$40.50  
 Acres 0.551  
 Land Value \$ / Acre \$300,000  
 SCR 1.62  
 RCN + OBY / SF \$64.39  
 Physical Res. % 65%  
 Functional Res. % 90%  
 Functional OBS 1 Layout  
 Functional OBS 2 Site Coverage  
 Functional OBS 3  
 Community rating % 98%  
 NBHD Rating / Other % 98%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 112%

**COMMENTS**

GRTR: GRANTOR: CLOSED BUSINESS. LISTED BUILDING FOR SALE WITH ALL MACHINERY (NOT BUSINESS), ASKING \$925,000. HAD TWO OFFERS WITHIN TWO WEEKS - TOOK THE OFFER THAT INCLUDED AN OFFER FOR THE MACHINERY. MACHINERY BOUGHT, IN SEPARATE TRANSACTION FOR \$160,000. BUILDING BOUGHT FOR \$765,000.

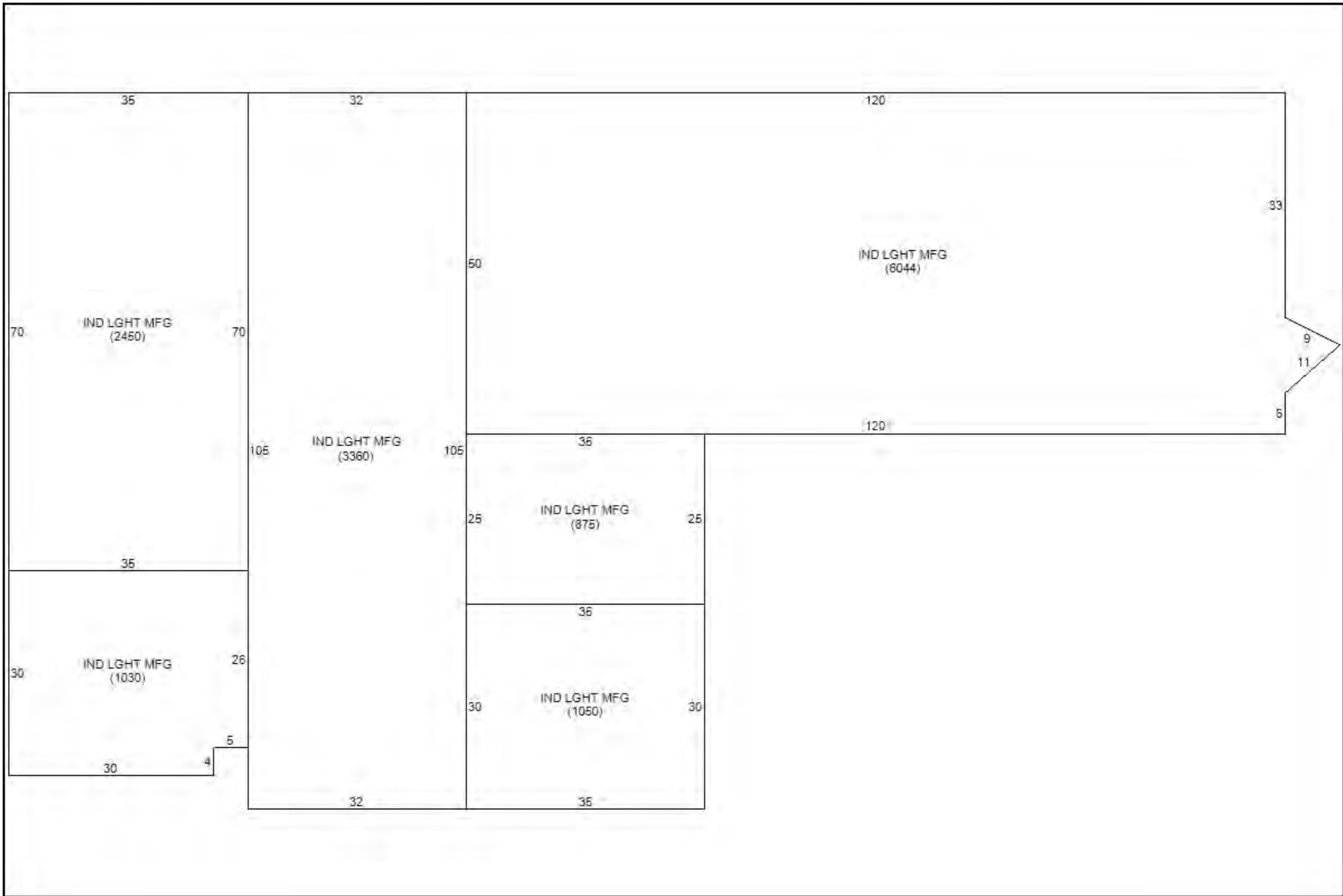
GRTE: GRANTEE: EXPANDING HIS BUSINESS, LOOKED FOR A BUILDING FOR A LONG TIME. LIKED THIS LOCATION (DOWN THE BLOCK FROM HIS CURRENT BUILDING) AND THE HIGH-BAY CRANEWAY. SOLD EQUIPMENT AT AUCTION. HAD TO CLEAN AND UPDATE THE OFFICE IN THE BUILDING. CURRENTLY, HALF OF THE BUILDING IS FOR LEASE.

PHYS: PHYSICAL: NEW ROOF IN 2012 AND RECENTLY PAINTED. BUILDING AND INTERIOR IS SOMEWHAT DATED AND WORN IN OLDER AREAS.

FUNC: FUNCTIONAL: NO ROOM FOR EXPANSION. ADD-ON CONSTRUCTION/INTERIOR WALLS. ONE SECTION OF BUILDING HAS 26' CLEAR HEIGHT.

ECON: ECONOMIC: MIXED USE AREA. LOCATED IN A CLUSTER OF OLDER INDUSTRIAL AND COMMERCIAL PROPERTIES WITH A PARK ACROSS THE STREET AND RESIDENTIAL PROPERTIES NEARBY. CLOSE AND EASY ACCESS TO I-41 VIA 124TH ST & SILVER SPRING DR.





**SALE REPORT**

State ID # 77-67-107-R000084609  
 County WAUKESHA  
 Municipality BUTLER  
 Local Parcel # BV 0144178  
 Situs Address 12413 W Fairmount Ave  
 Situs Zip Code 53007  
 Appraiser CROWEDJ

IPAS Sale Key # 186732  
 SIC Code 3449  
 Interior Inspection Date 06/23/2017  
 Revision Date  
 Sale Validity Valid - Additional Parcels included  
 Sale Index # 2  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 01/01/2021  
 Grantor BOSCHERT PRECISION MACHINERY INC  
 Grantee 4983 BUTLER LLC  
 Affinity Business  
 Conveyance Type Land Contract  
 Prior Use 3449: Miscellaneous Metal Work-Mfg  
 Intended Use 3490: Misc. Fabricated Metal Products-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site YES

**SALE DATA**

Sale Price \$1,800,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$1,800,000  
 Land Value \$235,400  
 Improvement Value \$1,564,600  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1962  
 Number of Building Sections 7  
 Predominant OCC Code 494  
 Primary Area 60,500  
 Additional Useable Area 0  
 Total Area 60,500  
 Basement Area  
 Office Area (SF) / (%) 10,828 18%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 18,988 31%  
 Notable Features/OBYs  
 Stories 1  
 Non-office ave wall height 23  
 Non-office ave clear height 21  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 03: Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$29.75  
 Adj Sale Price Imps \$ / SF \$25.86  
 Acres 1.744  
 Land Value \$ / Acre \$134,977  
 SCR 1.35  
 RCN + OBY / SF \$66.89  
 Physical Res. % 48%  
 Functional Res. % 80%  
 Functional OBS 1 Site Coverage  
 Functional OBS 2 Layout  
 Functional OBS 3  
 Community rating % 98%  
 NBHD Rating / Other % 95%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 108%

## COMMENTS

GRTR: GRANTOR: UNABLE TO CONTACT. MOVED TO A NEW LOCATION.

GRTE: GRANTEE: WANTED TO EXPAND HIS BUSINESS QUICKLY. HAD A BUSINESS RELATIONSHIP WITH THE GRANTOR. DIDN'T KNOW ALL THE MAINTENANCE THAT WOULD HAPPEN WITH A LARGE, OLDER BUILDING. AFTER BEING IN THE BUILDING, HE THOUGHT HE PAID TOO MUCH.

PHYS: PHYSICAL: OFFICE IS WORN AND DATED. BUILDING SUFFERS FROM HEAVY USE AND SOME DEFERRED MAINTENANCE. VERY DIRTY OVERALL.

FUNC: FUNCTIONAL: LOTS OF ADD-ON CONSTRUCTION WITH VARYING HEIGHTS. VERY LOW LAND/BUILDING RATIO - NO PARKING LOT. MORE OFFICE THAN IS DESIRABLE IN THE MARKET. MULTI-TENANT PROPERTY WITH FIVE ADDRESSES.

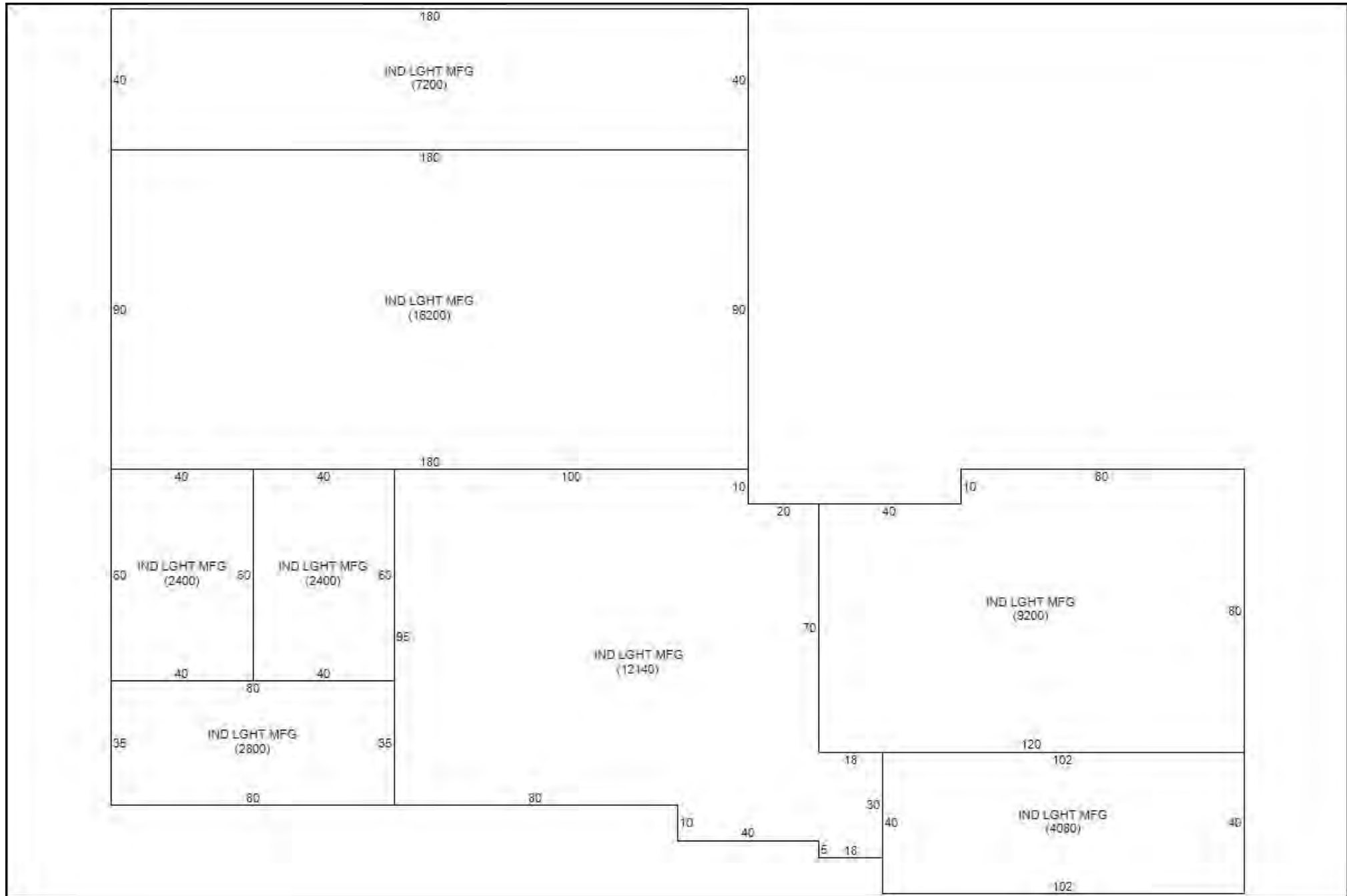
ECON: ECONOMIC: LOCATED ON 124TH ST, A MAJOR NORTH/SOUTH THOROUGHFARE. NEIGHBORHOOD IS MIXED INDUSTRIAL/COMMERCIAL.

ENVR: ENVIRONMENTAL ISSUES: LUST. INCIDENT HAS BEEN CLOSED.

OTHR: NOTE: SALE INCLUDES A LOCALLY ASSESSED PARKING LOT - BV0144185 - ADJACENT TO MAIN PARCEL. .22 AC







DISCLAIMER - The content of this sales data worksheet is for general information purposes only. The information and opinions contained therein are provided by the Wisconsin Department of Revenue and we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, suitability of the information for any purpose. The Wisconsin Department of Revenue, its employees, officials, officers, agents, as the persons interviewed during the sales verification process, shall not be held responsible or liable for any use of, error, omission or defect in the information contained on the DOR Sales Data Worksheets.

**SALE REPORT**

State ID # 77-67-107-R000006425  
 County WAUKESHA  
 Municipality BUTLER  
 Local Parcel # BV 0141004  
 Situs Address 5285 N 124th St  
 Situs Zip Code 53007  
 Appraiser CROWEDJ

IPAS Sale Key # 191689  
 SIC Code 3450  
 Interior Inspection Date 08/28/2017  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 10/26/2021  
 Grantor DAN SHUDY & ROBERT & DEBRA FIGUEROA REV TRUST

Grantee MICHAEL J SCHULTZ

Affinity Adjacent Owner  
 Conveyance Type Trustees Deed  
 Prior Use 3450: Screw Machine Products Bolts Etc.-Mfg  
 Intended Use 0000: Commercial Parcel  
 No Months Vacant 1 - 3 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$475,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$475,000  
 Land Value \$170,100  
 Improvement Value \$304,900  
 Time on Market 5 - 11 months  
 Recent Asking Price \$475,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1968  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 9,070  
 Additional Useable Area 0  
 Total Area 9,070  
 Basement Area  
 Office Area (SF) / (%) 1,300 14%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 1,300 14%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 18  
 Non-office ave clear height 16  
 Frame Type 02: Masonry Load Bearing  
 Exterior Wall Type 03: Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$52.37  
 Adj Sale Price Imps \$ / SF \$33.62  
 Acres 1.260  
 Land Value \$ / Acre \$135,000  
 SCR 6.05  
 RCN + OBY / SF \$65.78  
 Physical Res. % 40%  
 Functional Res. % 100%  
 Functional OBS 1  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 98%  
 NBHD Rating / Other % 95%  
 NBHD Rating / Other Econ Reason Neighborhood Rating

Major Thoroughfare 1 to 3 miles  
 Market Variance 137%

**COMMENTS**

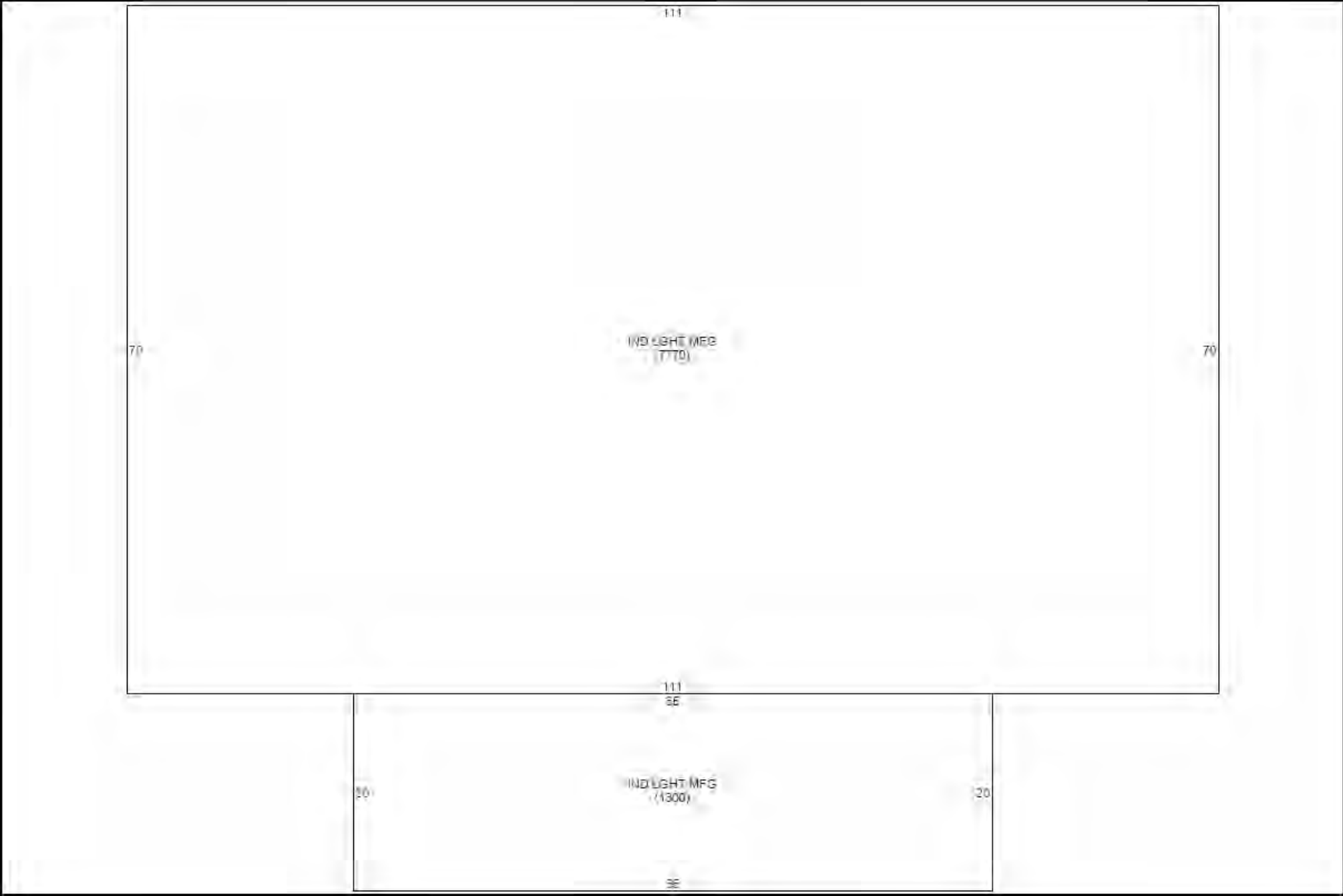
GRTR: UNABLE TO CONTACT. BUSINESS HAD BEEN CLOSED SEVERAL YEARS.

GRTE: OWNS THE PROPERTY NEXT DOOR. WANTED DIRECT ACCESS TO 124TH ST FOR HIS TRUCKS - RENTAL BUSINESS. HAD ASKED THE GRANTOR FOR YEARS, IF THEY WERE GOING TO SELL, CONTACT HIM. THERE WERE OTHER INTERESTED PARTIES, HE PAID ASKING PRICE. AFTER THE SALE, HAD TO DO A LOT OF CLEANING AND PAID TO REMOVE OLD, USELESS MACHINERY. PLANS TO USE THE BUILDING FOR STORAGE BUT HIS MAIN INTEREST WAS THE LAND AND ACCESS TO 124TH ST.

PHYS: OFFICE WAS IN HORRIBLE CONDITION. BUILDING WAS WORN, DIRTY AND DATED. HEAVY USE FOR MANY YEARS. EXTERIOR IS SUPERIOR TO INTERIOR.

ECON: LOCATED ON 124TH ST JUST SOUTH OF SILVER SPRING DR ON THE MILWAUKEE/BUTLER BORDER. AREA HAS A LOT OF MANUFACTURING AND COMMERCIAL BUSINESSES. CENTRALLY LOCATED WITH GREAT ACCESS TO THE INTERSTATE.





**SALE REPORT**

State ID # 76-67-136-R000006513  
 County WAUKESHA  
 Municipality HARTLAND  
 Local Parcel # HAV 0730958016  
 Situs Address 540 Progress Dr  
 Situs Zip Code 53029  
 Appraiser PASKIKC

IPAS Sale Key # 174247  
 SIC Code 2531  
 Interior Inspection Date 09/03/2015  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 03/05/2020  
 Grantor SCI INVESTMENT HOLDINGS LLC

Grantee P&J PROGRESS LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2631: Paperboard Mills-Mfg  
 Intended Use 0000: Commercial Parcel  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$980,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$980,000  
 Land Value \$123,200  
 Improvement Value \$856,800  
 Time on Market 5 - 11 months  
 Recent Asking Price \$1,100,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1983  
 Number of Building Sections 3  
 Predominant OCC Code 494  
 Primary Area 20,351  
 Additional Useable Area 0  
 Total Area 20,351  
 Basement Area  
 Office Area (SF) / (%) 3,451 17%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 13,076 64%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 14  
 Non-office ave clear height 14  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 17: Masonry & Metal

**LAND AND IMPROVEMENT SALE ANALYSIS**

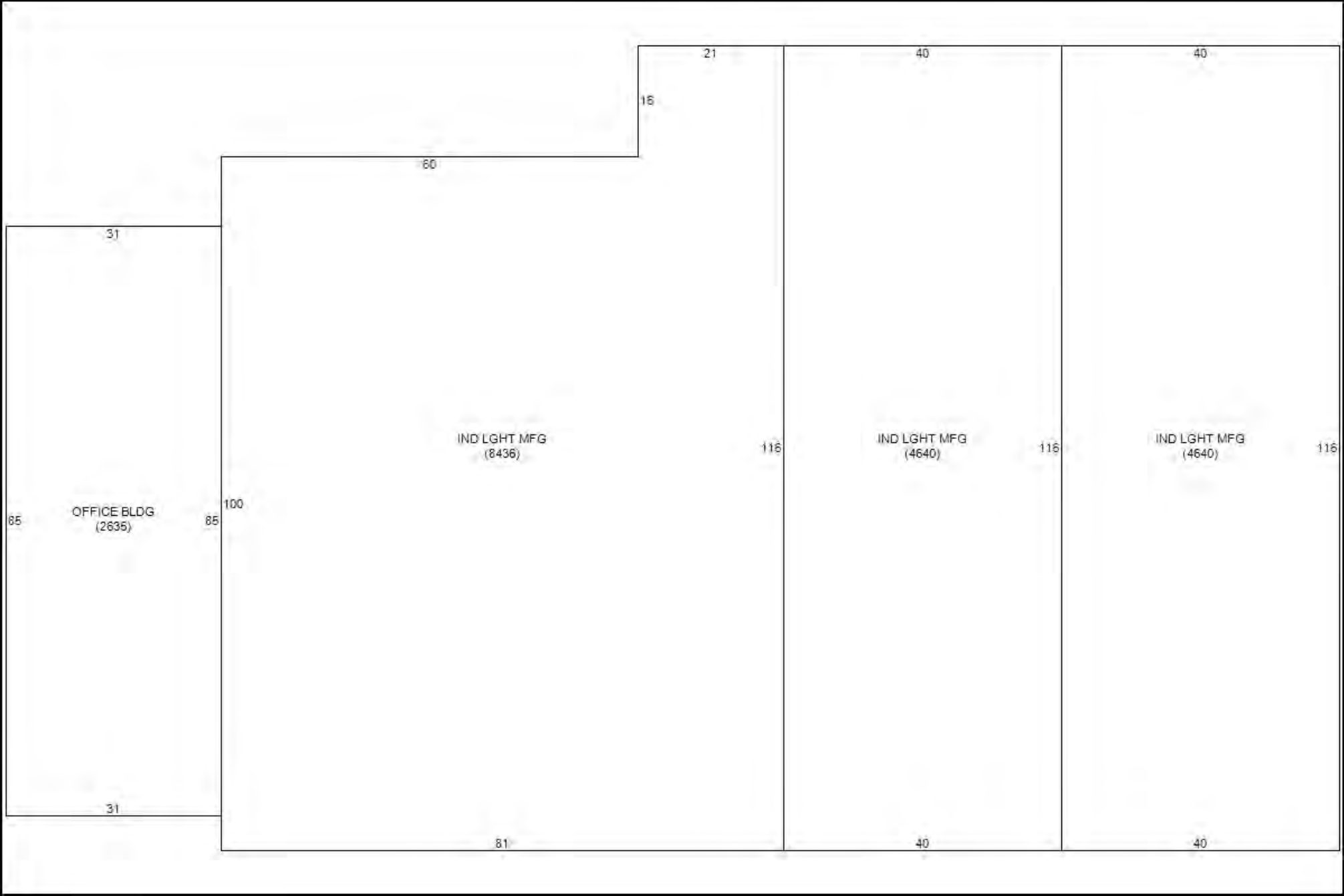
Adj Sale Price \$ / SF \$48.15  
 Adj Sale Price Imps \$ / SF \$42.10  
 Acres 1.329  
 Land Value \$ / Acre \$92,701  
 SCR 2.84  
 RCN + OBY / SF \$72.47  
 Physical Res. % 67%  
 Functional Res. % 90%  
 Functional OBS 1 Layout  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 90%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 107%

**COMMENTS**

OTHR: CURRENT MFG TENANT STRILING FURNISHINGS RELOCATING TO OWN FACILITY DEC 2020. NEW OWNER'S COMPANY WILL OCCUPY, AND IS COMMERCIAL OPERATION. RETURNED TO LOCAL FOR 2021.







**SALE REPORT**

State ID # 77-67-151-R000006672  
 County WAUKESHA  
 Municipality MENOMONEE FALLS  
 Local Parcel # MNFV0099017  
 Situs Address N57 W13362 Reichert Ave  
 Situs Zip Code 53051  
 Appraiser CROWEDJ

IPAS Sale Key # 165244  
 SIC Code 3544  
 Interior Inspection Date 10/15/2019  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 04/23/2019  
 Grantor JAMES & ERIKA PERSIK

Grantee MICHAEL D ELBERSON

Affinity Adjacent Owner  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3544: Special Dies Tools Jigs & Fixtures-Mfg  
 Intended Use 3535: Conveyors & Conveying Equipment-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$388,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$388,000  
 Land Value \$75,100  
 Improvement Value \$312,900  
 Time on Market 0 - 4 months  
 Recent Asking Price \$400,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1968  
 Number of Building Sections 5  
 Predominant OCC Code 494  
 Primary Area 9,200  
 Additional Useable Area 0  
 Total Area 9,200  
 Basement Area  
 Office Area (SF) / (%) 1,200 13%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 1,200 13%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 16  
 Non-office ave clear height 15  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 03: Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$42.17  
 Adj Sale Price Imps \$ / SF \$34.01  
 Acres 0.570  
 Land Value \$ / Acre \$131,754  
 SCR 2.7  
 RCN + OBY / SF \$73.35  
 Physical Res. % 46%  
 Functional Res. % 85%  
 Functional OBS 1 Layout  
 Functional OBS 2 Ceiling Height  
 Functional OBS 3 Site Coverage  
 Community rating % 100%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating

Major Thoroughfare 1 to 3 miles  
 Market Variance 119%

**COMMENTS**

GRTR: GRANTOR WANTED TO RETIRE AND DID NOT WANT TO TRY TO LEASE THE BUILDING. HAD FIVE TO SIX INTERESTED PARTIES. NEGOTIATED TO SALE PRICE BASED ON ASKING PRICE OF NEIGHBORING PROPERTIES.

GRTE: GRANTEE OWNED TWO BUILDINGS ADJACENT TO THIS BUILDING AND LEASED A PROPERTY ACROSS THE STREET. HAD PLANS TO COMBINE HIS EXISTING BUILDINGS BUT IT WOULD HAVE COST MORE TO DO CONSTRUCTION THAN TO PURCHASE THIS BUILDING. ALLOWED GRANTOR TO STAY UNTIL HE COULD SELL HIS PERSONAL PROPERTY - NO RENT WAS CHARGED AND THIS DID NOT AFFECT THE SALE PRICE.

PHYS: ONE STORY BLOCK BUILDING WITH SOME DEFERRED MAINTENANCE. NEEDED A NEW ROOF, CLEANING AND PAINTING. OFFICES WERE ORIGINAL FROM 1979.

FUNC: THE SUBJECT EXHIBITS THE FOLLOWING DEFICIENCIES: LESS THAN OPTIMAL SITE COVERAGE RATIO, LOW CEILING HEIGHTS IN SECTIONS OF THE BUILDING, AND IMPAIRED LAYOUT DUE TO ADD-ON CONSTRUCTION AND INTERIOR ROOMS.

ECON: LOCATED IN AN OLDER, STABLE INDUSTRIAL PARK WITH FEW BUILDINGS FOR SALE OR LEASE. GOOD ACCESS TO I-41.

OTHR: LAND ANALYSIS: AN INVESTIGATION OF AVAILABLE DATA INCLUDING BUT NOT LIMITED TO SALE AND LISTING ACTIVITY, ASSESSORS RECORDS AND ECONOMIC TRENDS WERE USED TO DERIVE THE LAND VALUE.

OTHR: MARKET VARIANCE: MAY BE ATTRIBUTED TO ADJACENT PURCHASE, GRANTEE WOULD HAVE THREE BUILDINGS IN A ROW.



	40		40
20	IND LGHT MFG (800)	20	
	40		
		60	IND LGHT MFG (2400)
		60	
80	IND LGHT MFG (3200)	80	40
		40	IND LGHT MFG (1600)
		40	
	40		
30	IND LGHT MFG (1200)	30	
	40		

**SALE REPORT**

State ID # 77-67-151-R000029409  
 County WAUKESHA  
 Municipality MENOMONEE FALLS  
 Local Parcel # MNFV0106998006  
 Situs Address N60 W16590 Kohler Ln  
 Situs Zip Code 53051  
 Appraiser CROWEDJ

IPAS Sale Key # 168092  
 SIC Code 3452  
 Interior Inspection Date 10/28/2019  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 06/07/2019  
 Grantor KRUEGER FAMILY LIMITED PARTNERSHIP

Grantee SARL LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3452: Bolts Nuts Rivets & Washers-Mfg  
 Intended Use 0000: Commercial Parcel  
 No Months Vacant 1 - 3 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$2,000,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$2,000,000  
 Land Value \$512,800  
 Improvement Value \$1,487,200  
 Time on Market 12 - 24 months  
 Recent Asking Price \$2,500,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1988  
 Number of Building Sections 3  
 Predominant OCC Code 494  
 Primary Area 62,220  
 Additional Useable Area 0  
 Total Area 62,220  
 Basement Area  
 Office Area (SF) / (%) 7,200 12%  
 Sprinkler (SF) / (%) 62,220 100%  
 Air Conditioning (SF) / (%) 70 0%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 21  
 Non-office ave clear height 20  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$32.14  
 Adj Sale Price Imps \$ / SF \$23.90  
 Acres 5.331  
 Land Value \$ / Acre \$96,192  
 SCR 3.73  
 RCN + OBY / SF \$51.33  
 Physical Res. % 57%  
 Functional Res. % 85%  
 Functional OBS 1 Layout  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 3 to 5 miles  
 Market Variance 96%

**COMMENTS**

GRTR: UNABLE TO CONTACT. RETIRED AND SOLD THEIR BUSINESS AND PUT THEIR BUILDINGS UP FOR SALE.

GRTE: EXPANDING HIS BUSINESS AND NEEDED A LARGER WAREHOUSE SPACE. LIKED THIS LOCATION. WOULD HAVE PREFERRED ONE LARGE BUILDING INSTEAD OF TWO SEPARATE BUILDINGS. AFTER THE SALE HE HAD TO THOROUGHLY CLEAN THE BUILDING, ADDED SPRAY INSULATION TO THE METAL BUILDING AND IS GREATLY EXPANDING THE PARKING LOT.

PHYS: TWO ONE STORY BUILDINGS, ONE PRE-ENGINEERED STEEL AND ONE TILT-UP CONCRETE. BUILDINGS WERE WORN AND DIRTY FROM WELDING RESIDUE. METAL BUILDING HAS SEVERAL DENTS AND DINGS IN THE METAL SKIN.

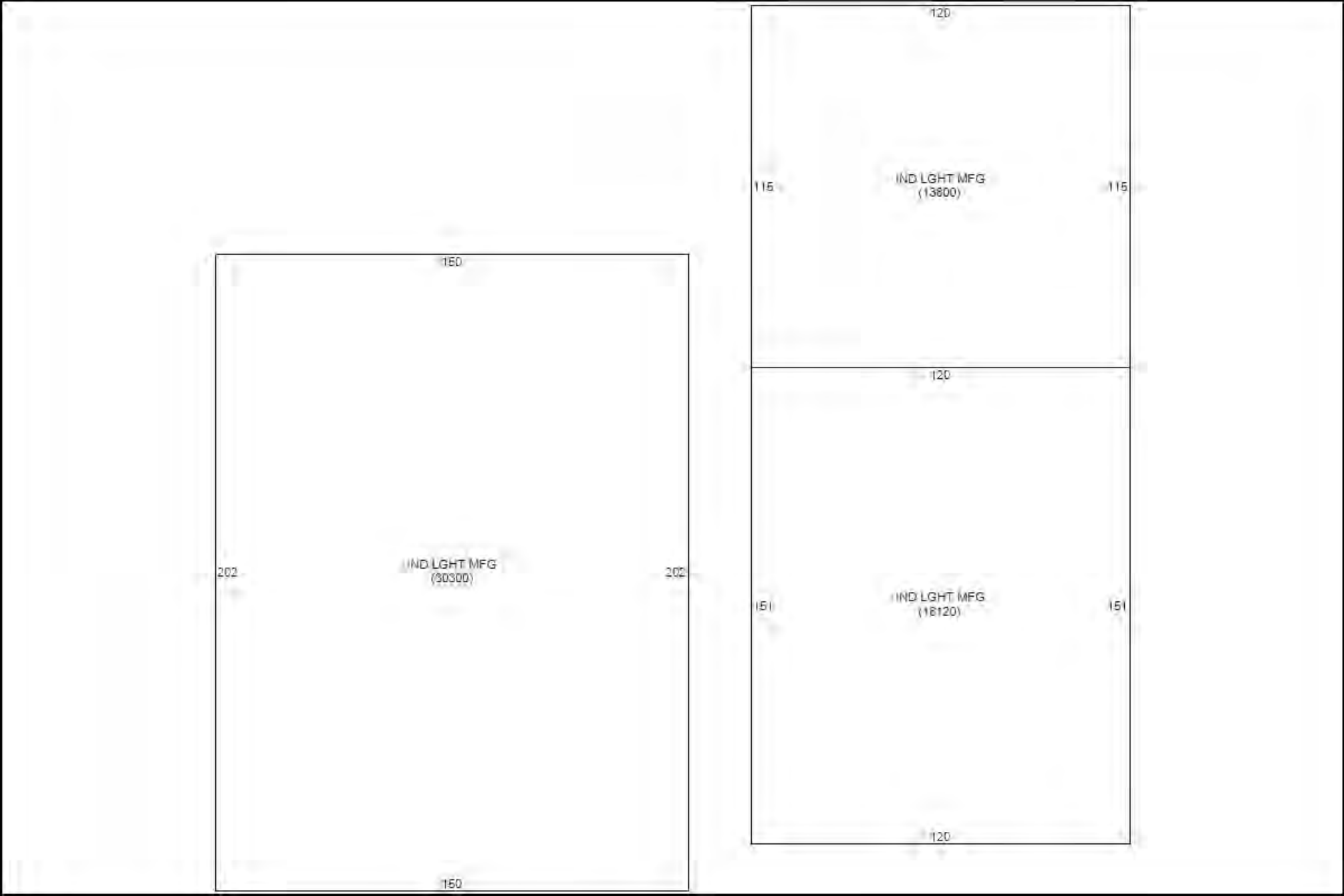
FUNC: THE SUBJECT EXHIBITS THE FOLLOWING DEFICIENCIES: TWO SEPARATE BUILDINGS CONNECTED VIA TWO NARROW CORRIDORS AT THE MIDDLE AND BACK OF THE BUILDINGS, METAL BUILDING HAS A WALL WHICH SEPARATES THE SHOP AREA, OFFICE SPLIT BETWEEN BOTH BUILDINGS.

ECON: LOCATED IN THE OLDER SECTION OF THE SILVER SPRING CORPORATE PARK. THE MAJORITY LAND OWNER/TENANT IN THIS PARK IS KOHLS CORPORATE HEADQUARTERS. THERE ARE FEW BUILDINGS FOR SALE OR LEASE IN THE PARK. 3.5 MILES TO I-41.

OTHR: LAND ANALYSIS: AN INVESTIGATION OF AVAILABLE DATA INCLUDING BUT NOT LIMITED TO SALE AND LISTING ACTIVITY, ASSESSOR'S RECORDS AND ECONOMIC TRENDS WERE USED TO DERIVE THE LAND VALUE.







**SALE REPORT**

State ID # 77-67-151-R000006593  
 County WAUKESHA  
 Municipality MENOMONEE FALLS  
 Local Parcel # MNFV0005002009  
 Situs Address N94 W14588 Garwin Mace Dr  
 Situs Zip Code 53051  
 Appraiser CROWEDJ

IPAS Sale Key # 172215  
 SIC Code 3670  
 Interior Inspection Date 08/13/2019  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 12/27/2019  
 Grantor COUNCIL CREST PROPERTIES

Grantee JBEAM LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3670: Electronic Components & Accessories-Mfg  
 Intended Use 0000: Commercial Parcel  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$707,500  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$707,500  
 Land Value \$187,600  
 Improvement Value \$519,900  
 Time on Market 0 - 4 months  
 Recent Asking Price \$725,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1989  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 10,253  
 Additional Useable Area 0  
 Total Area 10,253  
 Basement Area  
 Office Area (SF) / (%) 2,253 22%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 10,253 100%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 18  
 Non-office ave clear height 16  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 03: Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$69.00  
 Adj Sale Price Imps \$ / SF \$50.71  
 Acres 1.603  
 Land Value \$ / Acre \$117,031  
 SCR 6.81  
 RCN + OBY / SF \$78.43  
 Physical Res. % 63%  
 Functional Res. % 95%  
 Functional OBS 1 Office/Plant Ratio  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 1 to 3 miles  
 Market Variance 108%

**COMMENTS**

GRTR: GRANTOR: NO LONGER NEEDED THIS BUILDING AFTER RECENT BUSINESS PURCHASE. HAS BUILDING UP FOR LEASE FOR 6 MONTHS, NO INTEREST. PUT BUILDING UP FOR SALE AND HAD AN OFFER WITHIN ONE MONTH. SALE PRICE WAS LOWERED BY \$15,000 FOR ROOF REPAIRS TO BE HANDLED BY THE GRANTEE.

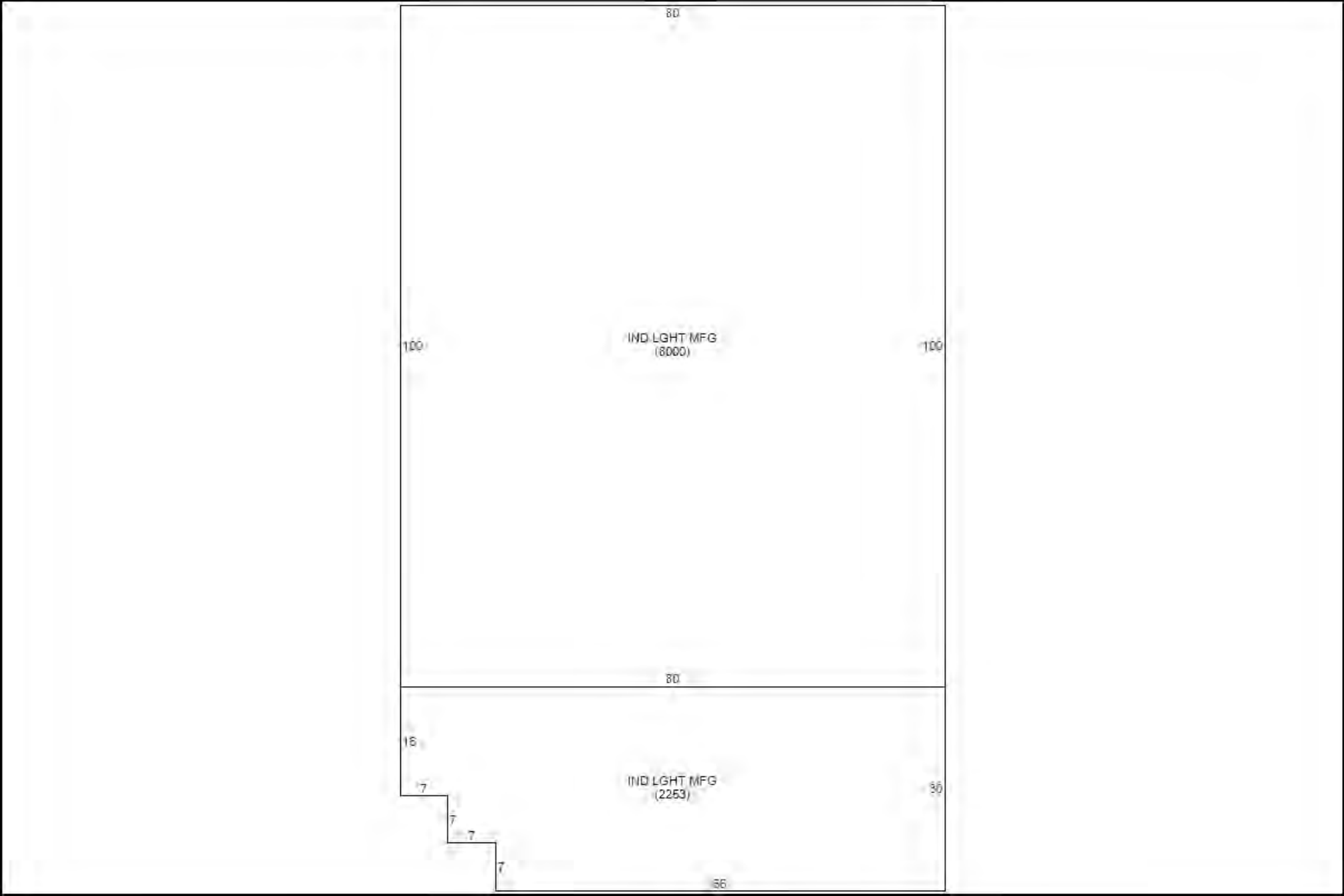
GRTE: GRANTEE: UNABLE TO CONTACT. PER GRANTOR, WILL BE USED FOR A CONSTRUCTION/SERVICE TILE BUSINESS

PHYS: PHYSICAL: A ONE STORY BLOCK BUILDING THAT WAS MAINTAINED AS NEEDED. ROOF NEEDS SOME REPAIRS. OFFICE IN GOOD CONDITION. SOME FLOOR CRACKS IN SHOP AREA. EXTERIOR BLOCK NEEDS PAINTING. REAR TRUCK DOCK MECHANICALS NEED TO BE REPAIRED.

FUNC: FUNCTIONAL: MORE OFFICE SPACE THAN EXPECTED/REQUIRED FOR THIS SIZE BUILDING.

ECON: ECONOMIC: LOCATED IN THE NOR-X-WAY INDUSTRIAL PARK ON THE NORTH SIDE OF MENOMONEE FALLS, JUST SOUTH OF THE COUNTY LINE. THIS PARK IS QUITE STABLE WITH FEW BUILDINGS FOR SALE/LEASE. CLOSE AND EASY ACCESS TO I-41.





**SALE REPORT**

State ID # 77-67-151-R000006734  
 County WAUKESHA  
 Municipality MENOMONEE FALLS  
 Local Parcel # MNFV0143999011  
 Situs Address W133 N5138 Campbell Dr  
 Situs Zip Code 53051  
 Appraiser CROWEDJ

IPAS Sale Key # 176082  
 SIC Code 3548  
 Interior Inspection Date 07/12/2017  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 05/08/2020  
 Grantor IGM ROBOTIC SYSTEMS INC  
  
 Grantee C & D REAL ESTATE HOLDINGS LLC  
  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3548: Welding Apparatus-Mfg  
 Intended Use 0000: Commercial Parcel  
 No Months Vacant 0 - 1 years  
 Environmental Site YES

**SALE DATA**

Sale Price \$1,625,000  
 Adjustment \$25,000  
 Adjusted Reason Other - See Notes  
 Adjusted Sale Price \$1,600,000  
 Land Value \$430,100  
 Improvement Value \$1,169,900  
 Time on Market 0 - 4 months  
 Recent Asking Price \$1,695,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1992  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 25,666  
 Additional Useable Area 0  
 Total Area 25,666  
 Basement Area  
 Office Area (SF) / (%) 12,220 48%  
 Sprinkler (SF) / (%) 25,869 101%  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs  
  
 Stories 1  
 Non-office ave wall height 37  
 Non-office ave clear height 35  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 17: Masonry & Metal

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$62.34  
 Adj Sale Price Imps \$ / SF \$45.58  
 Acres 3.050  
 Land Value \$ / Acre \$141,016  
 SCR 6.79  
 RCN + OBY / SF \$59.98  
 Physical Res. % 74%  
 Functional Res. % 95%  
 Functional OBS 1 Office/Plant Ratio  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
  
 Major Thoroughfare 1 to 3 miles  
 Market Variance 108%

**COMMENTS**

GRTR: GRANTOR: COMPANY IS MOVING OUT OF STATE AND NO LONGER NEEDED THE FACILITY. PUT BUILDING UP FOR SALE IN DECEMBER AND RECEIVED AN OFFER IN JANUARY. ROOF ON BUILDING IS ORIGINAL, SO THEY NEGOTIATED A \$25,000 CREDIT FOR FUTURE ROOF REPAIRS.

GRTE: GRANTEE: NEEDED A WAREHOUSE SPACE FOR THEIR PHARMACY DISTRIBUTION BUSINESS. LIKED THE BUILDING BUT THERE WERE ISSUES WITH THE ROOF AND THE WINDOWS. INDICATED HE BELIEVED THE SALE WAS A VALID MARKET SALE.

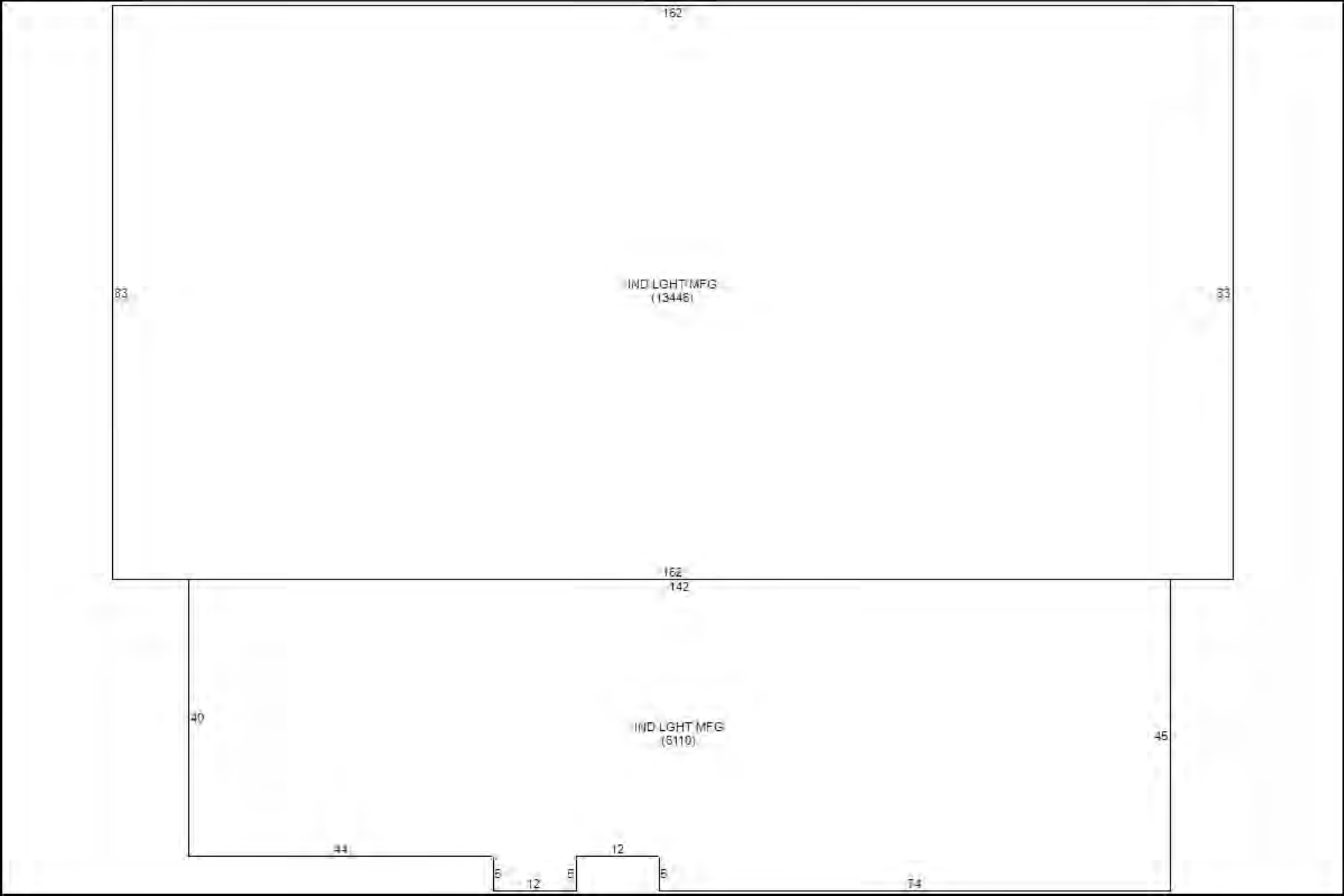
PHYS: PHYSICAL: WELL MAINTAINED, CLEAN AND UPDATED. LIGHT USE, BUILDING USED FOR ASSEMBLY. SECOND STORY OFFICES REMODELED IN 2017. ORIGINAL ROOF, DOES NOT LEAK, ADJUSTED SALE PRICE \$25,000 CREDIT FOR FUTURE PROBABLE REPAIRS

FUNC: FUNCTIONAL: HIGHER OFFICE PERCENTAGE THAN IS TYPICAL.

ECON: ECONOMIC: LOCATED IN FALLS BUSINESS PARK, A LARGE INDUSTRIAL PARK IN SOUTHEASTERN MENOMONEE FALLS. BETWEEN HAMPTON AND SILVER SPRING. LESS THAN 2 MILES TO I-41.







**SALE REPORT**

State ID # 77-67-151-R000036724  
 County WAUKESHA  
 Municipality MENOMONEE FALLS  
 Local Parcel # MNFV0003978  
 Situs Address W140 N9000 Lilly Rd  
 Situs Zip Code 53051  
 Appraiser CROWEDJ

IPAS Sale Key # 176182  
 SIC Code 2752  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 05/15/2020  
 Grantor BAMCO INVESTMENTS LLP

Grantee CALJAN INC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2752: Commercial Printing Lithographic-Mfg  
 Intended Use 3499: Fabricated Metal Products Nec-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$5,375,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$5,375,000  
 Land Value \$1,204,800  
 Improvement Value \$4,170,200  
 Time on Market 0 - 4 months  
 Recent Asking Price \$6,000,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1990  
 Number of Building Sections 3  
 Predominant OCC Code 494  
 Primary Area 102,944  
 Additional Useable Area 0  
 Total Area 102,944  
 Basement Area  
 Office Area (SF) / (%) 16,000 16%  
 Sprinkler (SF) / (%) 102,944 100%  
 Air Conditioning (SF) / (%) 102,944 100%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 24  
 Non-office ave clear height 22  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 14: Concrete Tilt-up

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$52.21  
 Adj Sale Price Imps \$ / SF \$40.51  
 Acres 10.040  
 Land Value \$ / Acre \$120,000  
 SCR 4.25  
 RCN + OBY / SF \$69.22  
 Physical Res. % 63%  
 Functional Res. % 90%  
 Functional OBS 1 Size  
 Functional OBS 2 Office/Plant Ratio  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 103%

**COMMENTS**

GRTR: GRANTOR: PRINTING BUSINESS CHANGED, NO LONGER NEEDED A LARGE BUILDING TO HOUSE PRINTING EQUIPMENT. PUT BUILDING ON THE MARKET IN JANUARY AND RECEIVED A CASH OFFER WITHIN ONE MONTH. WILL SUBLEASE THE BUILDING UNTIL AUGUST 15TH UNTIL THEIR NEW FACILITY IS READY.

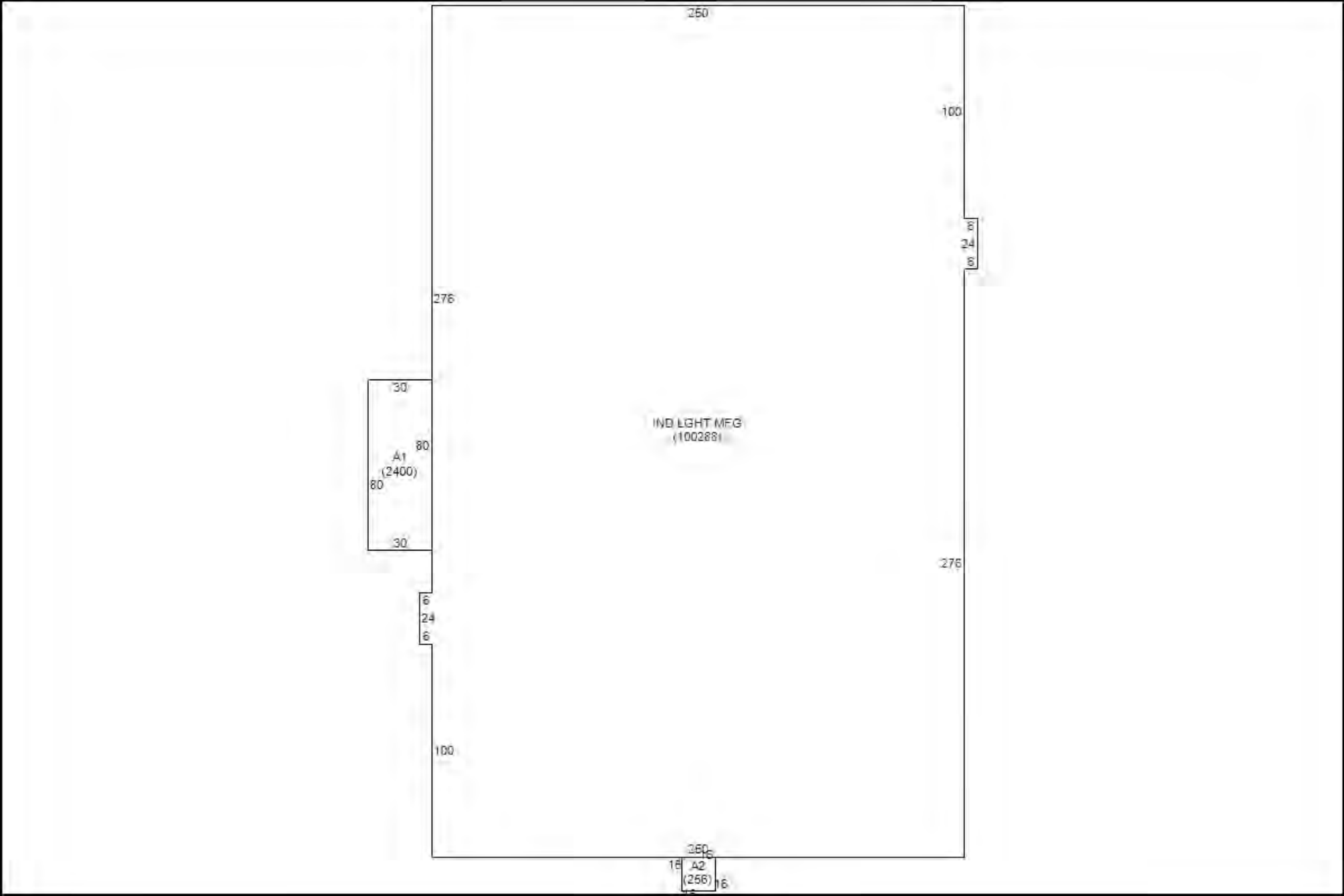
GRTE: GRANTEE: DANISH COMPANY MOVING SOME MANUFACTURING OPERATIONS TO THE UNITED STATES. NEEDED A LARGE BUILDING AND THEY LIKED THE SIZE, LOCATION, HEIGHT, POWER LEVEL AND CONDITION OF THE BUILDING. ALSO APPRECIATED THAT THERE WERE TWO DRIVE IN DOCKS IN BUILDING. NEGOTIATED TO SALES PRICE (NO APPRAISAL WAS DONE). AFTER THE SALE, THEY ADDED ONE 10-TON CRANE AND TWO 3-TON CRANES.

PHYS: PHYSICAL: SINGLE STORY TILT UP PANEL BUILDING REPAIRED AS NEEDED. GRANTOR IS A PRINTER, GENERALLY A CLEAN TYPE OF OPERATION.

FUNC: FUNCTIONAL: THE SUBJECT EXHIBITS THE FOLLOWING DEFICIENCIES: LARGE SIZE, EXCESSIVE OFFICE

ECON: ECONOMIC: LOCATED IN THE NOR-X-WAY INDUSTRIAL PARK, THE AREA JUST TO THE SOUTH HAS EXPERIENCED RECENT CHANGE AND DEVELOPMENT. JUST NORTH OF MAIN ST AND LESS THAN ONE MILE TO I-41.





**SALE REPORT**

State ID # 77-67-151-R000137776  
 County WAUKESHA  
 Municipality MENOMONEE FALLS  
 Local Parcel # MNFV0034988004  
 Situs Address W187 N8620 Maple Rd  
 Situs Zip Code 53051  
 Appraiser CROWEDJ

IPAS Sale Key # 177651  
 SIC Code 3544  
 Interior Inspection Date 09/23/2021  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 11/01/2019  
 Grantor JOURNAL SENTINEL INC

Grantee JK FISCHER PROPERTIES LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 0000: Commercial Parcel  
 Intended Use 3544: Special Dies Tools Jigs & Fixtures-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$575,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$575,000  
 Land Value \$198,800  
 Improvement Value \$376,200  
 Time on Market 0 - 4 months  
 Recent Asking Price \$575,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1995  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 12,000  
 Additional Useable Area 0  
 Total Area 12,000  
 Basement Area  
 Office Area (SF) / (%) 1,500 13%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 16  
 Non-office ave clear height 14  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 03: Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$47.92  
 Adj Sale Price Imps \$ / SF \$31.35  
 Acres 2.220  
 Land Value \$ / Acre \$89,550  
 SCR 8.06  
 RCN + OBY / SF \$53.29  
 Physical Res. % 68%  
 Functional Res. % 100%  
 Functional OBS 1  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 94%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 1 to 3 miles  
 Market Variance 92%

**COMMENTS**

GRTR: GRANTOR: UNABLE TO CONTACT. RECENT CHANGES IN THE NEWSPAPER INDUSTRY RESULTED IN SALES OF THE BUSINESS AND DIVESTITURE OF PROPERTIES.

GRTE: GRANTEE: WAS LOOKING TO EXPAND AND WANTED A PROPERTY CLOSE TO HIS CURRENT LOCATION. THOUGHT BUILDING WAS IN GOOD LOCATION. EXCEPT FOR HVAC, JUST HAD TO DO GENERAL CLEAN UP, PAINTING, SEPTIC CLEAN OUT, ETC. LIKED THAT THERE WAS ROOM TO EXPAND AN ADDITIONAL 5,000 SF.

PHYS: PHYSICAL: BUILDING WAS IN GENERALLY GOOD CONDITION BUT HAD ORIGINAL HVAC WHICH WAS REPLACED AFTER SALE. MINIMAL UPKEEP AND REPAIRS DONE RECENTLY, BUILDING HAD BE BE CLEANED AND OFFICE BROUGHT UP TO DATE.

ECON: ECONOMIC: LOCATED IN A MAINLY RESIDENTIAL/AGRICULTURAL AREA ON THE NORTHWESTERN SECTION OF MENOMONEE FALLS, CLOSE TO THE TOWNS OF LISBON AND LANNON. LESS THAN THREE MILES TO I-41 VIA MAIN ST.





DISCLAIMER - The content of this sales data worksheet is for general information purposes only. The information and opinions contained therein are provided by the Wisconsin Department of Revenue and we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, suitability of the information for any purpose. The Wisconsin Department of Revenue, its employees, officials, officers, agents, as the persons interviewed during the sales verification process, shall not be held responsible or liable for any use of, error, omission or defect in the information contained on the DOR Sales Data Worksheets.

**SALE REPORT**

State ID # 77-67-151-R000141844  
 County WAUKESHA  
 Municipality MENOMONEE FALLS  
 Local Parcel # MNFV-0104-997-002  
 Situs Address N58 W14500 Shawn Cir  
 Situs Zip Code 53051  
 Appraiser CROWEDJ

IPAS Sale Key # 181266  
 SIC Code 0000  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 06/27/2019  
 Grantor JOHN P EIMERMAN TRUST

Grantee ENTRUSTMT PARTNERS LLC

Affinity Adjacent Owner  
 Conveyance Type Trustees Deed  
 Prior Use 0000: Commercial Parcel  
 Intended Use 0000: Commercial Parcel  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$1,500,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$1,500,000  
 Land Value \$381,100  
 Improvement Value \$1,118,900  
 Time on Market 0 - 4 months  
 Recent Asking Price \$1,500,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1980  
 Number of Building Sections 1  
 Predominant OCC Code 406  
 Primary Area 30,100  
 Additional Useable Area 0  
 Total Area 30,100  
 Basement Area  
 Office Area (SF) / (%) 4,720 16%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 20  
 Non-office ave clear height 18  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 03: Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$49.83  
 Adj Sale Price Imps \$ / SF \$37.17  
 Acres 3.850  
 Land Value \$ / Acre \$98,987  
 SCR 5.57  
 RCN + OBY / SF \$67.45  
 Physical Res. % 56%  
 Functional Res. % 95%  
 Functional OBS 1 Layout  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 98%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 1 to 3 miles  
 Market Variance 106%

**COMMENTS**

GRTR: GRANTOR: UNABLE TO CONTACT. PER GRANTEE, THE GRANTOR HAD LOST HIS SNOWMOBILE DEALERSHIP LICENSE SO HE NO LONGER NEEDED THE BUILDING. GRANTOR WOULD NOT BUDGE ON ASKING PRICE AS HE HAD 2-3 BIDDERS.

GRTR: GRANTEE: NEEDED SOME ADDITIONAL SPACE AND THE BUILDING NEXT DOOR WAS AN IDEAL LOCATION. AFTER THE SALE, THEY HAD TO REPAIR THE ROOF AND EXTERIOR BRICK WORK. INSIDE, THEY CLEANED, PAINTED AND ADDED NEW LIGHTING.

PHYS: PHYSICAL: BUILDING WAS SOMEWHAT WORN AND DATED. SOME DEFERRED MAINTENANCE. BUILDING NEEDED SOME ROOF AND BRICK REPAIRS. INTERIOR WAS DIRTY AND OFFICES WERE DATED.

FUNC: FUNCTIONAL: A LARGE MEZZANINE WITH A CONCRETE FLOOR ACROSS ALMOST HALF OF THE BUILDING.

ECON: ECONOMIC: LOCATED IN THE NORTHWEST BUSINESS PARK, THIS PARK IS OLDER BUT STILL DESIRABLE. EXCELLENT LOCATION JUST NORTH OF SILVER SPRING DRIVE AND APPROXIMATELY 2 MILES TO I-41.



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**SALE REPORT**

State ID # 77-67-151-R000006587  
 County WAUKESHA  
 Municipality MENOMONEE FALLS  
 Local Parcel # MNFV0005001007  
 Situs Address W141 N9250 Fountain Blvd  
 Situs Zip Code 53051  
 Appraiser CROWEDJ

IPAS Sale Key # 189873  
 SIC Code 3089  
 Interior Inspection Date 08/22/2019  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 08/13/2021  
 Grantor ESSER FAMILY PROPERTIES LP

Grantee W141 N9250 FOUNTAIN LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3089: Plastics Products Nec-Mfg  
 Intended Use 3535: Conveyors & Conveying Equipment-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$4,100,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$4,100,000  
 Land Value \$895,700  
 Improvement Value \$3,204,300  
 Time on Market 12 - 24 months  
 Recent Asking Price \$4,825,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1988  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 98,714  
 Additional Useable Area 0  
 Total Area 98,714  
 Basement Area  
 Office Area (SF) / (%) 16,652 17%  
 Sprinkler (SF) / (%) 98,714 100%  
 Air Conditioning (SF) / (%) 16,652 17%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 22  
 Non-office ave clear height 20  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 03: Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$41.53  
 Adj Sale Price Imps \$ / SF \$32.46  
 Acres 7.264  
 Land Value \$ / Acre \$123,307  
 SCR 3.21  
 RCN + OBY / SF \$70.44  
 Physical Res. % 57%  
 Functional Res. % 80%  
 Functional OBS 1 Layout  
 Functional OBS 2 Ceiling Height  
 Functional OBS 3 Office/Plant Ratio  
 Community rating % 100%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating

Major Thoroughfare 0 to 1 mile  
 Market Variance 101%

**COMMENTS**

GRTR: GRANTOR: BUILT A NEW FACILITY AND NO LONGER NEEDED THIS BUILDING. LISTED SUBJECT FOR SALE WHILE CONSTRUCTING THE NEW ONE BUILDING - SUBJECT WAS FOR SALE FOR ONE YEAR BEFORE THEY MOVED OUT.

GRTE: GRANTEE: OWN A BUILDING A FEW BLOCKS AWAY. COULD NOT EXPAND AT THAT LOCATION. FEEL THEY GOT A GOOD PRICE, NEGOTIATED TO SALE PRICE, NO COMPETING OFFERS. THOUGHT BUILDING WAS NOT IN GREAT SHAPE, PLAN TO SPEND OVER \$1,500,000 TO CLEAN, UPDATE LIGHTING AND ADD AIR CONDITIONING TO ENTIRE FACILITY.

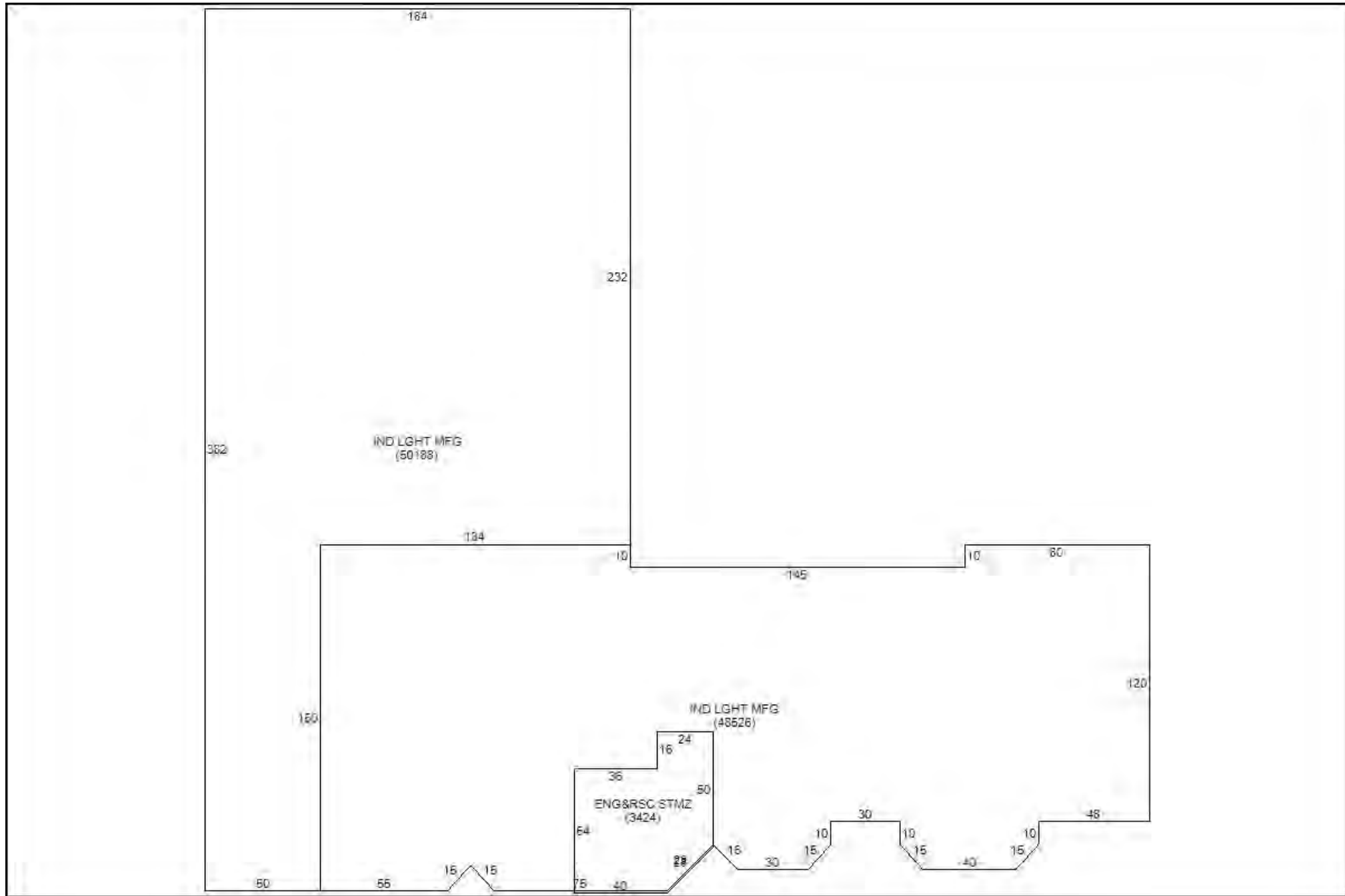
PHYS: PHYSICAL: SOME WEAR AND FLOOR CRACKS. HVAC AT END OF LIFE. MINOR ROOF LEAKS. VERY DIRTY AND DUSTY FROM PLASTIC DEBRIS. PAINT PEELING OFF EXTERIOR OF BUILDING. LARGE AMOUNT OF STEP CRACKING AND THROUGH BLOCK CRACKING. BUILDING VACANT AND MINIMALLY MAINTAINED FOR OVER ONE YEAR.

FUNC: FUNCTIONAL: BUILDING IS "L" SHAPED WITH SEVERAL INTERIOR WALLS. DIFFERING FLOOR LEVELS FROM 1986 SECTION TO 1991 SECTION - RAMPS ARE USED FOR ACCESS. EXCESSIVE AMOUNT OF OFFICE FOR THIS SIZE FACILITY. LOWER THAN OPTIMAL HEIGHT FOR SIZE OF BUILDING.

ECON: ECONOMIC: LOCATED IN THE NOR-X-WAY INDUSTRIAL PARK ON THE NORTH SIDE OF MENOMONEE FALLS. LESS THAN ONE MILE TO I-41.







**SALE REPORT**

State ID # 77-67-151-R000032489  
 County WAUKESHA  
 Municipality MENOMONEE FALLS  
 Local Parcel # MNFV0107996010  
 Situs Address W166 N5925 Greenway Cir  
 Situs Zip Code 53051  
 Appraiser CROWEDJ

IPAS Sale Key # 191651  
 SIC Code 3599  
 Interior Inspection Date 07/24/2017  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 10/06/2021  
 Grantor DU WELL ENTERPRISES LLC

Grantee RRO ENTERPRISES LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3599: Industrial Machinery Nec-Mfg  
 Intended Use 3490: Misc. Fabricated Metal Products-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$1,250,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$1,250,000  
 Land Value \$546,900  
 Improvement Value \$703,100  
 Time on Market over 24 months  
 Recent Asking Price \$1,395,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1999  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 19,992  
 Additional Useable Area 0  
 Total Area 19,992  
 Basement Area  
 Office Area (SF) / (%) 3,392 17%  
 Sprinkler (SF) / (%) 19,992 100%  
 Air Conditioning (SF) / (%) 3,392 17%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 20  
 Non-office ave clear height 18  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 03: Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$62.53  
 Adj Sale Price Imps \$ / SF \$35.17  
 Acres 3.695  
 Land Value \$ / Acre \$148,011  
 SCR 8.05  
 RCN + OBY / SF \$55.51  
 Physical Res. % 63%  
 Functional Res. % 100%  
 Functional OBS 1  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 3 to 5 miles  
 Market Variance 101%

**COMMENTS**

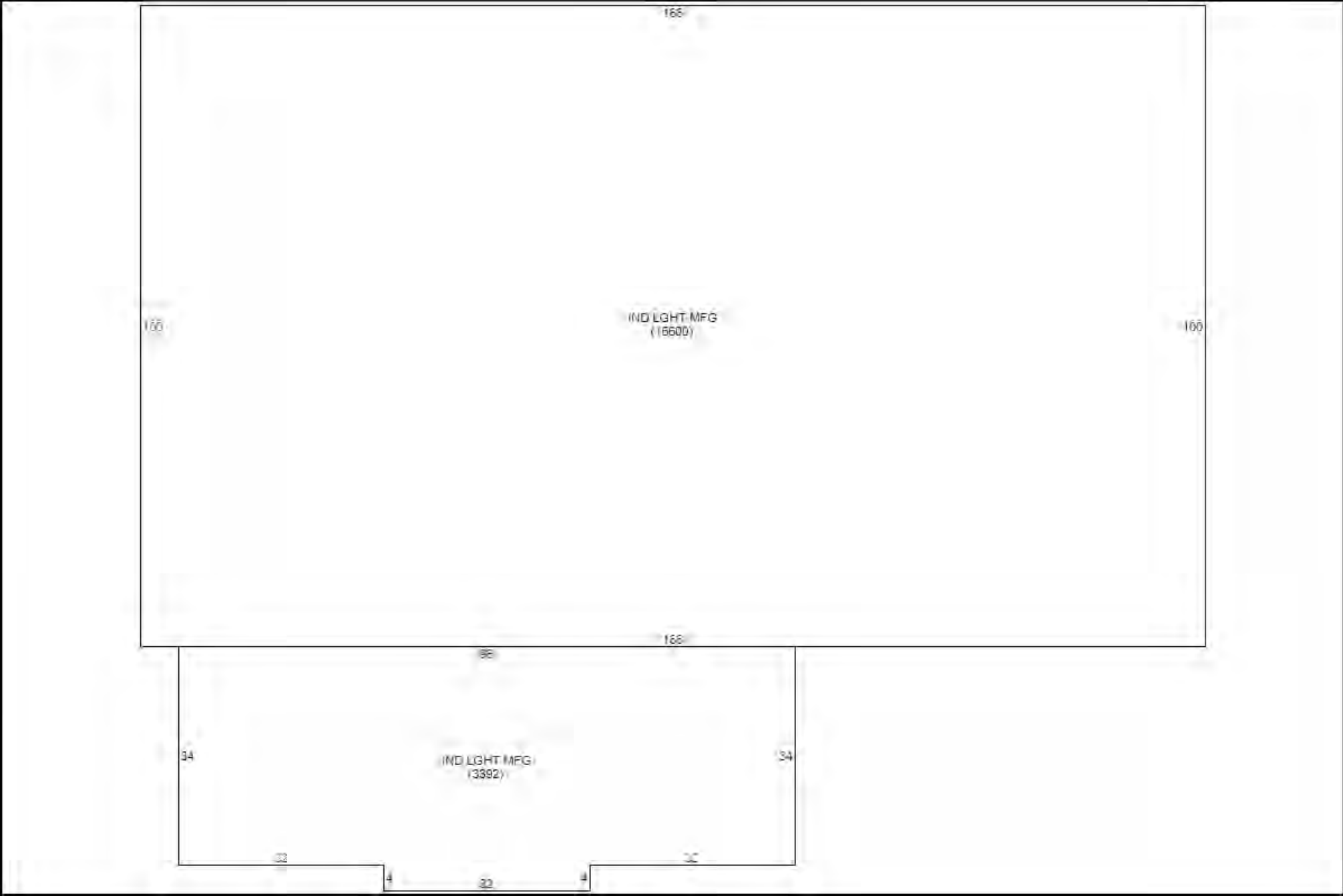
GRTR: HAD BEEN LOOKING TO RETIRE FOR A WHILE. SOLD BUSINESS EARLIER THIS YEAR TO A DIFFERENT COMPANY. THOUGHT HE GOT A GOOD PRICE - NEGOTIATED TO SALE PRICE.

GRTE: NEEDED MORE SPACE FOR A NEW LINE. DETERMINED IT WAS CHEAPER AND QUICKER TO BUY A BUILDING THAN TO EXPAND AT THEIR CURRENT LOCATION. PLAN TO LEASE OUT SOME OF THE EXTRA SPACE. THOUGHT THEY PAID MARKET PRICE. AFTER SALE, JUST NEED TO DO MINOR PAINTING, CLEAN UP THE OFFICE AND SHOP. CURRENT ESTIMATE OF SHOP CLEANING IS OVER \$60,000.

PHYS: VERY DIRTY FROM GRINDING PROCESS. SHOP AREAS SUFFER FROM HEAVY WEAR AND DIRTY PROCESS. FLOORS HAVE HEAVY WEAR AND OIL STAINS. ORIGINAL ROOF - NEAR END OF LIFE. EXTERIOR APPEARANCE IS SUPERIOR TO INTERIOR.

ECON: LOCATED IN THE SILVER SPRING CORPORATE PARK, A DESIRABLE PARK NORTH OF SILVER SPRING RD WITH HIGH QUALITY TENANTS. GOOD ACCESS TO I-41.





**SALE REPORT**

State ID # 77-67-151-R000006717  
 County WAUKESHA  
 Municipality MENOMONEE FALLS  
 Local Parcel # MNFV0105999001  
 Situs Address N60 W16350 Kohler Ln  
 Situs Zip Code 53051  
 Appraiser CROWEDJ

IPAS Sale Key # 191657  
 SIC Code 3544  
 Interior Inspection Date 10/29/2021  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 10/07/2021  
 Grantor LINCOLN INDUSTRIES MANUFACTURING WISCONSIN

Grantee SCOTT ONE LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3544: Special Dies Tools Jigs & Fixtures-Mfg  
 Intended Use 0000: Commercial Parcel  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$1,100,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$1,100,000  
 Land Value \$206,700  
 Improvement Value \$893,300  
 Time on Market 5 - 11 months  
 Recent Asking Price \$1,500,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1995  
 Number of Building Sections 4  
 Predominant OCC Code 494  
 Primary Area 29,602  
 Additional Useable Area 0  
 Total Area 29,602  
 Basement Area  
 Office Area (SF) / (%) 4,800 16%  
 Sprinkler (SF) / (%) 29,602 100%  
 Air Conditioning (SF) / (%) 4,800 16%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 19  
 Non-office ave clear height 17  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 03: Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$37.16  
 Adj Sale Price Imps \$ / SF \$30.18  
 Acres 2.007  
 Land Value \$ / Acre \$102,990  
 SCR 3.21  
 RCN + OBY / SF \$56.63  
 Physical Res. % 63%  
 Functional Res. % 90%  
 Functional OBS 1 Layout  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 98%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 3 to 5 miles  
 Market Variance 96%

**COMMENTS**

GRTR: UNABLE TO CONTACT.

GRTE: NEEDED ROOM FOR ONE OF HIS BUSINESSES. LOOKED FOR A BUILDING FOR ABOUT A YEAR, DROVE BY, SAW THIS BUILDING WAS FOR SALE AND MAKE OFER. HAD APPRAISAL AND NEGOTIATED TO SALE PRICE. BUILDING NEEDED TO BE CLEANED UP AND PAINTED. THOUGHT HE PAID MARKET PRICE.

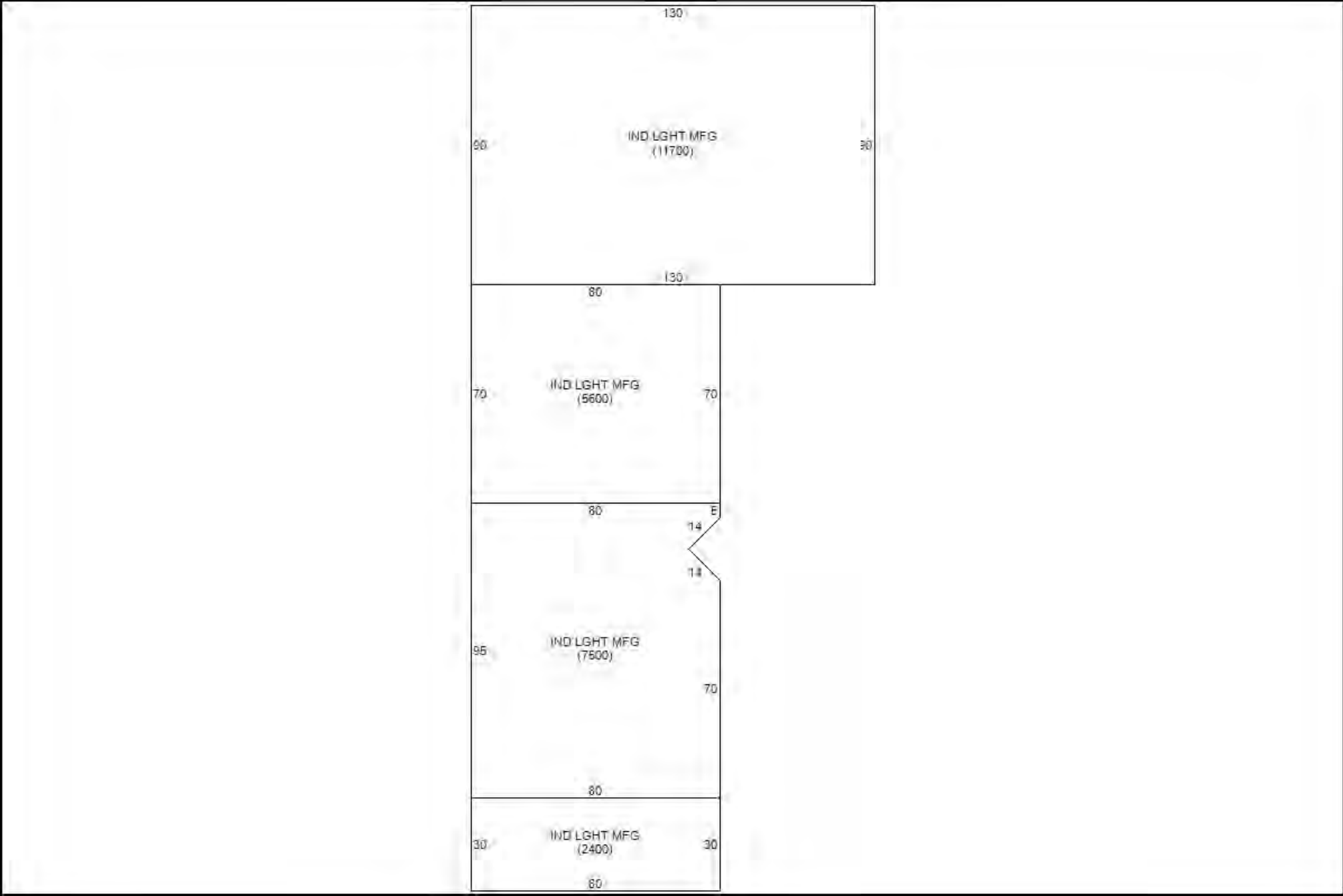
PHYS: SHOP WAS DIRTY AND STAINED WITH OIL. FLOORS ARE VERY WORN, DOWN TO STONE IN SOME AREAS. MINOR ROOF LEAK. SOME EXTERIOR BLOCK DAMAGE. PARKING LOT IN REAR IS UNEVEN AND WORN, NEEDS TO BE REPLACED.

FUNC: ADD-ON CONSTRUCTION AND INTERIOR WALLS. IN THE NORTHEASTERN PORTION OF THE BUILDING, THERE IS A "GARAGE" AREA WITH A LOWER CEILING HEIGHT AND A LARGE PIT.

ECON: LOCATED ON KOHLER LANE BETWEEN THE NORTHWEST BUSINESS PARK AND SILVER SPRING CORPORATE PARK. THOUGH CLOSE TO PILGRIM ROAD, KOHLER IS AN UNDERPASS AND THERE IS NO DIRECT ACCESS TO PILGRIM. THIS STRETCH OF ROAD HAS SEVERAL SMALL MANUFACTURING AND COMMERCIAL BUILDINGS. EXTERIOR STORAGE IS ALLOWED BEHIND FENCES.







**SALE REPORT**

State ID # 76-67-153-R000006755  
 County WAUKESHA  
 Municipality MUKWONAGO  
 Local Parcel # MUKV1973941  
 Situs Address 600 Perkins Dr  
 Situs Zip Code 53149  
 Appraiser PASKIKC

IPAS Sale Key # 165020  
 SIC Code 3496  
 Interior Inspection Date 08/03/2018  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 04/30/2019  
 Grantor CI BANKER WIRE AND IRON WORKS LLC  
 Grantee CHR HANSEN INC  
 Affinity None  
 Conveyance Type Other  
 Prior Use 3496: Misc. Fabricated Wire Products-Mfg  
 Intended Use 0000: Commercial Parcel  
 No Months Vacant  
 Environmental Site NO

**SALE DATA**

Sale Price \$6,600,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$6,600,000  
 Land Value \$1,001,200  
 Improvement Value \$5,598,800  
 Time on Market  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1999  
 Number of Building Sections 3  
 Predominant OCC Code 494  
 Primary Area 147,763  
 Additional Useable Area 3953  
 Total Area 151,716  
 Basement Area  
 Office Area (SF) / (%) 13,386 9%  
 Sprinkler (SF) / (%) 101,747 67%  
 Air Conditioning (SF) / (%) 9,433 6%  
 Notable Features/OBYS  
 Stories 1  
 Non-office ave wall height 24  
 Non-office ave clear height 22  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 17: Masonry & Metal

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$43.50  
 Adj Sale Price Imps \$ / SF \$36.90  
 Acres 20.000  
 Land Value \$ / Acre \$50,060  
 SCR 5.9  
 RCN + OBY / SF \$59.49  
 Physical Res. % 74%  
 Functional Res. % 90%  
 Functional OBS 1 Size  
 Functional OBS 2 Multi Story  
 Functional OBS 3  
 Community rating % 95%  
 NBHD Rating / Other % 90%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 109%

**COMMENTS**

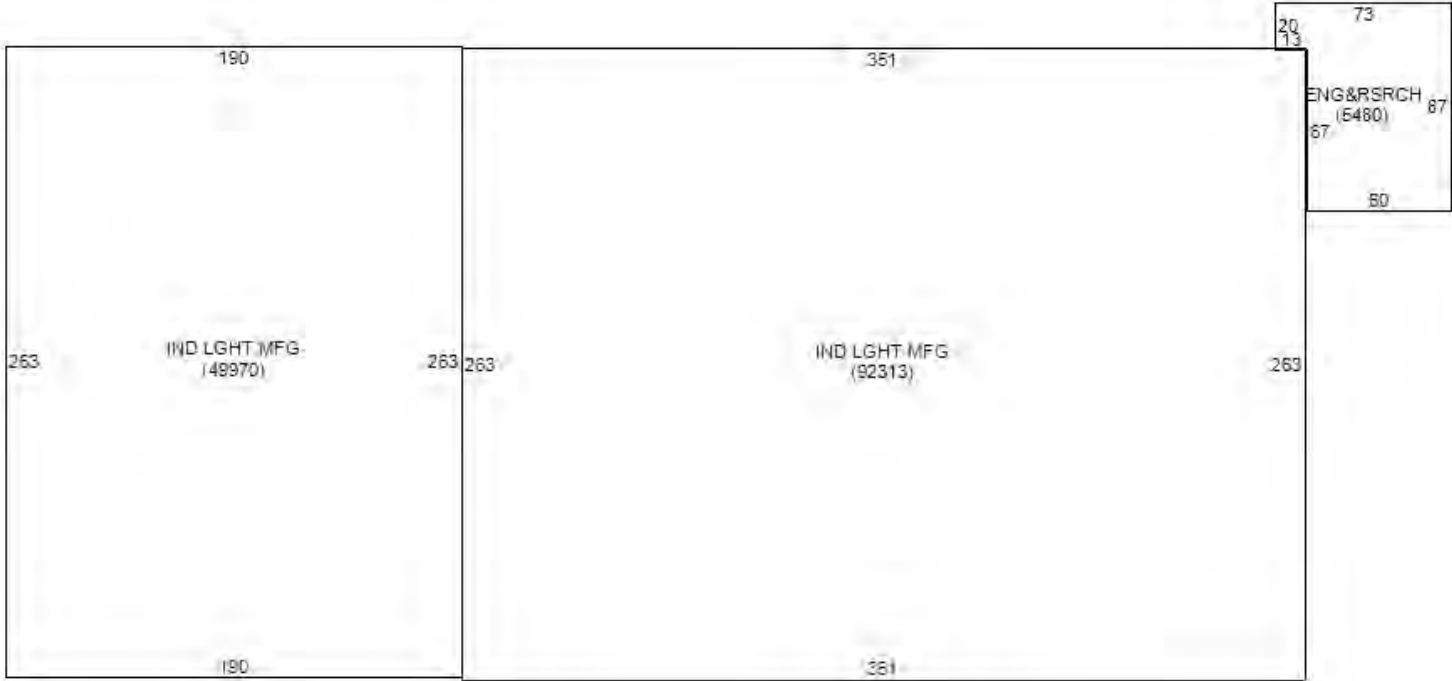
PHYS: C.I. BANKER WIRE & IRON WORKS WAS IN OPERATION AT TIME OF SALE. WAREHOUSE/ PLANT AVG CONDITION - MFG OCCUPANCY OF WIREDRAWING HAS SOME DUST AND DEBRIS.

FUNC: OFFICE AND OFFICE MEZZANINE ABOVE, WITH OPEN FOYER TYPE STAIRCASE, NO ELEVATOR.

GRTE: HANSEN P-17451 HAS PURCHASED THE FACILITY AND HAS LONGER TERM CONTRACT THAT WILL CLOSE IN MARCH 2019 AFTER CI BANKER'S NEW FACILITY IS BUILT AND THEY WILL HAVE VACATED THIS ONE.

GRTR: CONSTRUCTED NEW FACILITY IN NEW IND PARK, V OF MUKWONAGO, WALWORTH COUNTY.





**SALE REPORT**

State ID # 76-67-181-R000032924  
 County WAUKESHA  
 Municipality SUSSEX  
 Local Parcel # SUXV0278999037  
 Situs Address N53 W24747 S Corporate Cir  
 Situs Zip Code 53089  
 Appraiser PASKIKC

IPAS Sale Key # 169915  
 SIC Code 5063  
 Interior Inspection Date 10/30/2019  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 10/30/2019  
 Grantor JP GRIFFIN PROPERTIES LLC

Grantee IVS PROPERTIES LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 5013: Motor Vehicle Supplies & New Parts-Whole  
 Intended Use 0000: Commercial Parcel  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$1,690,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$1,690,000  
 Land Value \$333,600  
 Improvement Value \$1,356,400  
 Time on Market 0 - 4 months  
 Recent Asking Price \$1,850,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 2002  
 Number of Building Sections 4  
 Predominant OCC Code 494  
 Primary Area 20,632  
 Additional Useable Area 0  
 Total Area 20,632  
 Basement Area  
 Office Area (SF) / (%) 9,522 46%  
 Sprinkler (SF) / (%) 23,300 113%  
 Air Conditioning (SF) / (%) 9,522 46%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 22  
 Non-office ave clear height 20  
 Frame Type 02: Masonry Load Bearing  
 Exterior Wall Type 03: Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$81.91  
 Adj Sale Price Imps \$ / SF \$65.74  
 Acres 6.434  
 Land Value \$ / Acre \$51,850  
 SCR 7.25  
 RCN + OBY / SF \$88.69  
 Physical Res. % 75%  
 Functional Res. % 80%  
 Functional OBS 1 Layout  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 90%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 5 to 10 miles  
 Market Variance 137%

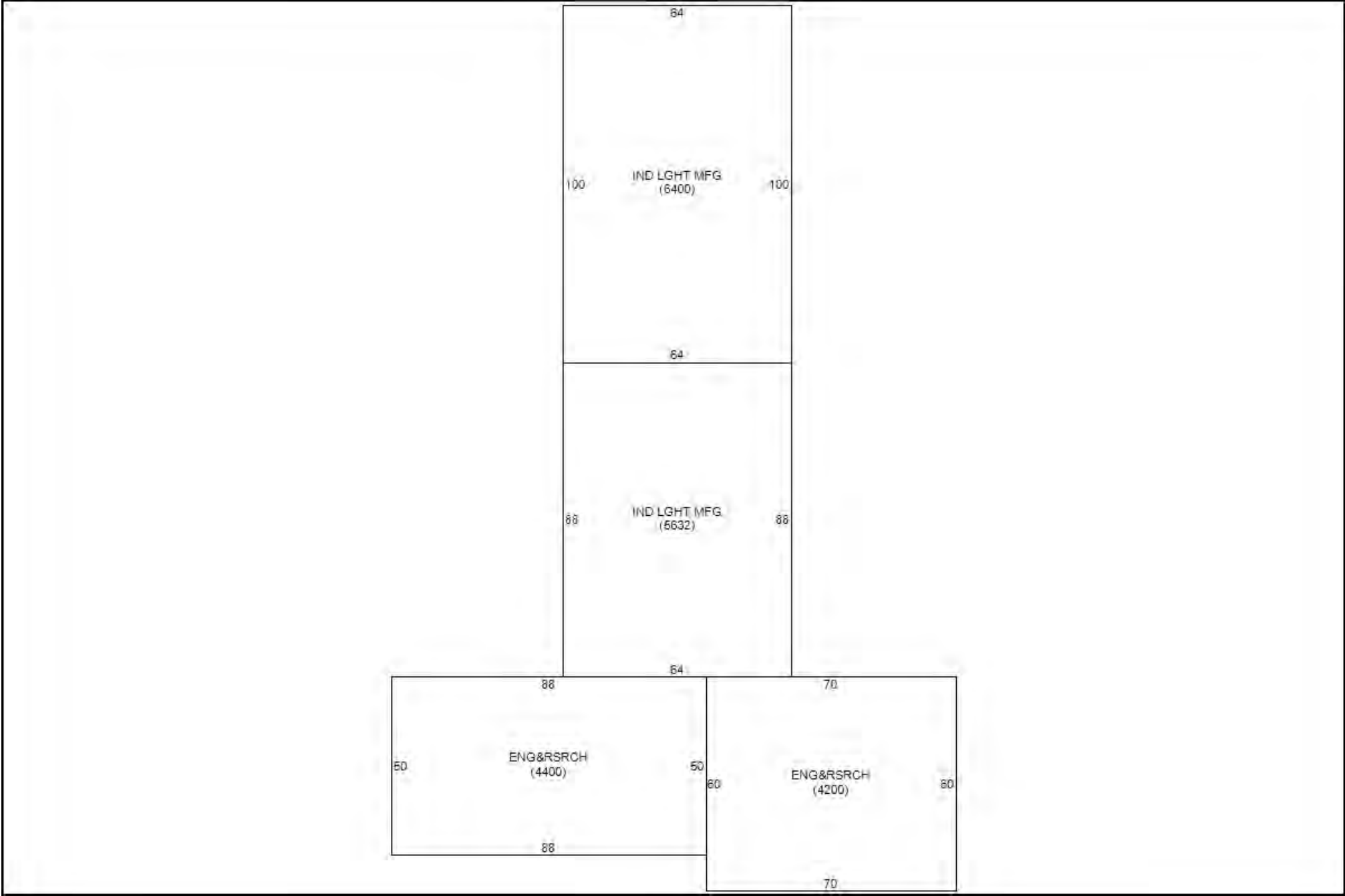
**COMMENTS**

APPR: CURRENT TENANT CONSTRUCTING NEW FACILITY, NEW OWNER TO MOVE INTO THIS FACILITY

GRTE: PURCHASED WITH LEASE IN PLACE. NEW OWNER OPERATING VERY NEARBY LOCATION.







**SALE REPORT**

State ID # 76-67-181-R000006808  
 County WAUKESHA  
 Municipality SUSSEX  
 Local Parcel # SUXV0242028001  
 Situs Address W227 N6240 Sussex Rd  
 Situs Zip Code 53089  
 Appraiser PASKIKC

IPAS Sale Key # 184624  
 SIC Code 3080  
 Interior Inspection Date 10/13/2016  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 02/05/2021  
 Grantor HAWK REALTY III A WISCONSIN LIMITED LIABILITY PARTNERSHIP F/K/A  
 HAWK REALTY III A WISCONSIN GENERAL PARTNERSHIP  
 Grantee H.E.N.S. LLC A WISCONSIN LIMITED LIABILITY COMPANY  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3080: Miscellaneous Plastics Products Nec-Mfg  
 Intended Use 3490: Misc. Fabricated Metal Products-Mfg  
 No Months Vacant 3 or more years  
 Environmental Site NO

**SALE DATA**

Sale Price \$1,450,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$1,450,000  
 Land Value \$208,700  
 Improvement Value \$1,241,300  
 Time on Market over 24 months  
 Recent Asking Price \$1,875,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1989  
 Number of Building Sections 1  
 Predominant OCC Code 494  
 Primary Area 42,465  
 Additional Useable Area 0  
 Total Area 42,465  
 Basement Area  
 Office Area (SF) / (%) 1,752 4%  
 Sprinkler (SF) / (%) 42,465 100%  
 Air Conditioning (SF) / (%) 9,109 21%  
 Notable Features/OBYS  
 Stories 1  
 Non-office ave wall height 18  
 Non-office ave clear height 17  
 Frame Type 02: Masonry Load Bearing  
 Exterior Wall Type 04: Brick & Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$34.15  
 Adj Sale Price Imps \$ / SF \$29.23  
 Acres 2.269  
 Land Value \$ / Acre \$91,979  
 SCR 2.33  
 RCN + OBY / SF \$69.80  
 Physical Res. % 53%  
 Functional Res. % 65%  
 Functional OBS 1 Layout  
 Functional OBS 2 Site Coverage  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 90%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 5 to 10 miles  
 Market Variance 135%

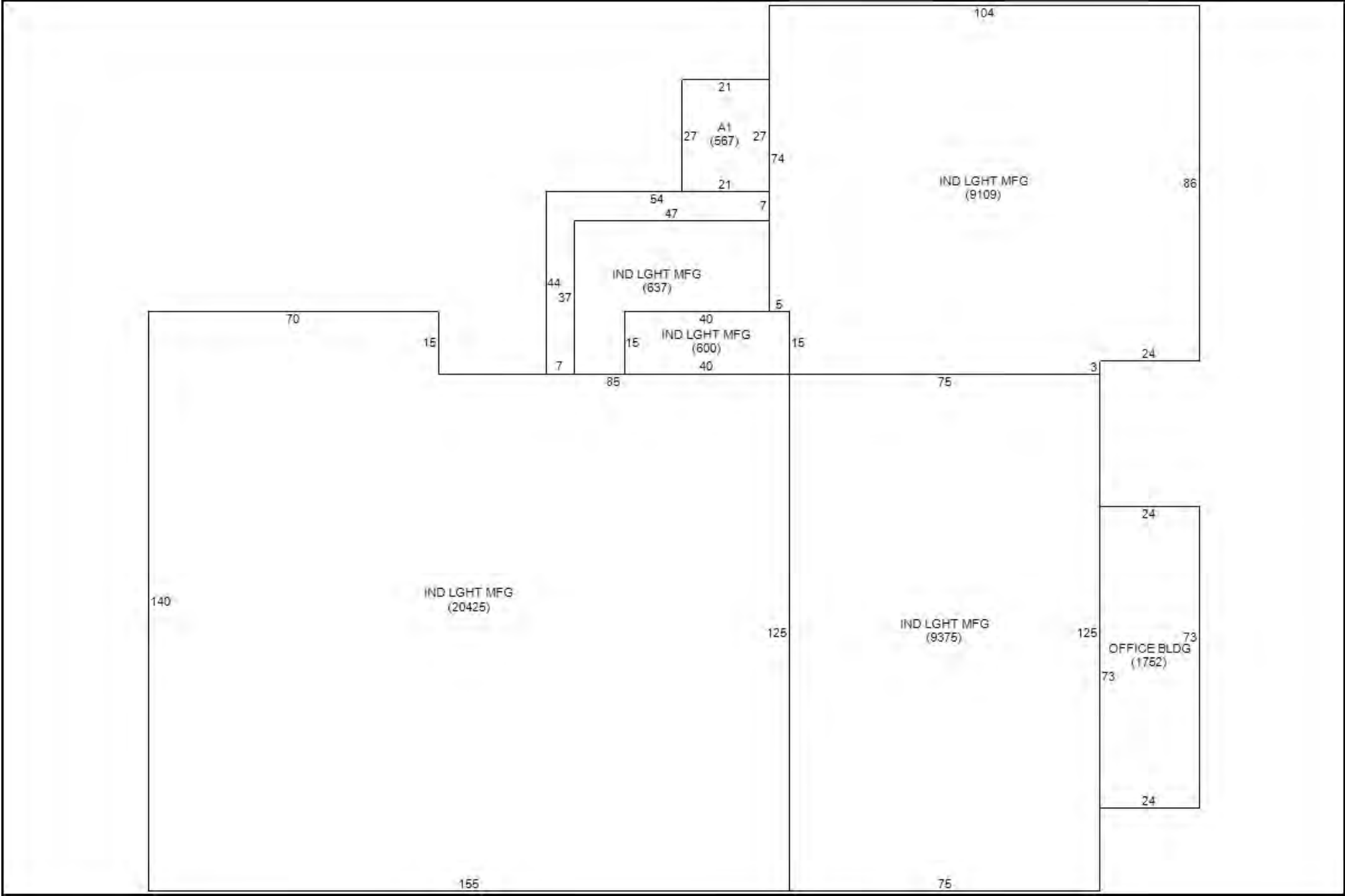
**COMMENTS**

GRTR: CONSTRUCTED LARGER FACILITY TO HOUSE OPERATIONS UNDER ONE ROOF BACK IN 2016.

GRTE: HAD OWN BUILDING IN BROOKFIELD AND HAD LEASED ADDITIONAL SPACE IN WAUKESHA. THAT LEASE WAS EXPIRING, AND SOUGHT LARGER FACILITY FOR GROWTH OF BUSINESS.

FUNC: MULTIPLE SECTIONS, MULTIPLE STORY HEIGHTS, LAYOUT = DECREASED FUNCTIONALITY.





**SALE REPORT**

State ID # 76-67-181-R000006814  
 County WAUKESHA  
 Municipality SUSSEX  
 Local Parcel # SUXV0245989002  
 Situs Address N16 W23195 Silver Spring Dr  
 Situs Zip Code 53089  
 Appraiser PASKIKC

IPAS Sale Key # 188320  
 SIC Code 3550  
 Interior Inspection Date 08/22/2019  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 07/15/2021  
 Grantor RICHARD A BACHMANN JR

Grantee ALEX RENTALS LLP

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3550: Special Industry Machinery-Mfg  
 Intended Use 0000: Commercial Parcel  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$465,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$465,000  
 Land Value \$140,800  
 Improvement Value \$324,200  
 Time on Market 0 - 4 months  
 Recent Asking Price \$600,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1958  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 11,550  
 Additional Useable Area 0  
 Total Area 11,550  
 Basement Area  
 Office Area (SF) / (%) 400 3%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 31  
 Non-office ave clear height 29  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$40.26  
 Adj Sale Price Imps \$ / SF \$28.07  
 Acres 1.530  
 Land Value \$ / Acre \$92,026  
 SCR 5.77  
 RCN + OBY / SF \$56.34  
 Physical Res. % 52%  
 Functional Res. % 86%  
 Functional OBS 1 Ceiling Height  
 Functional OBS 2 Office/Plant Ratio  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 90%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 124%

**COMMENTS**

GRTR: GRANTOR: MFG OPERATION CEASED DEC 2020 - PP SOLD IN LEIU OF BANKRUPTCY.

GRTE: UNABLE TO CONTACT.

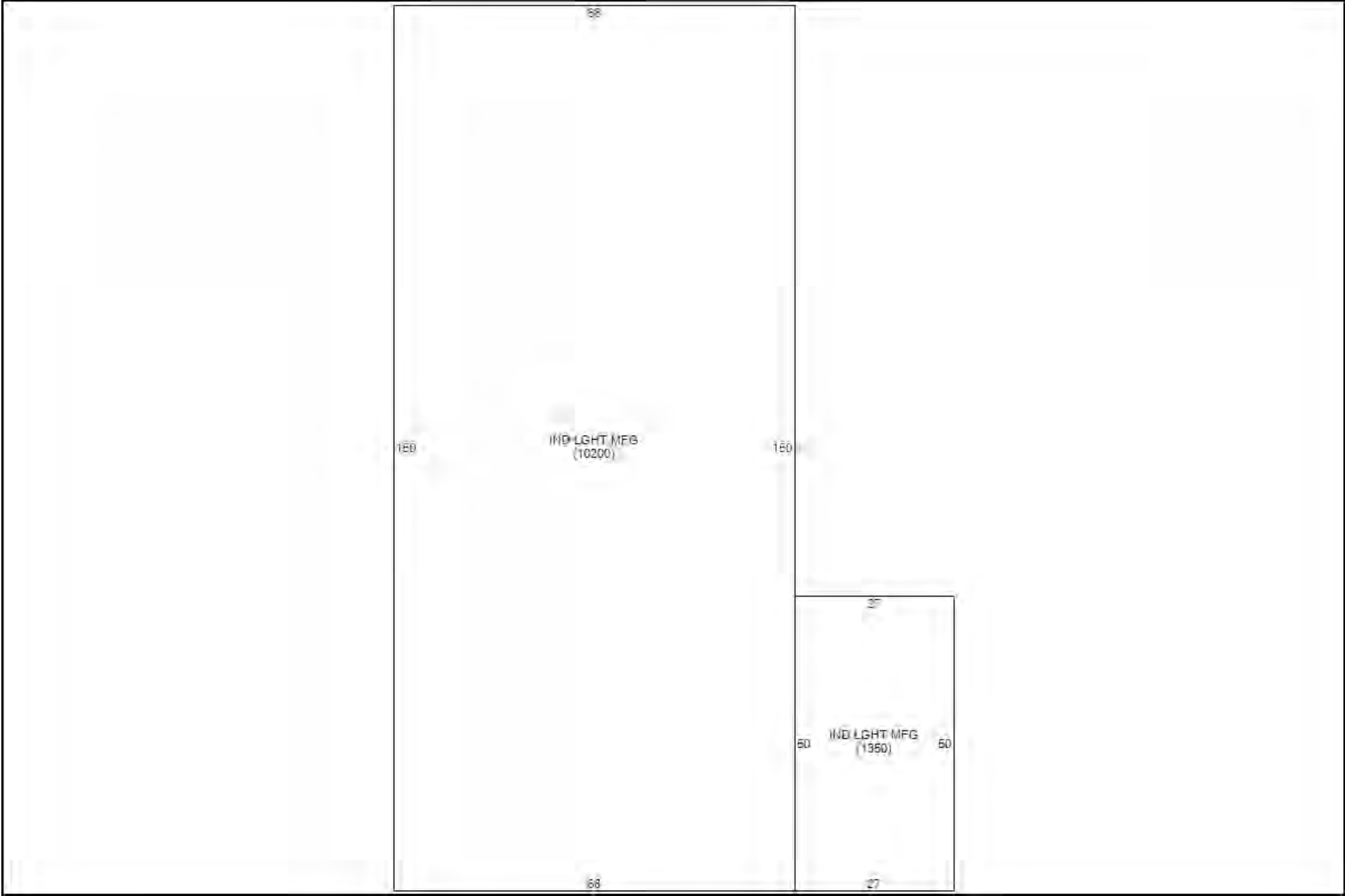
OTHR: LOCATION: CENTRAL V-SUSSEX LOCATION. ON RR TRACKS. ACROSS FROM QUAD GRAPHICS.

FUNC: FUNC: CRANE BLDG - 30"CLR HT. OFFICE FIN. VERY DATED.

PHYS: PHYSICAL: OLDER BLDG - MUCH DEFFERED MAINT. INCLUDING INT AND EXT PAINT, ROOF.







**SALE REPORT**

State ID # 77-67-206-R000006838  
 County WAUKESHA  
 Municipality BROOKFIELD  
 Local Parcel # BR C1053018  
 Situs Address 3530 N 127th St  
 Situs Zip Code 53005  
 Appraiser MEYERWJ

IPAS Sale Key # 178566  
 SIC Code 3490  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 03/31/2020  
 Grantor DANIEL R ANTRIM TRUST U/A DTD 4/19/89  
 Grantee GNR 3530 PROPERTY LLC  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3490: Misc. Fabricated Metal Products-Mfg  
 Intended Use 0000: Commercial Parcel  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$975,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$975,000  
 Land Value \$279,500  
 Improvement Value \$695,500  
 Time on Market 5 - 11 months  
 Recent Asking Price \$1,100,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1966  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 24,644  
 Additional Useable Area 0  
 Total Area 24,644  
 Basement Area  
 Office Area (SF) / (%) 2,750 11%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs  
 Stories 1  
 Non-office ave wall height 15  
 Non-office ave clear height 13  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 04: Brick & Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$39.56  
 Adj Sale Price Imps \$ / SF \$28.22  
 Acres 2.070  
 Land Value \$ / Acre \$135,024  
 SCR 3.66  
 RCN + OBY / SF \$58.41  
 Physical Res. % 43%  
 Functional Res. % 100%  
 Functional OBS 1  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 112%

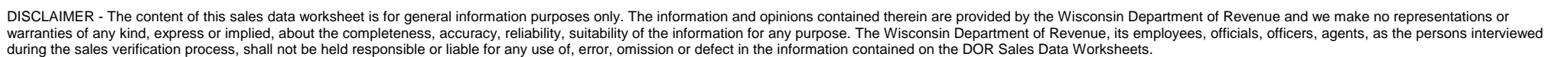
**COMMENTS**

GRTR: PER RECENT WIDOWOR NANCY ANTRIM, SHE STATED THE PROPERTY WAS LISTED ON THE MKT FOR APPROX 9 MONTHS WITH INITIAL ASKING PRICE OF \$1.1M. REALTOR JIM YOUNG AT JLL DID A MKT ANALYSIS TO DETERMINE THE LISTING PRICE. ONE OTHER OFFER HAD FELL THROUGH. PROPERTY IN GOOD CONDITION. COMMERCIAL GRADE PLUMBER (BOHMANN&VICK INC) PURCHASED. 2021 SHIFT TO LOCAL.

GRTE: PER TRICIA TETZLAFF, GRANTOR HAD PASSED AWAY.BLDG IN FAIR COND.;ROOF REPAIR ABOUT 3 YRS. AGO&WATER NOW POOLS IN AN AREA, SOME BROKEN WINDOWS.MOST DESIRABLE SIZE OF BLDG & LOT AND IT'S ON A CORNER. LEAST DESIRABLE LOOKS OLD.ALSO MENTIONED THAT THEY ARE IN THE PROCESS OF DEMO THE OFFICE AREA.GRANTOR HAD STILL OWED ON PRIOR ROOF REPAIR AND A SPECIAL ASSESSMENT.

OTHR: LAND ANALYSIS: OUR RECORDS SHOW 2.07 AND IS ALSO NOTED IN THE LEGAL IN IPAS & WAUKESHA COUNTY, HOWEVER, ON WAUKESHA COUNTY GIS WEBSITE & SCALED IS AT 2.49 ACRES. THIS PROPERTY WILL BE A CLASS CHG TO LOCAL FOR 2021. LAND VALUE IS IN LINE WITH OTHER SURROUNDING PARCELS.





**SALE REPORT**

State ID # 77-67-206-R000065576  
 County WAUKESHA  
 Municipality BROOKFIELD  
 Local Parcel # BR C1056995  
 Situs Address 3313 N 124th St  
 Situs Zip Code 53005  
 Appraiser MEYERWJ

IPAS Sale Key # 180750  
 SIC Code 3088  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 07/14/2020  
 Grantor GERALD R LOEBEL REVOCABLE TRUST DTD 3/24/16

Grantee UDOL INVESTMENTS LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3088: Plastics Plumbing Fixtures-Mfg  
 Intended Use 0000: Commercial Parcel  
 No Months Vacant  
 Environmental Site NO

**SALE DATA**

Sale Price \$790,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$790,000  
 Land Value \$230,400  
 Improvement Value \$559,600  
 Time on Market 12 - 24 months  
 Recent Asking Price \$1,125,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1957  
 Number of Building Sections 3  
 Predominant OCC Code 494  
 Primary Area 22,096  
 Additional Useable Area 0  
 Total Area 22,096  
 Basement Area  
 Office Area (SF) / (%) 2,240 10%  
 Sprinkler (SF) / (%) 22,096 100%  
 Air Conditioning (SF) / (%) 9,296 42%  
 Notable Features/OBYs

Stories 2  
 Non-office ave wall height 16  
 Non-office ave clear height 14  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 03: Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$35.75  
 Adj Sale Price Imps \$ / SF \$25.33  
 Acres 1.033  
 Land Value \$ / Acre \$223,040  
 SCR 2.42  
 RCN + OBY / SF \$67.98  
 Physical Res. % 46%  
 Functional Res. % 90%  
 Functional OBS 1 Layout  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 90%

**COMMENTS**

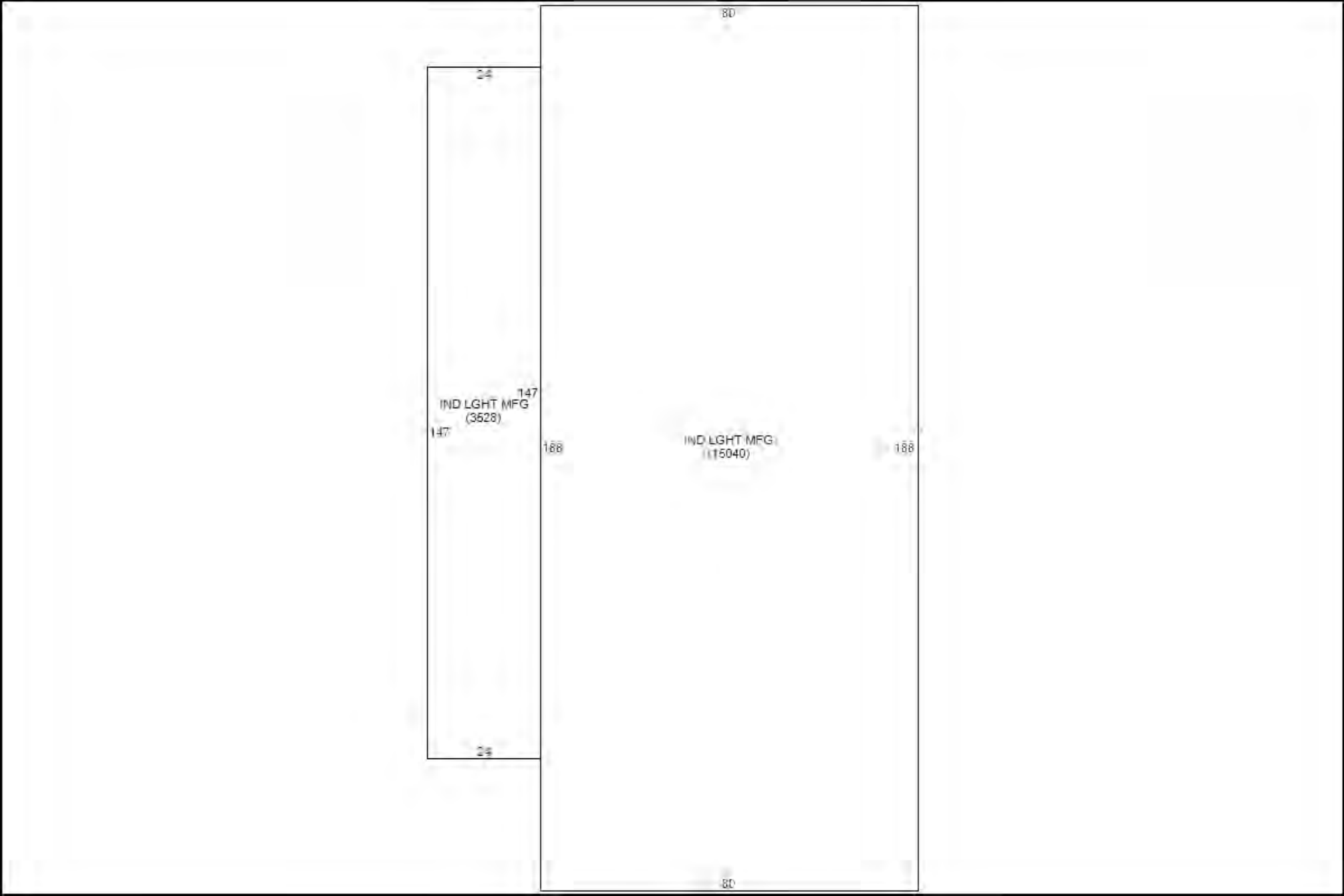
GRTR: PER DECEASED GRANTORS SON (FATHER DIED 2019), INITIAL ASKING PRICE AT \$1,125,000 THEN REDUCED DOWN TO \$895,K. ON MKT FOR OVER TWO YEARS, CLOSED BUSINESS BEGINNING PART OF 2018. THOUGHT BLDG. WAS IN GOOD CONDITION. MOST DESIRABLE FEATURE IS LOCATION AND LEAST DESIRABLE IS THE ABUTTING PARKING LOT UP TO THE PROPERTY WAS DIFFICULT FOR LARGER TRUCKS.

GRTE: PER GRANTEE, THOUGHT THE BLDG. WAS IN ROUGH SHAPE; HVAC VERY BAD, ROOF OF 2STY LEAKING BAD, PARKING LOT IN ROUGH SHAPE AND THE LANDSCAPING WAS BAD. MOST DESIRABLE FEATURE IS LOCATION AND LEAST DESIRABLE IS NOT ENOUGH PARKING AREA. PLANS TO DEMO THE TWO STORY AREA AND WILL BE UTILIZING THE BUILDING SPORTS TRAINING FACILITY. SHIFT TO LOCAL FOR 2021.

BRKR: PER REALTOR BRETT DETER AT FOUNDERS 3, HE STATED THE PROPERTY WAS IN THE FAMILIES TRUST AND THE FATHER DIED IN 2019 AND AT THAT TIME THEY THEN DID THE PRICE REDUCTION DOWN TO \$895,K. THOUGHT THE PROPERTY WAS WELL MAINTAINED AND MENTIONED ALL NEW ROOF IN 2014. AFTER LOOKING AT THE LAST FA AND NOTES IN IPAS, THERE WAS NOTHING NOTED ABOUT THE ROOF AT ALL. MOST DESIRABLE LOCATION & VISIBILITY AND LEAST DESIRABLE IS LOADING TRUCKS AND LOW CLEAR HEIGHT.







**SALE REPORT**

State ID # 77-67-206-R000031234  
 County WAUKESHA  
 Municipality BROOKFIELD  
 Local Parcel # BR C1035008  
 Situs Address 3365 Gateway Rd  
 Situs Zip Code 53005  
 Appraiser MEYERWJ

IPAS Sale Key # 182416  
 SIC Code 3822  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 09/25/2020  
 Grantor N & B REAL ESTATE PARTNERSHIP  
 Grantee TPGW LLC A WISCONSIN LIMITED LIABILITY COMPANY  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3544: Special Dies Tools Jigs & Fixtures-Mfg  
 Intended Use 3822: Environmental Controls-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$930,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$930,000  
 Land Value \$319,700  
 Improvement Value \$610,300  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1999  
 Number of Building Sections 6  
 Predominant OCC Code 494  
 Primary Area 11,930  
 Additional Useable Area 0  
 Total Area 11,930  
 Basement Area  
 Office Area (SF) / (%) 1,926 16%  
 Sprinkler (SF) / (%) 13,066 110%  
 Air Conditioning (SF) / (%) 8,773 74%  
 Notable Features/OBYS  
 Stories 1  
 Non-office ave wall height 20  
 Non-office ave clear height 18  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 03: Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$77.95  
 Adj Sale Price Imps \$ / SF \$51.16  
 Acres 2.400  
 Land Value \$ / Acre \$133,208  
 SCR 8.76  
 RCN + OBY / SF \$79.89  
 Physical Res. % 76%  
 Functional Res. % 95%  
 Functional OBS 1 Layout  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 89%

**COMMENTS**

GRTR: GRANTOR STATED 90% OF THEIR BUSINESS WAS FROM BRIGGS & STRATTEN WHOM WENT OUT OF BUSINESS, THEY AUCTIONED OFF ALL THEIR EQUIPMENT, BLDG IN GOOD COND-BLT IN 1999, RESEALED PARKING LOT 2 YRS AGO. MOST DESIRABLE-LOCATION, POWER INTO BLDG, 5 TON CRANE & LARGE BAY DOOR. LEAST DESIRABLE TAXES.

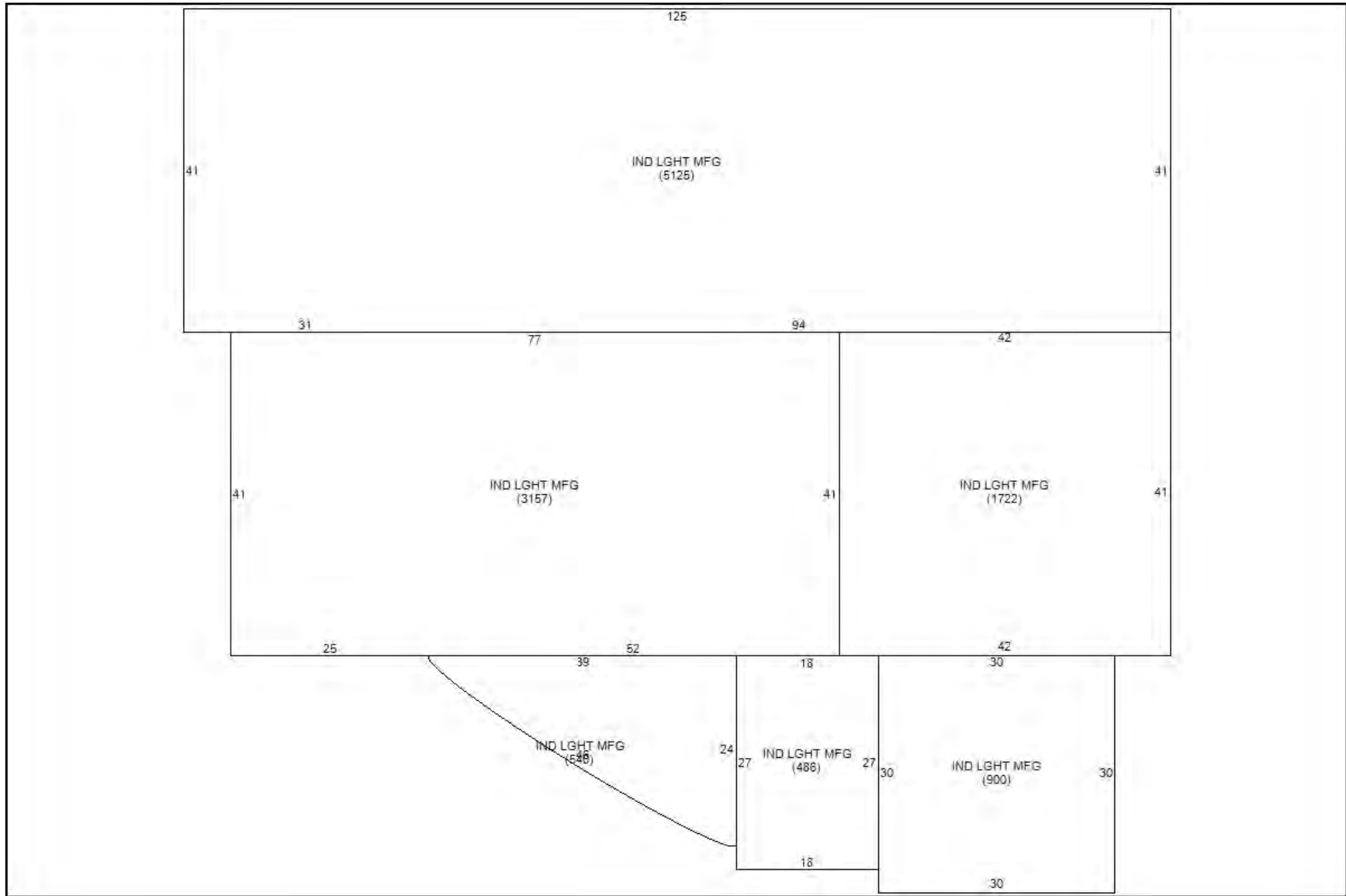
GRTE: IS A BUSINESS OWNER WHO RELOCATED FROM ILL AND WILL BE PERSUING MANUF. STATUS. THEY ARE UPGRADING THE FIRE PROTECTION IN THE BLDG AND MENTIONED BLDG IN GOOD COND. MOST DESIRABLE WOULD BE MODERN CURD APPEAL, LARGE BAYS AND HVAC IN SHOP AREA, NOTHING NEGATIVE. ROLLED \$10,K OF CLOSING COSTS INTO SP. FEE APRSL CAME IN AT \$940,K.

PHYS: PHYSICAL SET AT 74% BLDG. IN GOOD COND, BLT IIN 1999.

FUNC: FUNCTIONAL SET AT 95% FOR LAYOUT.

ECON: NO ECONOMIC INFLUENCES.





**SALE REPORT**

State ID # 77-67-206-R000006849  
 County WAUKESHA  
 Municipality BROOKFIELD  
 Local Parcel # BR C1069999  
 Situs Address 2735 N Calhoun Rd  
 Situs Zip Code 53008  
 Appraiser MEGNASP

IPAS Sale Key # 184464  
 SIC Code 3199  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 12/02/2020  
 Grantor THE TREIBER GROUP LLC

Grantee STORAGE MASTER LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3199: Leather Goods Nec-Mfg  
 Intended Use 0000: Commercial Parcel  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$1,900,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$1,900,000  
 Land Value \$500,000  
 Improvement Value \$1,400,000  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1975  
 Number of Building Sections 6  
 Predominant OCC Code 494  
 Primary Area 35,797  
 Additional Useable Area 0  
 Total Area 35,797  
 Basement Area  
 Office Area (SF) / (%) 8,392 23%  
 Sprinkler (SF) / (%) 35,797 100%  
 Air Conditioning (SF) / (%) 6,000 17%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 16  
 Non-office ave clear height 14  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 03: Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$53.08  
 Adj Sale Price Imps \$ / SF \$39.11  
 Acres 4.564  
 Land Value \$ / Acre \$109,553  
 SCR 5.55  
 RCN + OBY / SF \$68.06  
 Physical Res. % 65%  
 Functional Res. % 80%  
 Functional OBS 1 Layout  
 Functional OBS 2 Office/Plant Ratio  
 Functional OBS 3 Bay Spacing  
 Community rating % 100%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 1 to 3 miles  
 Market Variance 111%

## COMMENTS

GRTR: CLOSED THEIR MANUFACTURING BUSINESSES THAT WERE LEASING THE BUILDING AND DID NOT WANT TO TRY TO FIND OTHER TENANTS. LISTED THE PROPERTY ON THE OPEN MARKET FOR \$2,000,000 FOR ONE MONTH. PROPERTY SOLD QUICKLY TO AN UNRELATED PARTY. FELT IT WAS A FAIR MARKET SALE TO A NON MANUFACTURER.

GRTE: GRANTEE WAS NOT WILLING TO PROVIDE ANY INFORMATION REGARDING THE PURCHASE OF THE PROPERTY.

PHYS: 2020 FIELD AUDIT INSPECTION NOTED THAT THE PROPERTY WAS WELL MAINTAINED AND CONSIDERED TO BE IN AVERAGE CONDITION.

FUNC: FUNCTIONAL ISSUES INCLUDE LAYOUT WITH 6 ADD ON SECTIONS, OFFICE/PLANT RATIO, BAY SPACING AND LOWER CEILING HEIGHTS.

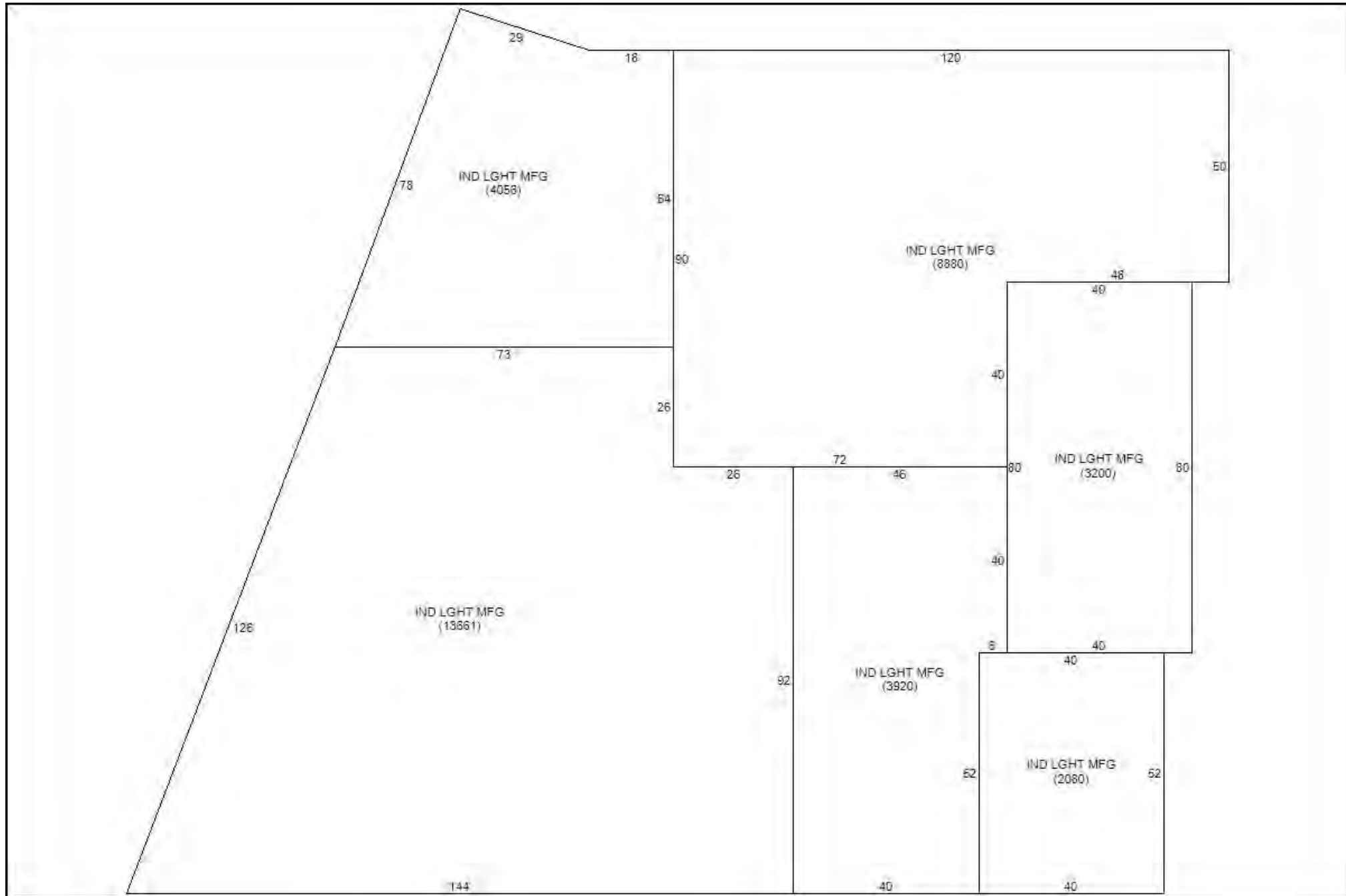
ECON: LOCATED IN A MIXED USED AREA IN THE CITY OF BROOKFIELD LOCATED 4 MILES NORTH OF I-94.

OTHR: LAND ANALYSIS: AN INVESTIGATION OF AVAILABLE DATA INCLUDED BUT NOT LIMITED TO SALE AND LISTING ACTIVITY, ASSESSOR'S RECORDS AND ECONOMIC TRENDS WERE USED TO DRIVE THE LAND VALUE.

OTHR: NOTE: OTHER CONVEYANCE TYPE WAS FOR SPECIAL WARRANTY DEED.







**SALE REPORT**

State ID # 77-67-206-R000006822  
 County WAUKESHA  
 Municipality BROOKFIELD  
 Local Parcel # BR C1012042  
 Situs Address 4265 N 127th St  
 Situs Zip Code 53005  
 Appraiser MEGNASP

IPAS Sale Key # 186644  
 SIC Code 3272  
 Interior Inspection Date 08/01/2019  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 12/16/2020  
 Grantor JCH LEASING LLC  
  
 Grantee MARSHALL A. AND DIANE M. PEEBLES  
  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3272: Concrete Products Nec-Mfg  
 Intended Use 0000: Commercial Parcel  
 No Months Vacant 0 - 1 years  
 Environmental Site

**SALE DATA**

Sale Price \$635,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$635,000  
 Land Value \$181,400  
 Improvement Value \$453,600  
 Time on Market 0 - 4 months  
 Recent Asking Price \$675,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1960  
 Number of Building Sections 4  
 Predominant OCC Code 494  
 Primary Area 10,976  
 Additional Useable Area 0  
 Total Area 10,976  
 Basement Area  
 Office Area (SF) / (%) 880 8%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 880 8%  
 Notable Features/OBYs  
  
 Stories 1  
 Non-office ave wall height 17  
 Non-office ave clear height 15  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 03: Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$57.85  
 Adj Sale Price Imps \$ / SF \$41.33  
 Acres 1.330  
 Land Value \$ / Acre \$136,391  
 SCR 5.28  
 RCN + OBY / SF \$57.54  
 Physical Res. % 57%  
 Functional Res. % 95%  
 Functional OBS 1 Layout  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 98%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 135%

**COMMENTS**

GRTR: GRANTOR AND TENANT ARE RELATED AND DECIDED TO MOVE BUSINESS TO ANOTHER MUNICIPALITY. LISTED THE PROPERTY ON THE OPEN MARKET FOR TWO MONTHS FOR \$675,000. PROPERTY SOLD QUICKLY TO AN UNRELATED PARTY.

GRTE: DECIDED TO PURCHASE THE PROPERTY FOR IT'S LOCATION, SIZE, OUTDOOR YARD AND STORAGE CAPABILITY. THEY NEGOTIATED WITH THE SELLER ON THE PRICE. AN APPRAISAL WAS DONE BUT NOT PROVIDED FOR THE FILE. FELT THAT IT WAS A FAIR MARKET SALE.

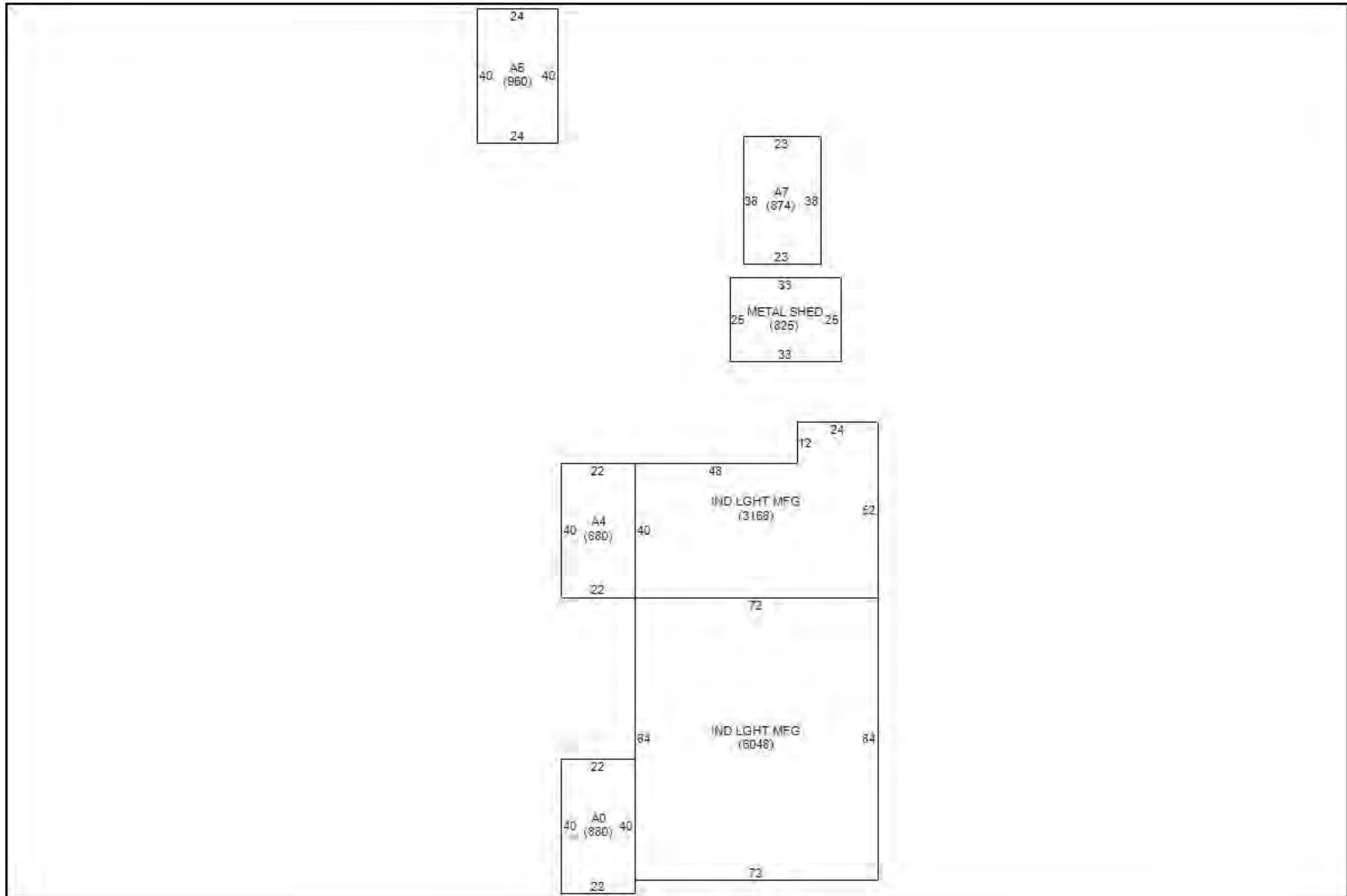
PHYS: 2019 FIELD AUDIT NOTES INDICATED THAT THE FLOORS WERE WORN AND PITTED. ORIGINAL WINDOWS WERE COVERED ON THE INSIDE WITH INSULATION BOARDS. THE OFFICE WAS DATED. THE SHOP WAS DIRTY AND DATED. EXTERIOR DATED AND HAD STEP CRACKING IN THE BLOCK. LANDSCAPING WAS NOT MAINTAINED.

FUNC: THE PROPERTY HAS ADD ON CONSTRUCTION IN THE MAIN BUILDING AND METAL STORAGE BUILDINGS AND GARAGES ON THE PROPERTY. TRUCK ACCESS IS GOOD.

ECON: LOCATED IN AN OLDER MIXED USE COMMERCIAL/INDUSTRIAL PARK. JUST SOUTH OF THE PROPERTY IS A MAJOR COMMERCIAL CORRIDOR.

OTHR: LAND ANALYSIS: AN INVESTIGATION OF AVAILABLE DATA INCLUDING BUT NOT LIMITED TO SALE AND LISTING ACTIVITY, ASSESSOR'S RECORDS AND ECONOMIC TRENDS WERE USED TO DRIVE THE LAND VALUE.





**SALE REPORT**

State ID # 77-67-251-R000006893  
 County WAUKESHA  
 Municipality MUSKEGO  
 Local Parcel # MSKC2223994014  
 Situs Address S84 W18759 Enterprise Dr  
 Situs Zip Code 53150  
 Appraiser MEYERWJ

IPAS Sale Key # 175455  
 SIC Code 3544  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 03/31/2020  
 Grantor DOME PROPERTIES LLC

Grantee CENS LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3544: Special Dies Tools Jigs & Fixtures-Mfg  
 Intended Use 3544: Special Dies Tools Jigs & Fixtures-Mfg  
 No Months Vacant  
 Environmental Site NO

**SALE DATA**

Sale Price \$600,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$600,000  
 Land Value \$133,900  
 Improvement Value \$466,100  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1994  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 8,800  
 Additional Useable Area 0  
 Total Area 8,800  
 Basement Area  
 Office Area (SF) / (%) 1,260 14%  
 Sprinkler (SF) / (%) 8,800 100%  
 Air Conditioning (SF) / (%) 1,260 14%  
 Notable Features/OBYS

Stories 1  
 Non-office ave wall height 22  
 Non-office ave clear height 20  
 Frame Type 02: Masonry Load Bearing  
 Exterior Wall Type 03: Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$68.18  
 Adj Sale Price Imps \$ / SF \$52.97  
 Acres 2.000  
 Land Value \$ / Acre \$66,950  
 SCR 9.9  
 RCN + OBY / SF \$76.14  
 Physical Res. % 72%  
 Functional Res. % 100%  
 Functional OBS 1  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 1 to 3 miles  
 Market Variance 97%

**COMMENTS**

GRTR: GRANTOR CONSOLIDATED OPERATIONS AND MOVED TO ANOTHER COMMUNITY. PROPERTY WASN'T OPENLY LISTED BUT USED JUDSON, THEY KNEW A BUYER EXCLUSIVELY. MOST DESIRABLE: HEIGHT, EXPANSION CAPABILITIES & WELL BUILT BLDG. LEAST DESIRABLE: CAN'T DRIVE AROUND BLDG. SALE PRICE WAS NEGOTIATED.

GRTE: GRANTEE PURCHASED BLDG FOR EXPANSION OF THEIR BUSINESS OF SPECIALTY MACHINE PRODUCTS INC., THEY HAVE TWO OTHER LOCATIONS IN MILWAUKEE. BLDG IN GOOD CONDITION AT TIME OF SALE. DESIRABLE: SIZE AND NOTHING NEGATIVE.

PHYS: PER LAST FA 2019, SOMEWHAT WORN, DATED AND DIRTY FROM PROCESS.

FUNC: NEWER BLDG, NO FUNCTIONAL ISSUES NOTED.

ECON: GOOD LOCATION, APPROX 3.5 MILES FROM I-43.





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**SALE REPORT**

State ID # 77-67-261-R000006919  
 County WAUKESHA  
 Municipality NEW BERLIN  
 Local Parcel # NBC 1163998006  
 Situs Address 17000 W Rogers Dr  
 Situs Zip Code 53151  
 Appraiser MEYERWJ

IPAS Sale Key # 165000  
 SIC Code 3460  
 Interior Inspection Date 08/12/2019  
 Revision Date  
 Sale Validity Valid - Additional Parcels included  
 Sale Index # 1  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 01/30/2019  
 Grantor MILWAUKEE CHAPLET INC

Grantee ABERDEEN HOLDINGS LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3460: Metal Forgings & Stampings-Mfg  
 Intended Use 0000: Commercial Parcel  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$2,700,000  
 Adjustment \$191,000  
 Adjusted Reason Multi-parcel  
 Adjusted Sale Price \$2,509,000  
 Land Value \$1,012,700  
 Improvement Value \$1,496,300  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1966  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 77,586  
 Additional Useable Area 0  
 Total Area 77,586  
 Basement Area  
 Office Area (SF) / (%) 10,050 13%  
 Sprinkler (SF) / (%) 89,816 116%  
 Air Conditioning (SF) / (%) 10,050 13%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 20  
 Non-office ave clear height 18  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$32.34  
 Adj Sale Price Imps \$ / SF \$19.29  
 Acres 14.319  
 Land Value \$ / Acre \$70,724  
 SCR 8.04  
 RCN + OBY / SF \$56.67  
 Physical Res. % 42%  
 Functional Res. % 95%  
 Functional OBS 1 Layout  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 1 to 3 miles  
 Market Variance 85%

## COMMENTS

GRTR: UNABLE TO CONTACT

GRTE: GRANTEE INVESTED IN PROPERTY AND WAS TO LEASE BACK TO COMPANY WHO OWNED THE BUILDING AND BUSINESS THEN DECIDED NOT TO LEASE BACK TO THE BUSINESS. DECIDED TO TURN THE BUILDING INTO STORAGE UNITS.

PHYS: ONE STORY WITH PE STEEL SHOP AREA AND BLOCK OFFICE WITH BRICK FAÇADE; OLDER BUILDING WHICH WAS REPAIRED AS NEEDED WITH A NEWER ROOF.

FUNC: SUBJECT EXHIBITS SOME FUNCTIONAL ISSUES WITH INTERIOR WALLS.

ECON: SUBJECT PROPERTY LOCATED IN AN EXISTING OLDER INDUSTRIAL PARK LOCATED WITH ADEQUATE ACCESS TO BOTH HWY 94 & 43.

OTHR: LAND ANALYSIS: AN INVESTIGATION OF AVAILABLE DATA INCLUDING BUT NOT LIMITED TO SALE AND LISTING ACTIVITY, ASSESSOR'S RECORDS AND ECONOMIC TRENDS WERE USED TO DERIVE THE LAND VALUE.

OTHR: LOCAL KEY# NBC 1163.999.001 WAS INCLUDED IN THE SALE. THIS LOCALLY ASSESSED PARCEL IS 4.99 ACRES AND ABUTS TO THE EAST. THIS PARCEL HAS A RAILROAD RIGHT OF WAY WHICH CUTS ACROSS THE NORTHERN PORTION OF THE PROPERTY; NO RAILROAD SPUR TO BUILDING.



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**SALE REPORT**

State ID # 77-67-261-R000029189  
 County WAUKESHA  
 Municipality NEW BERLIN  
 Local Parcel # NBC 1189014003  
 Situs Address 15885 W Overland Dr  
 Situs Zip Code 53151  
 Appraiser MEYERWJ

IPAS Sale Key # 175015  
 SIC Code 3544  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 11/14/2019  
 Grantor RUPNOW DOUG N & JUDITH A

Grantee GROUSE TRACKS LLC

Affinity Adjacent Owner  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3544: Special Dies Tools Jigs & Fixtures-Mfg  
 Intended Use 3544: Special Dies Tools Jigs & Fixtures-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$500,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$500,000  
 Land Value \$111,000  
 Improvement Value \$389,000  
 Time on Market  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1982  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 9,240  
 Additional Useable Area 0  
 Total Area 9,240  
 Basement Area  
 Office Area (SF) / (%) 2,160 23%  
 Sprinkler (SF) / (%) 9,240 100%  
 Air Conditioning (SF) / (%) 2,160 23%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 18  
 Non-office ave clear height 16  
 Frame Type 02: Masonry Load Bearing  
 Exterior Wall Type 03: Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$54.11  
 Adj Sale Price Imps \$ / SF \$42.10  
 Acres 0.765  
 Land Value \$ / Acre \$145,098  
 SCR 3.61  
 RCN + OBY / SF \$75.85  
 Physical Res. % 54%  
 Functional Res. % 100%  
 Functional OBS 1  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 1 to 3 miles  
 Market Variance 103%

**COMMENTS**

GRTR: SPOKE TO GRANTOR DOUG RUPNOW WHOM RETIRED, STATED THAT THE PROPERTY WAS NOT LISTED ON THE OPEN MARKET AND THAT HE DETERMINED A LIST PRICE BY REALTORS OPINION & THE LOCAL ASSESSOR. HAD A TOTAL OF THREE OFFERS ON THE PROPERTY. BUILDING WAS IN GOOD CONDITION AT THE TIME OF SALE. MOST DESIRABLE FEATURE IS THE LOCATION AND NO NEGATIVE FEATURES.

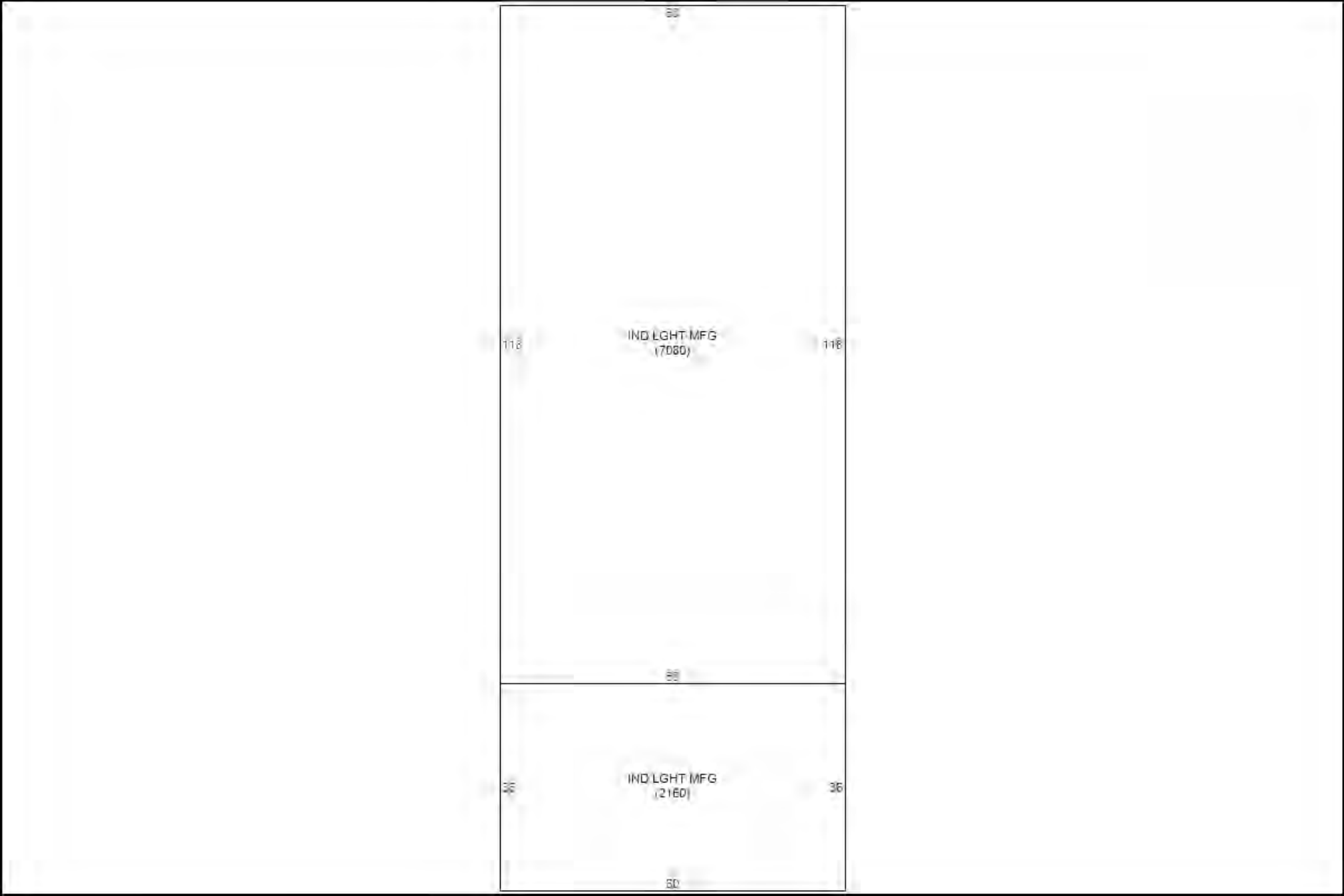
GRTE: SPOKE TO GRANTEE BILL ORNE WHO OWNS OTHER BUSINESSES AND REAL ESTATE IN NEW BERLIN, STATED THAT THE SALE PRICE WAS NEGOTIATED AND THAT HE ALSO PURCHASED THE BUSINESS SEPARATELY AND RECORDED AT \$50,K. HE STATED THAT THE GRANTOR WAS RETIRING AND FELT HE PAID FMV ON THE PROPERTY. MOST DESIRABLE IS THE LOCATION AND NOTHING NEGATIVE.

PHYS: ONE STORY MASONRY BUILDING WITH A STORAGE MEZZ ABOVE THE LUNCH ROOM, AC IN OFFICE ONLY AND 100% SPRINKLER.GRANTOR & GRANTEE THOUGHT BUILDING WAS IN GOOD CONDITION. LOOKING AT THE LAST FA FOR 2017; STATES THAT INTERIOR WALLS DIRTY, FLOORS PRETTY WORN ESPECIALLY NEAR OVERHEAD DOOR, OFFICES OUTDATED NEEDS UPKEEP AND SOME CEILING TILE REPLACEMENT. EXTERIOR HAS MINOR CRACKING, SEVERAL BLOCKS NEAR OFFICE APPEAR DISCOLORED.

FUNC: NO FUNCTIONAL OBSOLESCENCE ACKNOWLEDGED.







**SALE REPORT**

State ID # 77-67-261-R000006975  
 County WAUKESHA  
 Municipality NEW BERLIN  
 Local Parcel # NBC 1190996  
 Situs Address 17000 W Cleveland Ave  
 Situs Zip Code 53151  
 Appraiser MEYERWJ

IPAS Sale Key # 178571  
 SIC Code 3713  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 03/20/2020  
 Grantor SUPER PRODUCTS LLC

Grantee LANDRY CLEVELAND REAL ESTATE LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3713: Truck & Bus Bodies-Mfg  
 Intended Use 0000: Commercial Parcel  
 No Months Vacant  
 Environmental Site NO

**SALE DATA**

Sale Price \$2,250,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$2,250,000  
 Land Value \$760,300  
 Improvement Value \$1,489,700  
 Time on Market  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1981  
 Number of Building Sections 6  
 Predominant OCC Code 494  
 Primary Area 56,382  
 Additional Useable Area 0  
 Total Area 56,382  
 Basement Area  
 Office Area (SF) / (%) 14,616 26%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 14,616 26%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 28  
 Non-office ave clear height 26  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$39.91  
 Adj Sale Price Imps \$ / SF \$26.42  
 Acres 8.202  
 Land Value \$ / Acre \$92,697  
 SCR 7.28  
 RCN + OBY / SF \$78.49  
 Physical Res. % 46%  
 Functional Res. % 80%  
 Functional OBS 1 Size  
 Functional OBS 2 Layout  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 91%

**COMMENTS**

GRTR: PER GRANTOR, PROPERTY WASN'T LISTED ON THE OPEN MKT, A LOCAL COMPANY HEARD THAT THE OWNER WAS MOVING AND BUILDING A NEW FACILITY IN ANOTHER COMMUNITY BECAUSE THEY COULDN'T EXPAND. OWNER HAD THREE INDEPENDNT APPRAISALS DONE ABOUT ONE YEAR AGO TO DETERMINE A SELLING PRICE AND HE WENT WITH THE MEDIAN VALUE. MOST DESIRABLE IS LOCATION. LEAST DESIRABLE, COULDN'T EXPAND.

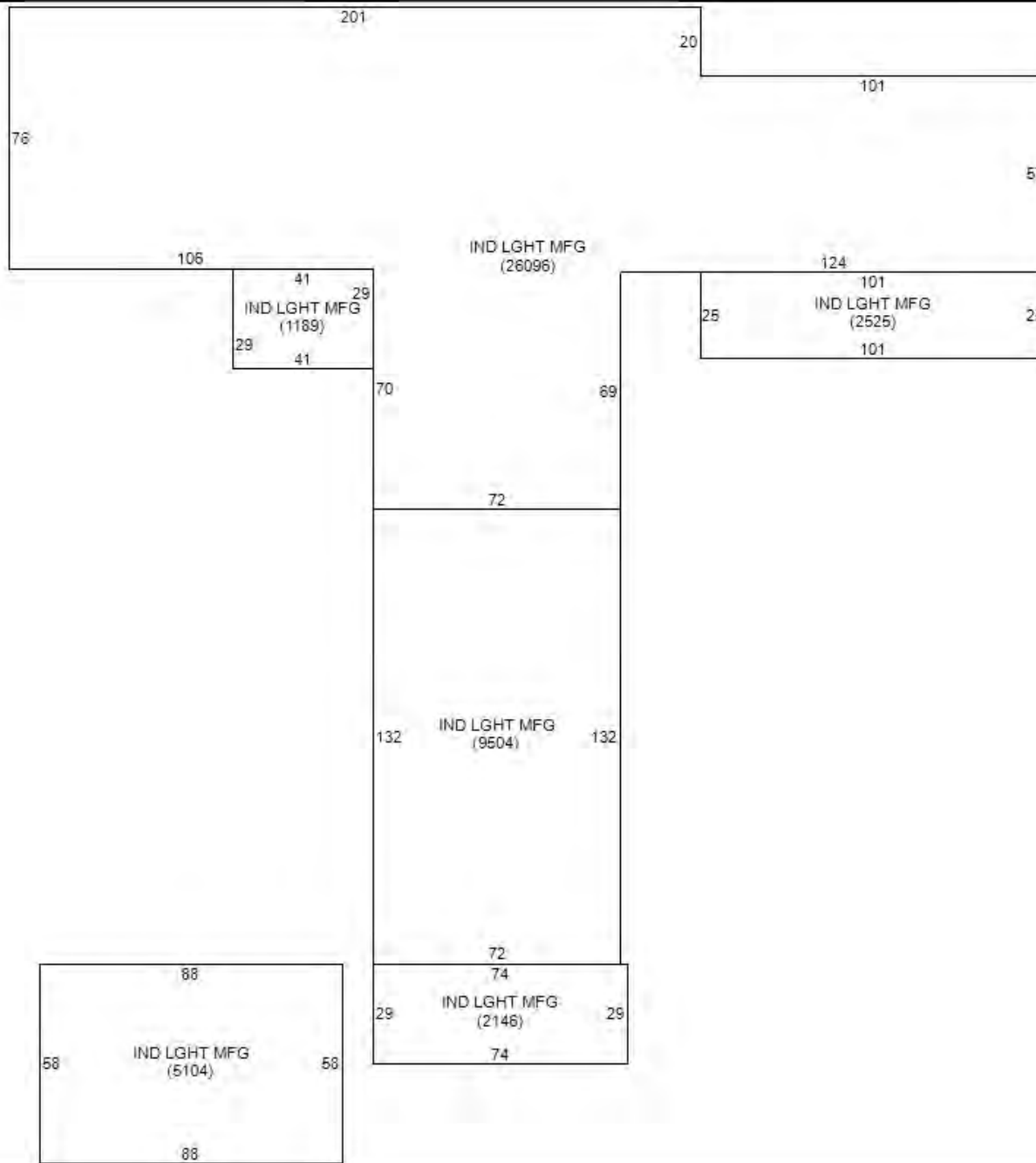
GRTE: GRANTEE (MICHAEL LANDRY) DIDN'T WANT TO ANSWER ANY QUESTIONS ABOUT THE PURCHASE.

FUNC: GRANTEE DENIED INTERVIEW. PER LAST FA FOR 2017, SIZE, LAYOUT & INTERIOR WALLS WERE NOTED AS NEGATIVE. ALSO ALL PLUMBING, MECHANICALS, LIGHT FIXTURES, ETC. HAVE BEEN CONSERVATIVELY MAINTAINED.

PHYS: GRANTEE DENIED INTERVIEW, LOOKING AT PREVIOUS FA FOR 2017, IT APPEARS BLDG. WAS CONSERVATIVELY MAINTAINED.

ECON: PROPERTY IN GOOD LOCATION ON THE NORTHEAST CORNER OF CALHOUN RD. AND CLEVELAND AVE. ALSO WITHIN TWO MILES OF I-94 & I-43.





**SALE REPORT**

State ID # 77-67-261-R000072879  
 County WAUKESHA  
 Municipality NEW BERLIN  
 Local Parcel # NBC 1189006  
 Situs Address 16211 W Lincoln Ave  
 Situs Zip Code 53151  
 Appraiser MEYERWJ

IPAS Sale Key # 178623  
 SIC Code 3532  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 04/30/2020  
 Grantor C&S REAL ESTATE HOLDINGS LLC  
 Grantee CORE LINCOLN 16211 LLC  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3569: General Industrial Machinery Nec-Mfg  
 Intended Use 3532: Mining Machinery-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$1,850,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$1,850,000  
 Land Value \$242,500  
 Improvement Value \$1,607,500  
 Time on Market 12 - 24 months  
 Recent Asking Price \$2,400,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1991  
 Number of Building Sections 3  
 Predominant OCC Code 494  
 Primary Area 35,560  
 Additional Useable Area 0  
 Total Area 35,560  
 Basement Area  
 Office Area (SF) / (%) 3,954 11%  
 Sprinkler (SF) / (%) 35,560 100%  
 Air Conditioning (SF) / (%) 3,904 11%  
 Notable Features/OBYs  
 Stories 1  
 Non-office ave wall height 30  
 Non-office ave clear height 24  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 03: Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$52.02  
 Adj Sale Price Imps \$ / SF \$45.21  
 Acres 2.170  
 Land Value \$ / Acre \$111,751  
 SCR 2.66  
 RCN + OBY / SF \$85.00  
 Physical Res. % 63%  
 Functional Res. % 95%  
 Functional OBS 1 Layout  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 89%

**COMMENTS**

GRTR: GRANTOR STATED THAT THEY SOLD BECAUSE THEY NEEDED A LARGER FACILITY. DETERMINED LIST PRICE BASED OFF OF RECENT APPRAISAL OF AROUND \$2.3M. PROPERTY WAS ON MKT FOR APPROX. TWO YRS. THERE ARE SIX VARIOUS CRANES OF VARIOUS TONNAGES AND A DUST COLLECTOR. OVERALL COND OF BLDG GOOD. MOST DESIRABLE 30' CLNG IN BAY W/CRANE; LEAST DESIRABLE IS OFFICE SPACE SOMEWHAT DATED.

GRTE: GRANTEE: THOUGHT THE BLDG IN GOOD CONDITION, LIKED THE O.H. CRANE IN LARGE BAY AREA AND SAID LARGER OFFICE SPACE SOMEWHAT DATED. PER LISTING REALTOR BARRY/DAVID BUCKLEY STATED THE LISTING WAS DETERMINED BY SELLER, INITIAL ASKING PRICE AT \$2.4 THEN DOWN TO \$2.2M, ON MKT FOR 23 MONTHS, OTHER OFFERS IN BEGINNING BUT DIDN'T PAN OUT AND LAGER OFFICE AREA SOMEWHAT DATED.

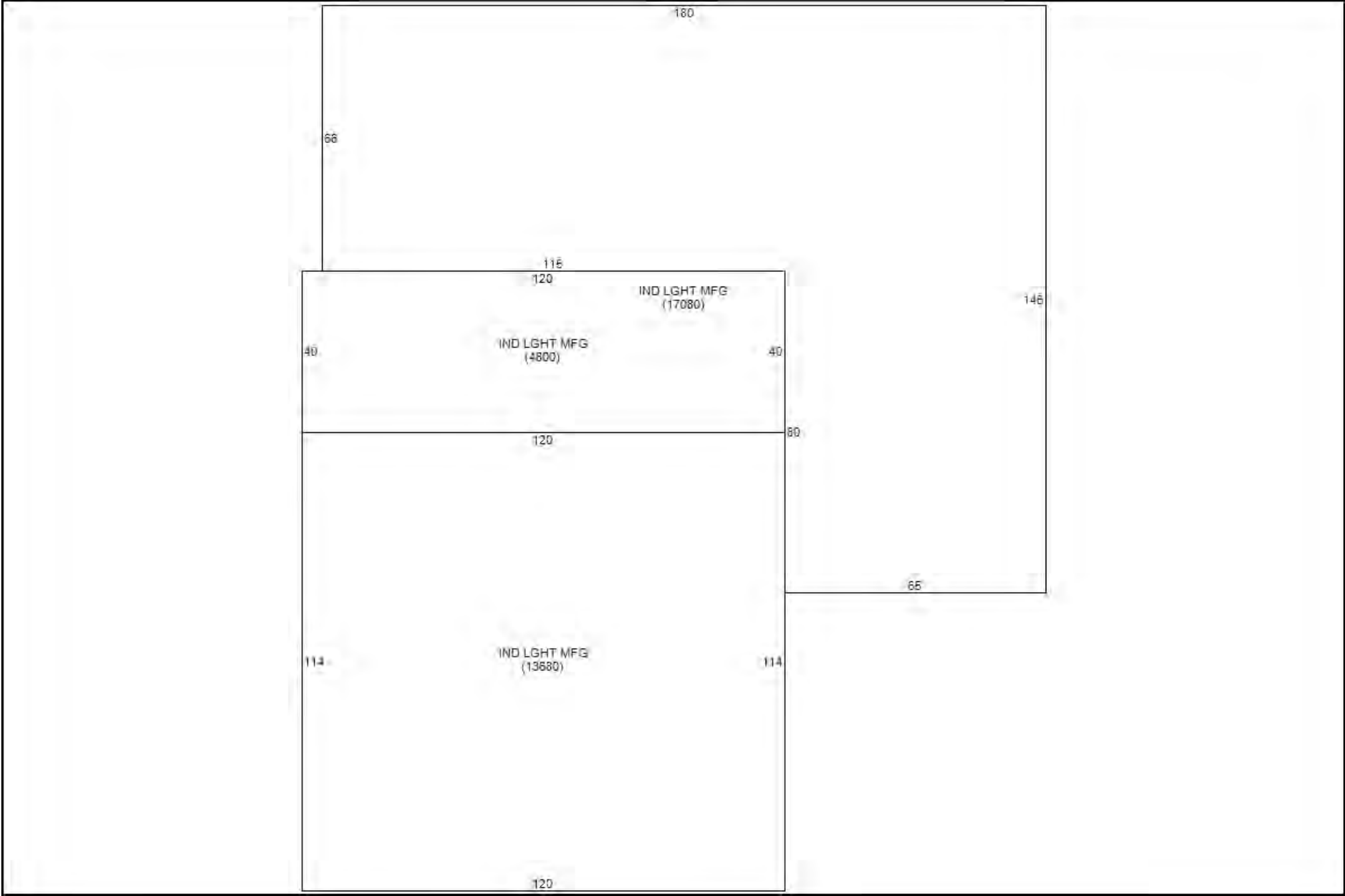
PHYS: ONE STORY STEEL NON FIRE PROOF BLDG. WITH THE LATEST ADDN BLT IN 2013 WITH CONC TILT UP. PHYSICAL SET AT 63%.

FUNC: BLDG. HAS TWO ADDITIONS SINCE IT WAS BUILT IN 1968 WITH THE LATEST ADDN BLT IN 2013 WITH A CLEAR HEIGHT OF 30'. ONLY FUNCTIONAL ISSUE IS THE LAYOUT.

ECON: PROPERTY IS LOCATED IN A WELL ESTABLISHED INDUSTRIAL PARK IN NEW BERLIN ON THE CORNER OF LINCOLN AVE AND 162ND ST.







**SALE REPORT**

State ID # 77-67-261-R000080001  
 County WAUKESHA  
 Municipality NEW BERLIN  
 Local Parcel # NBC 1192033  
 Situs Address 16055 W Ryerson Rd  
 Situs Zip Code 53151  
 Appraiser MEYERWJ

IPAS Sale Key # 178835  
 SIC Code 3469  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 05/20/2020  
 Grantor AMM ENTERPRISES LLC  
 Grantee JLO LLC  
 Affinity None  
 Conveyance Type Quit Claim Deed  
 Prior Use 3469: Metal Stampings Nec-Mfg  
 Intended Use 0000: Commercial Parcel  
 No Months Vacant  
 Environmental Site NO

**SALE DATA**

Sale Price \$875,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$875,000  
 Land Value \$144,700  
 Improvement Value \$730,300  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1970  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 13,968  
 Additional Useable Area 0  
 Total Area 13,968  
 Basement Area  
 Office Area (SF) / (%) 4,092 29%  
 Sprinkler (SF) / (%) 13,968 100%  
 Air Conditioning (SF) / (%) 3,564 26%  
 Notable Features/OBYs  
 Stories 1  
 Non-office ave wall height 16  
 Non-office ave clear height 16  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$62.64  
 Adj Sale Price Imps \$ / SF \$52.28  
 Acres 1.070  
 Land Value \$ / Acre \$135,234  
 SCR 3.34  
 RCN + OBY / SF \$63.11  
 Physical Res. % 76%  
 Functional Res. % 95%  
 Functional OBS 1 Office/Plant Ratio  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason  
 Major Thoroughfare 1 to 3 miles  
 Market Variance 115%

**COMMENTS**

GRTR: PROPERTY ON MKT FOR ABOUT 1 MONTH WITH ASKING PRICE OF \$900,K. REALTOR DID A MKT ANALYSIS. BEING OWNER OF BLDG AND SMALLER BUSINESS, A COUPLE OF KEY EMPLOYEES LEFT THE COMPANY AND CURRENTLY ONLY DOING REFERRALS OUT OF HIS HOUSE, NO MORE MANUFACTURING. BLDG IN GOOD CONDITION. MOST DESIRABLE FEATURE IS LOCATION AND NOTHING NEGATIVE.

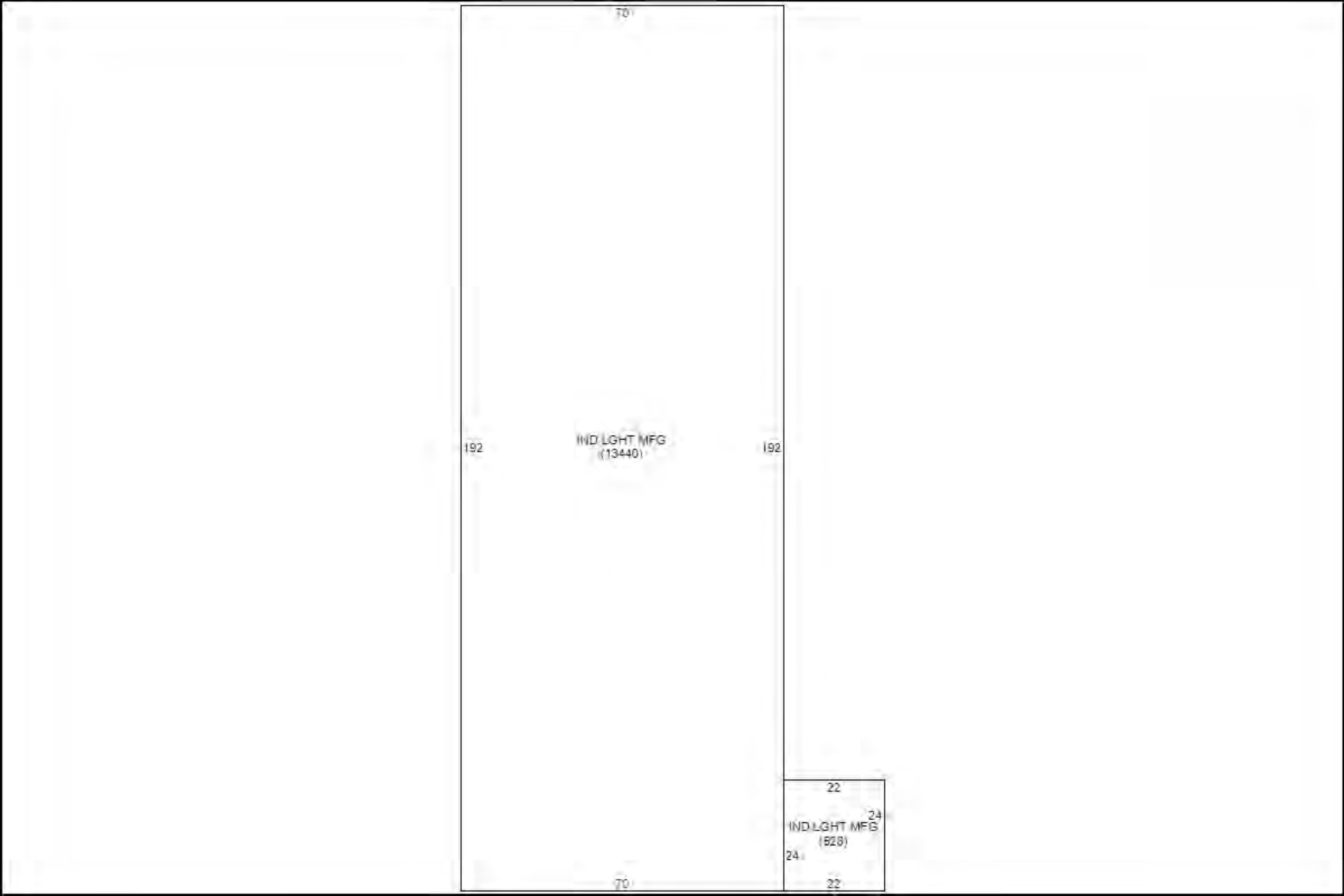
GRTE: STATED THAT THE PROPERTY WAS ON THE MARKET FOR 3 WEEKS AND THAT THE SALE PRICE WAS DETERMINED BY AN APPRAISAL. BUILDING WAS IN FAIR CONDITION. MOST DESIRABLE FEATURE IS THE CLEAR SPAM CEILING AND LEAST DESIRABLE WOULD BE THE DATED OFFICE AREA.

PHYS: LAST FA 2015, PHYSICAL AT 48%, NO FA FORM THOUGH, HOWEVER A SALE REPORT WAS COMPLETED ON 11/20/2014. STATED THAT THERE WAS A MINOR ROOF LEAK, OTHERWISE BLDG WELL KEPT.

FUNC: NONE NOTED

ECON: NO ECONOMIC INFLUENCES.





**SALE REPORT**

State ID # 77-67-261-R000006943  
 County WAUKESHA  
 Municipality NEW BERLIN  
 Local Parcel # NBC 1189005  
 Situs Address 2405 S Moorland Rd  
 Situs Zip Code 53151  
 Appraiser CROWEDJ

IPAS Sale Key # 189317  
 SIC Code 2750  
 Interior Inspection Date 09/27/2021  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 08/13/2021  
 Grantor CONSOLIDATED GRAPHICS PROPERTIES II INC

Grantee DEER TRACKS LLC

Affinity None  
 Conveyance Type Other  
 Prior Use 2750: Commercial Printing-Mfg  
 Intended Use 3499: Fabricated Metal Products Nec-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$2,350,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$2,350,000  
 Land Value \$678,600  
 Improvement Value \$1,671,400  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1967  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 46,180  
 Additional Useable Area 0  
 Total Area 46,180  
 Basement Area  
 Office Area (SF) / (%) 11,780 26%  
 Sprinkler (SF) / (%) 46,180 100%  
 Air Conditioning (SF) / (%) 11,780 26%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 17  
 Non-office ave clear height 15  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 03: Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$50.89  
 Adj Sale Price Imps \$ / SF \$36.19  
 Acres 5.220  
 Land Value \$ / Acre \$130,000  
 SCR 4.92  
 RCN + OBY / SF \$63.20  
 Physical Res. % 60%  
 Functional Res. % 90%  
 Functional OBS 1 Office/Plant Ratio  
 Functional OBS 2 Layout  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 1 to 3 miles  
 Market Variance 106%

**COMMENTS**

GRTR: UNABLE TO CONTACT. PER GRANTEE, COMPANY (RR DONNELLY) WAS CLOSING THIS LOCATION AND NO LONGER NEEDED THE FACILITY.

GRTE: OWNS SEVERAL BUSINESSES AND BUILDINGS IN THE AREA. WANTED ROOM TO EXPAND. HIS BROKER LET HIM KNOW THE BUILDING WAS GOING UP FOR SALE. NEGOTIATED TO SALE PRICE. LIKED THE LOCATION AND THAT THE BUILDING WAS IN GOOD CONDITION. DOES NOT PLAN TO USE THE OFFICE SPACE AT THIS TIME.

PHYS: BUILDING HAS BEEN WELL MAINTAINED. OFFICE AREA IS UPDATED AND IN GOOD REPAIR. SHOP IS CLEAN AND WELL LIT. LIGHT WEAR ON THE SHOP AREA - HAD BEEN A PRINTER.

FUNC: MORE OFFICE THAN DESIRABLE IN THIS SIZE BUILDING. BUILDING ONLY HAS ONE OVERHEAD DOOR WITH AN INDOOR DOCK.

ECON: LOCATED IN THE NEW BERLIN INDUSTRIAL PARK, BUILDINGS HERE ARE OLDER BUT WELL MAINTAINED. FRONTAGE ON MOORLAND RD, A MAJOR NORTH/SOUTH THOROUGHFARE WITH HEAVY TRAFFIC. CLOSE AND EASY ACCESS TO I-94 AND I-43.





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**SALE REPORT**

State ID # 77-67-261-R000006933  
 County WAUKESHA  
 Municipality NEW BERLIN  
 Local Parcel # NBC 1185994002  
 Situs Address 17705 W Lincoln Ave  
 Situs Zip Code 53151  
 Appraiser CROWEDJ

IPAS Sale Key # 190711  
 SIC Code 3544  
 Interior Inspection Date 08/23/2016  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 09/14/2021  
 Grantor ALEXANDER SCHULKO

Grantee JKNB LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3544: Special Dies Tools Jigs & Fixtures-Mfg  
 Intended Use 0000: Commercial Parcel  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$380,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$380,000  
 Land Value \$135,600  
 Improvement Value \$244,400  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1984  
 Number of Building Sections 1  
 Predominant OCC Code 494  
 Primary Area 5,000  
 Additional Useable Area 0  
 Total Area 5,000  
 Basement Area  
 Office Area (SF) / (%) 525 11%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 14  
 Non-office ave clear height 14  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$76.00  
 Adj Sale Price Imps \$ / SF \$48.88  
 Acres 0.899  
 Land Value \$ / Acre \$150,834  
 SCR 7.83  
 RCN + OBY / SF \$66.18  
 Physical Res. % 72%  
 Functional Res. % 100%  
 Functional OBS 1  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 94%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 1 to 3 miles  
 Market Variance 109%

## COMMENTS

GRTR: GRANTOR: WAS APPROACHED AND ASKED IF HE WANTED TO SELL THE BUILDING. DECIDED TO CLOSE THE BUSINESS, RETIRE AND SELL THE BUILDING. HAD TO PAY FOR CONNECTION TO CITY WATER & TO ABANDON THE WELL BEFORE SALE.

GRTE: GRANTEE: UNABLE TO CONTACT

PHYS: PHYSICAL: REGULAR MAINTENANCE, FLOORS SLIGHTLY WORN WITH A FEW CRACKS. INTERIOR APPEARS DATED. SOME MINOR DENTS IN WALLS.

ECON: ECONOMIC: LOCATED IN A MIXED USE AREA WITH RESIDENTIAL ACROSS THE STREET. ON THE EDGE OF THE NEW BERLIN INDUSTRIAL PARK. AREA SEEMS RURAL THOUGH IT IS ONLY THREE MILES FROM I-94.



This image shows a blank, aged, cream-colored page, likely an endpaper or flyleaf of a book. The paper has a slightly textured appearance with some faint smudges and discoloration, characteristic of old paper. The left edge of the page is bound, showing the stitching and the inner cover material. There is no text or other markings on the page.

**SALE REPORT**

State ID # 76-67-270-R000131290  
 County WAUKESHA  
 Municipality PEWAUKEE  
 Local Parcel # PWC 0963999015  
 Situs Address W226 N767 Eastmound Dr  
 Situs Zip Code 53072  
 Appraiser PASKIKC

IPAS Sale Key # 187409  
 SIC Code 2051  
 Interior Inspection Date 07/12/2019  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 02/16/2021  
 Grantor 767 EASTMOUND LLC  
 Grantee OHM EASTMOUND LLC  
 Affinity None  
 Conveyance Type Other  
 Prior Use 2051: Bread Cake & Related Products-Mfg  
 Intended Use 0000: Commercial Parcel  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$1,350,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$1,350,000  
 Land Value \$194,900  
 Improvement Value \$1,155,100  
 Time on Market 0 - 4 months  
 Recent Asking Price \$1,495,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1990  
 Number of Building Sections 1  
 Predominant OCC Code 494  
 Primary Area 18,540  
 Additional Useable Area 0  
 Total Area 18,540  
 Basement Area  
 Office Area (SF) / (%) 2,254 12%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 2,254 12%  
 Notable Features/OBYs  
 Stories 1  
 Non-office ave wall height 18  
 Non-office ave clear height 16  
 Frame Type 02: Masonry Load Bearing  
 Exterior Wall Type 03: Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$72.82  
 Adj Sale Price Imps \$ / SF \$62.30  
 Acres 1.694  
 Land Value \$ / Acre \$115,053  
 SCR 3.98  
 RCN + OBY / SF \$66.58  
 Physical Res. % 78%  
 Functional Res. % 90%  
 Functional OBS 1 Layout  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 133%

**COMMENTS**

GRTR: SOUGHT AND PURCHASED LARGER FACILITY IN SAME MUNICIPALITY FOR EXPANSION.

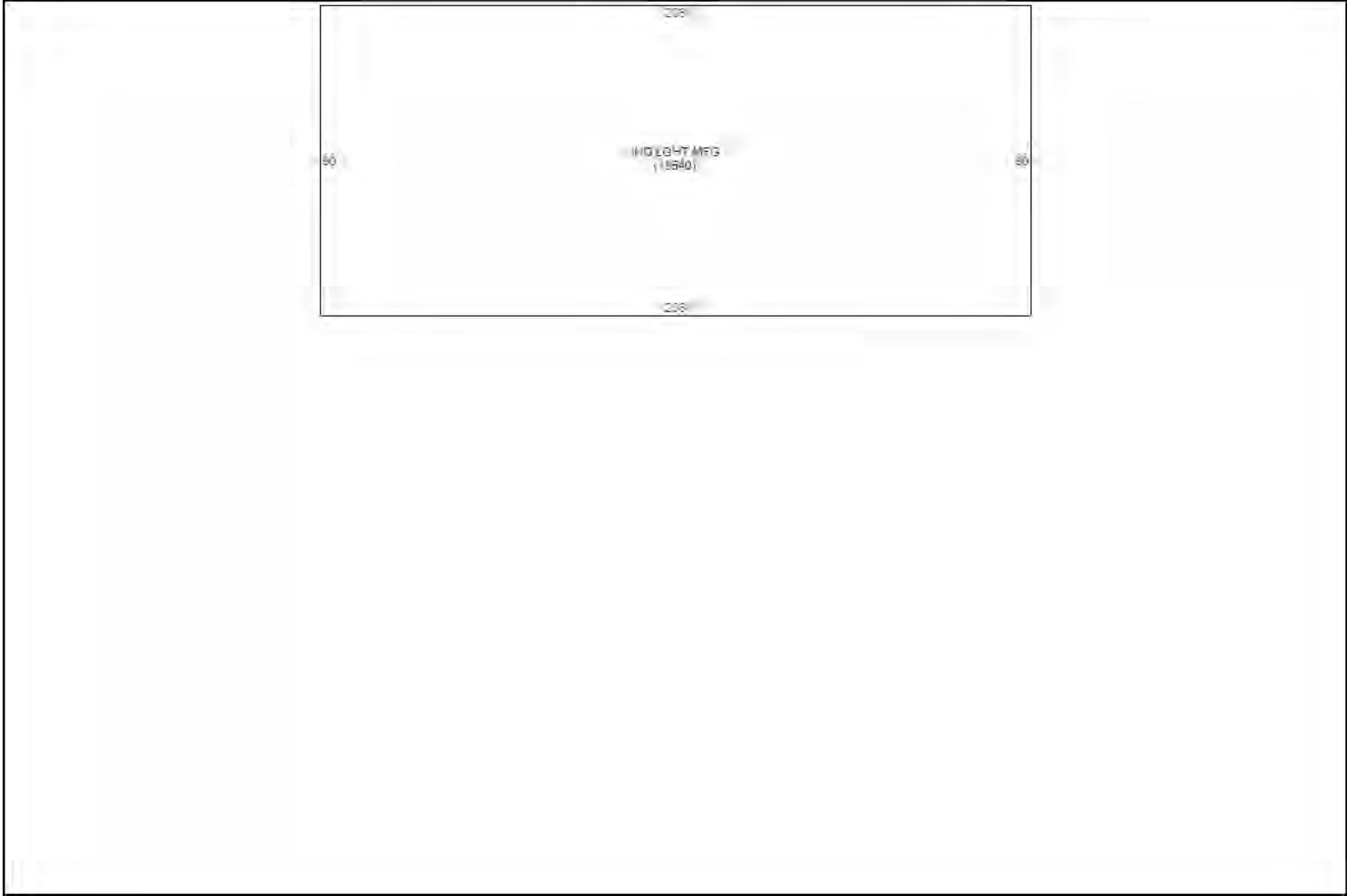
FUNC: HEIGHT IS 16' CLR. LAYOUT IS SLIGHTLY CUT UP.

GRTE: RELOCATED OWN BUSINESS INTO FACILITY AND CONVERTED REMAINING SPACE INTO TWO OTHER SUITES THAT ARE LEASED OUT.

PHYS: WELL KEPT. NO DEFERRED MAINTENANCE.







**SALE REPORT**

State ID # 76-67-291-R000143697  
 County WAUKESHA  
 Municipality WAUKESHA  
 Local Parcel # WAKC1008078  
 Situs Address 1814 Dolphin Dr  
 Situs Zip Code 53186  
 Appraiser PASKIKC

IPAS Sale Key # 183603  
 SIC Code 2051  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 11/19/2019  
 Grantor R A B PROPERTY LLC

Grantee TP MILLER INVESTMENTS LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 0000: Commercial Parcel  
 Intended Use 2051: Bread Cake & Related Products-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$3,100,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$3,100,000  
 Land Value \$707,800  
 Improvement Value \$2,392,200  
 Time on Market 5 - 11 months  
 Recent Asking Price \$3,200,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1999  
 Number of Building Sections 1  
 Predominant OCC Code 494  
 Primary Area 41,744  
 Additional Useable Area 0  
 Total Area 41,744  
 Basement Area  
 Office Area (SF) / (%) 7,808 19%  
 Sprinkler (SF) / (%) 41,744 100%  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 27  
 Non-office ave clear height 24  
 Frame Type 02: Masonry Load Bearing  
 Exterior Wall Type 03: Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$74.26  
 Adj Sale Price Imps \$ / SF \$57.31  
 Acres 3.861  
 Land Value \$ / Acre \$183,320  
 SCR 4.03  
 RCN + OBY / SF \$79.39  
 Physical Res. % 82%  
 Functional Res. % 85%  
 Functional OBS 1 Layout  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 104%

**COMMENTS**

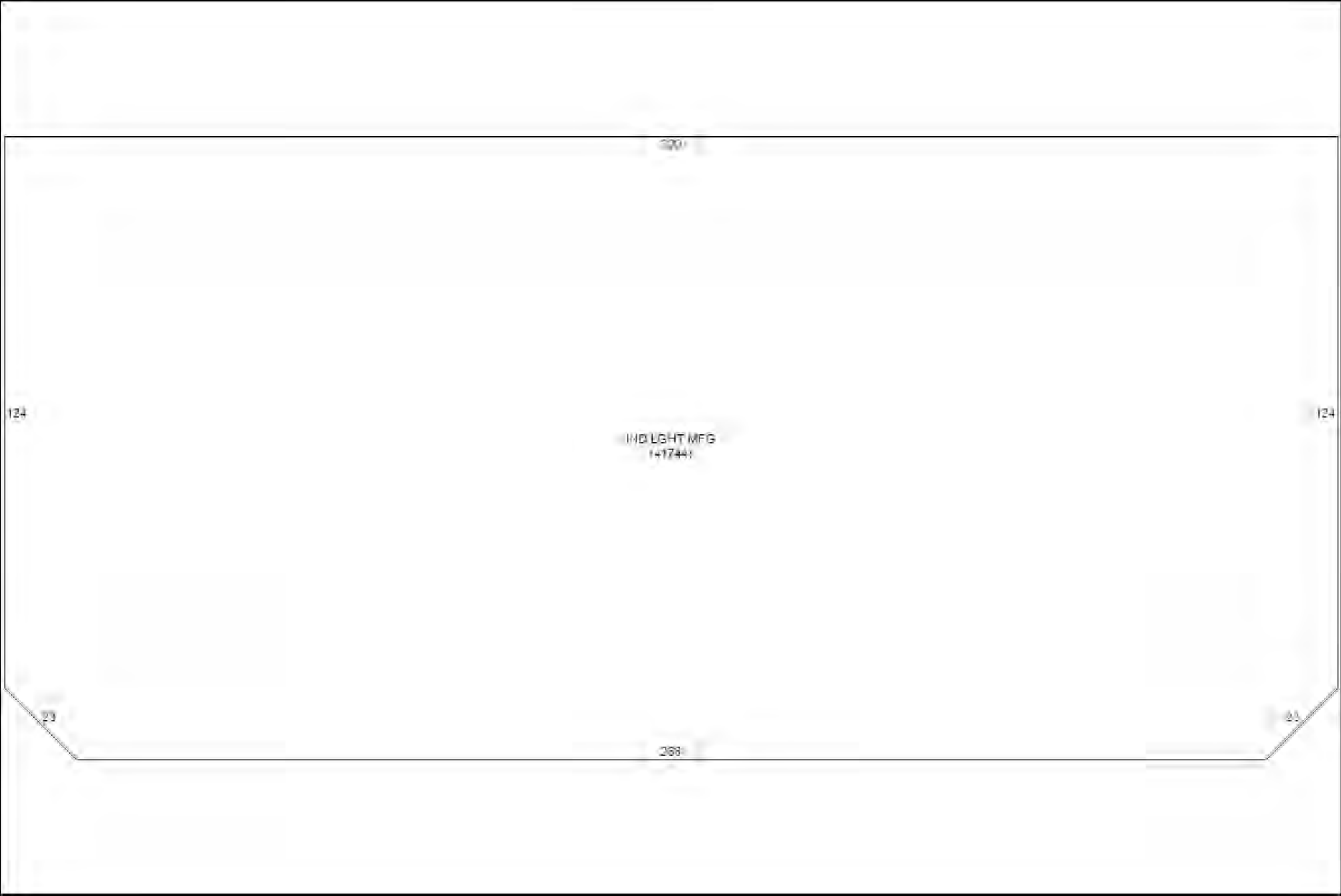
GRTE: SOUGHT LARGER SPACE FOR OPERATIONS.

FUNC: ORIGINALLY CONSTRUCTED AS MULTI TENANT LIGHT INDUSTRIAL.

OTHR: \*SEE SALES BROCHURE UNDER DOCUMENTS IN CAMA TRANSACTION.

PHYS: GRANTEE NEEDED TO DEMO FORMER TENANT "LASER TAG" TO SUIT MFG OPERATION.





**SALE REPORT**

State ID # 76-67-291-R000007065  
 County WAUKESHA  
 Municipality WAUKESHA  
 Local Parcel # WAKC 0997080  
 Situs Address 404 Pilot Ct  
 Situs Zip Code 53188  
 Appraiser PASKIKC

IPAS Sale Key # 189274  
 SIC Code 3569  
 Interior Inspection Date 07/21/2016  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 08/23/2021  
 Grantor PILOT COURT INDUSTRIAL PROPERTY GROUP LLC

Grantee PILOT COURT REALTY LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3569: General Industrial Machinery Nec-Mfg  
 Intended Use 3444: Sheet Metalwork-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$3,950,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$3,950,000  
 Land Value \$329,700  
 Improvement Value \$3,620,300  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1992  
 Number of Building Sections 3  
 Predominant OCC Code 494  
 Primary Area 51,676  
 Additional Useable Area 2350  
 Total Area 54,026  
 Basement Area  
 Office Area (SF) / (%) 13,652 25%  
 Sprinkler (SF) / (%) 54,026 100%  
 Air Conditioning (SF) / (%) 10,382 19%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 28  
 Non-office ave clear height 26  
 Frame Type 02: Masonry Load Bearing  
 Exterior Wall Type 03: Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$73.11  
 Adj Sale Price Imps \$ / SF \$67.01  
 Acres 3.450  
 Land Value \$ / Acre \$95,565  
 SCR 3.15  
 RCN + OBY / SF \$87.08  
 Physical Res. % 66%  
 Functional Res. % 85%  
 Functional OBS 1 Layout  
 Functional OBS 2 Office/Plant Ratio  
 Functional OBS 3 Multi Story  
 Community rating % 100%  
 NBHD Rating / Other % 90%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 3 to 5 miles  
 Market Variance 152%

## COMMENTS

:

BRKR: PROPERTY WAS ON MARKET FOR LEASE ONLY. TENANT HAD VACATED DURING 2021.

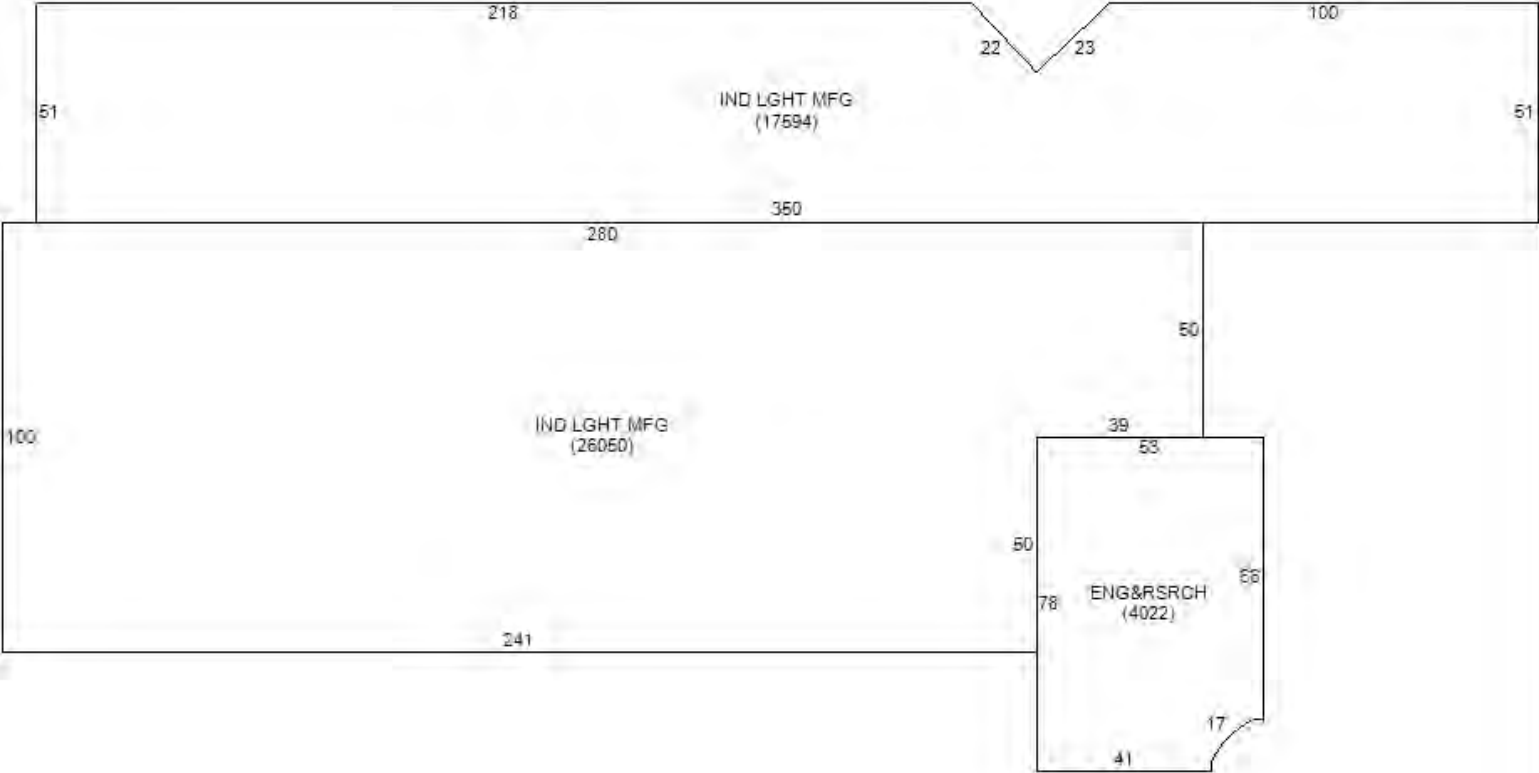
GRTE: SOUGHT BUILDING TO CONSOLIDATE CURRENT OPERATIONS AT 2 OTHER LOCATIONS, ONE OF WHICH IS DIRECTLY ACROSS THE STREET. GRANTEE HAS WORKED WITH THE SAME REALTOR IN THE PAST PER BUYING OR LEASING SPACE FOR OPERATIONS. THERE WAS A LEASE IN PLACE, BUT THAT TENANT HAD VACATED AND RELOCATED TO C-FRANKLIN IN 2021, AND SO THE REMAINDER OF LEASE HAD TO BE NEGOTIATED (GRANTEE NOT PART OF THAT).

GRTR: THE TENANT HAD RELOCATED INTO THEIR OWN BUILDING IN C-FRANKLIN DURING 2021.

FUNC: BLDG. HAS 2 STORIES OF OFFICE SECTION, AND AN OFFICE MEZZANINE, AND HAS NO ELEVATOR.







**SALE REPORT**

State ID # 81-68-012-R000011808  
 County WAUPACA  
 Municipality FREMONT  
 Local Parcel # 06 17 34 6  
 Situs Address N1401 Cty Rd Bh  
 Situs Zip Code 54940  
 Appraiser BORGWRA

IPAS Sale Key # 166996  
 SIC Code 4222  
 Interior Inspection Date 07/23/2019  
 Revision Date  
 Sale Validity Valid - Additional Parcels included  
 Sale Index # 1  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 06/13/2018  
 Grantor ESTATE OF MARILYNN W. TAYLOR  
 Grantee CATHERINE J. KORTH  
 Affinity None  
 Conveyance Type Other  
 Prior Use 4222: Refrigerated Warehousing & Storage-Trans  
 Intended Use 4225: General Warehousing & Storage-Trans  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$90,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$90,000  
 Land Value \$12,900  
 Improvement Value \$77,100  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1966  
 Number of Building Sections 2  
 Predominant OCC Code 470  
 Primary Area 17,758  
 Additional Useable Area 0  
 Total Area 17,758  
 Basement Area  
 Office Area (SF) / (%) 0 0%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs  
 Stories 1  
 Non-office ave wall height 11  
 Non-office ave clear height 10  
 Frame Type 07: Wood Pole  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$5.07  
 Adj Sale Price Imps \$ / SF \$4.34  
 Acres 3.997  
 Land Value \$ / Acre \$3,227  
 SCR 9.8  
 RCN + OBY / SF \$28.24  
 Physical Res. % 42%  
 Functional Res. % 80%  
 Functional OBS 1 Layout  
 Functional OBS 2 Construction Materials  
 Functional OBS 3  
 Community rating % 85%  
 NBHD Rating / Other % 90%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 3 to 5 miles  
 Market Variance 60%

**COMMENTS**

GRTR: COULDN'T REACH.

GRTE: WAS TOLD ABOUT THIS PROPERTY BY THEIR REALTOR. THEY WERE LOOKING FOR A BUILDING TO STORE BOATS, RV'S, TRAILERS, OR ANYTHING ELSE. AFTER SEARCHING FOR A FEW MONTHS THEY KNEW THEY COULDN'T BUILD A NEW BUILDING FOR THE PRICE THEY COULD BUY THIS SITE FOR.

PHYS: EXTERIOR OF TWO MAIN BUILDINGS HAVE BEEN MAINTAINED. INTERIOR OF MAIN BUILDINGS HAVE BEEN MAINTAINED AS WELL. SOME MINOR CRACKS IN THE CONCRETE. BOTH BUILDINGS HAVE MINIMAL HEAT AND MINIMAL LIGHTING. OUTBUILDING IS FALLING DOWN AND WILL BE TORN DOWN AFTER THE SALE. OUTBUILDING HAS NO VALUE ASSOCIATED WITH IT.

FUNC: BOTH BUILDINGS HAVE ADD ON ADDITIONS. PARCEL 06 17 34 6 HAS THREE SEPARATE COOLERS IN THE BUILDING. THIS BUILDING WAS USED FOR KEEPING RAW GOODS AND FINISHED PRODUCT. THE BUILDING ON PARCEL 06 17 34 1 HAS MINIMAL HEAT AND LIGHTING.

ECON: NO KNOWN ECONOMIC ISSUES.

OTHR: LAND ANALYSIS: LAND BACKS UP TO A HEAVILY USED RAILROAD TRACK. NO SPUR ON SITE. THERE IS A HOUSE THAT HAS ACCESS THROUGH PARCEL 06 17 34 1 TO GET TO THEIR PROPERTY. LAND VALUE IS CONSISTENT WITH OTHER SURROUNDING LAND VALUES.



The floor plan shows two rectangular storage warehouse areas. The left area is labeled 'STG. WRHSE (6240)' and the right area is labeled 'STG. WRHSE (2800)'. The plan includes dimensions and a north arrow.

**SALE REPORT**

State ID # 81-68-291-R000011917  
 County WAUPACA  
 Municipality WAUPACA  
 Local Parcel # 34 20 32 6  
 Situs Address 300 De Lish Us Ave  
 Situs Zip Code 54981  
 Appraiser BORGWRA

IPAS Sale Key # 172397  
 SIC Code 2096  
 Interior Inspection Date 02/05/2020  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 08/15/2019  
 Grantor DELICIOUS POPCORN & DISTRIBUTORS CO INC

Grantee REAL ESTATE MANAGERS LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2096: Potato Chips & Similar Snacks-Mfg  
 Intended Use 2096: Potato Chips & Similar Snacks-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$170,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$170,000  
 Land Value \$25,200  
 Improvement Value \$144,800  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1957  
 Number of Building Sections 10  
 Predominant OCC Code 494  
 Primary Area 23,619  
 Additional Useable Area 0  
 Total Area 23,619  
 Basement Area  
 Office Area (SF) / (%) 1,200 5%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 12  
 Non-office ave clear height 12  
 Frame Type 06: Wood Mill (old heavy fram  
 Exterior Wall Type 03: Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$7.20  
 Adj Sale Price Imps \$ / SF \$6.13  
 Acres 1.563  
 Land Value \$ / Acre \$16,123  
 SCR 2.88  
 RCN + OBY / SF \$62.05  
 Physical Res. % 39%  
 Functional Res. % 75%  
 Functional OBS 1 Layout  
 Functional OBS 2 Ceiling Height  
 Functional OBS 3  
 Community rating % 90%  
 NBHD Rating / Other % 90%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 42%

## COMMENTS

GRTR: GRANTOR WAS LOOKING TO RETIRE. HE LISTED THE BUSINESS AND THE REAL ESTATE WITH A BROKER. ONCE THE NEW OWNERS PURCHASED EVERYTHING THE GRANTOR STAYED ON AND HELPED WITH THE TRANSITION. GRANTOR SAID THERE WAS AN APPRAISAL DONE FOR THE REAL ESTATE. THE APPRAISAL WAS IN LINE WITH THE PURCHASE PRICE. GRANTOR FELT THE PURCHASE PRICE WAS MARKET VALUE.

GRTE: COULDN'T REACH.

PHYS: BUILDINGS HAVE BEEN MAINTAINED AS NEEDED.

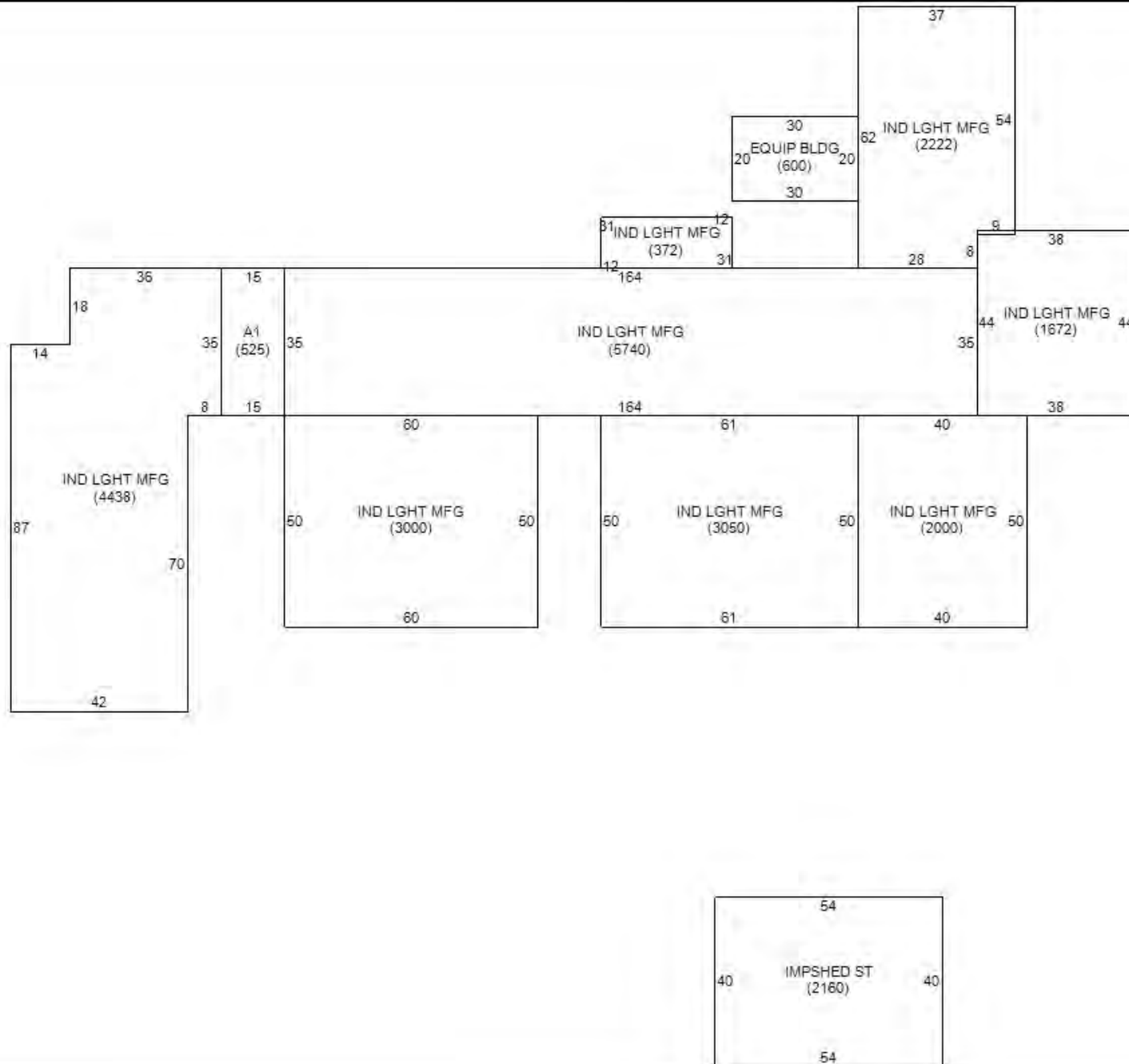
FUNC: THERE ARE SOME FUNCTIONAL ISSUES WITH THE BUILDINGS DUE TO THE LAYOUT. THERE HAVE BEEN NUMEROUS ADDITIONS OVER THE YEAR.

ECON: NO KNOWN ECONOMIC ISSUES.

OTHR: LAND ANALYSIS: LAND VALUED IN RELATIONSHIP WITH OTHER LAND AROUND IT.







**SALE REPORT**

State ID # 81-69-016-R000127823  
 County WAUSHARA  
 Municipality MARION  
 Local Parcel # 016-00921-0210  
 Situs Address N2040 21st Ave  
 Situs Zip Code 54982  
 Appraiser BORGWRA

IPAS Sale Key # 167138  
 SIC Code 4225  
 Interior Inspection Date 07/16/2019  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 11/02/2018  
 Grantor WADE S. PENNAU  
 Grantee EAST TOWN INVESTMENTS LLC  
 Affinity None  
 Conveyance Type Quit Claim Deed  
 Prior Use 4225: General Warehousing & Storage-Trans  
 Intended Use 4225: General Warehousing & Storage-Trans  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$204,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$204,000  
 Land Value \$26,000  
 Improvement Value \$178,000  
 Time on Market 5 - 11 months  
 Recent Asking Price \$215,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 2001  
 Number of Building Sections 1  
 Predominant OCC Code 470  
 Primary Area 7,680  
 Additional Useable Area 0  
 Total Area 7,680  
 Basement Area  
 Office Area (SF) / (%) 0 0%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs  
 Stories 1  
 Non-office ave wall height 16  
 Non-office ave clear height 16  
 Frame Type 07: Wood Pole  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$26.56  
 Adj Sale Price Imps \$ / SF \$23.18  
 Acres 5.200  
 Land Value \$ / Acre \$5,000  
 SCR 29.49  
 RCN + OBY / SF \$25.04  
 Physical Res. % 71%  
 Functional Res. % 95%  
 Functional OBS 1 Office/Plant Ratio  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 100%  
 NBHD Rating / Other % 95%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 144%

## COMMENTS

GRTR: COULDN'T REACH.

GRTE: HAD TWO BUILDINGS WITH EQUIPMENT AND WAS LOOKING TO GET EVERYTHING INTO ONE. REALTOR FOUND AND SHARED THIS LISTING WITH GRANTEE. HE THOUGHT THE BUILDING WAS ON THE MARKET FOR ABOUT SIX MONTHS. USES BUILDING TO HOLD APPLIANCES FOR DELIVERY.

PHYS: BUILDING IS IN GREAT SHAPE. WELL MAINTAINED BUILDING.

FUNC: NO OFFICE SPACE IN BUILDING. 1440 SQFT HAS HEAT BY SPACE HEATER. OTHER 5760 SQFT HAS NO HEAT. GRANTEE STATED THAT THERE ARE A LOT OF OVERHEAD DOORS. THEY ARE NOT GOOD OR BAD FOR HIS NEEDS. THEY CAME WITH THE BUILDING.

ECON: PROPERTY IS LOCATED IN RURAL WAUSHARA COUNTY. IT IS LOCATED JUST OFF HWY 21, 5 MILES OUTSIDE OF THE CITY OF WAUTOMA.

OTHR: LAND ANALYSIS: THIS IS A RURAL 5 ACRE PARCEL WITH PARTIAL WOODS. LAND IS VALUED SIMILAR WITH ALL PARCELS AROUND.

OTHR: IF USING THIS SALE AS A COMPARABLE REMEMBER TO ADJUST FOR HEAT. 5760 SQFT OF THIS BUILDING HAS NO HEAT OR INSULATION. THERE IS ALSO NO WELL OR SEPTIC ON THIS PARCEL.



DISCLAIMER - The content of this sales data worksheet is for general information purposes only. The information and opinions contained therein are provided by the Wisconsin Department of Revenue and we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, suitability of the information for any purpose. The Wisconsin Department of Revenue, its employees, officials, officers, agents, as the persons interviewed during the sales verification process, shall not be held responsible or liable for any use of, error, omission or defect in the information contained on the DOR Sales Data Worksheets.

**SALE REPORT**

State ID # 81-69-206-R000001795  
 County WAUSHARA  
 Municipality BERLIN  
 Local Parcel # 206-03423-0900  
 Situs Address 844 E Knopf Rd  
 Situs Zip Code 54923  
 Appraiser BORGWRA

IPAS Sale Key # 169997  
 SIC Code 3711  
 Interior Inspection Date 07/16/2019  
 Revision Date  
 Sale Validity Valid - Property Changed after Sale  
 Sale Index # 1  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 07/06/2018  
 Grantor THOMA LLC

Grantee BRC PROPERTIES LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3448: Prefabricated Metal Buildings-Mfg  
 Intended Use 3711: Motor Vehicles & Car Bodies-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$700,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$700,000  
 Land Value \$32,500  
 Improvement Value \$667,500  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1993  
 Number of Building Sections 3  
 Predominant OCC Code 406  
 Primary Area 27,720  
 Additional Useable Area 0  
 Total Area 27,720  
 Basement Area  
 Office Area (SF) / (%) 1,896 7%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 20  
 Non-office ave clear height 20  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$25.25  
 Adj Sale Price Imps \$ / SF \$24.08  
 Acres 5.382  
 Land Value \$ / Acre \$6,039  
 SCR 8.46  
 RCN + OBY / SF \$48.80  
 Physical Res. % 51%  
 Functional Res. % 90%  
 Functional OBS 1 Layout  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 90%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason

Major Thoroughfare 1 to 3 miles  
 Market Variance 119%

**COMMENTS**

GRTR: COULDN'T REACH.

GRTE: WAS TRYING TO BUILD A NEW BUILDING/ADD ON TO THEIR FACILITY. THEY RAN INTO ISSUES WITH WETLANDS AND HAD TO LOOK FOR ANOTHER FACILITY. THEY DETERMINED IT WAS CHEAPER TO BUY "AS IS" THEN TO BUILD A NEW BUILDING. THEY KNEW THAT THE GRANTOR WAS COMBINING THEIR MULTIPLE LOCATIONS INTO ONE. THEY CONTACTED GRANTOR TO SEE IF THEY WANTED TO SELL. THEY NEGOTIATED A PRICE TO BUY THE BUILDING "AS IS". NO APPRAISAL WAS COMPLETED.

PHYS: BUILDING HAS BEEN MAINTAINED. OFFICE WAS NOT TOTALLY COMPLETE. GRANTOR HAD DONE SOME PREVIOUS UPDATING TO THE OFFICE BUT DIDN'T FINISH IT. SOME MINOR ITEMS NEEDED TO BE FIXED AFTER THE SALE. THEY DIDN'T AFFECT THE PRICE.

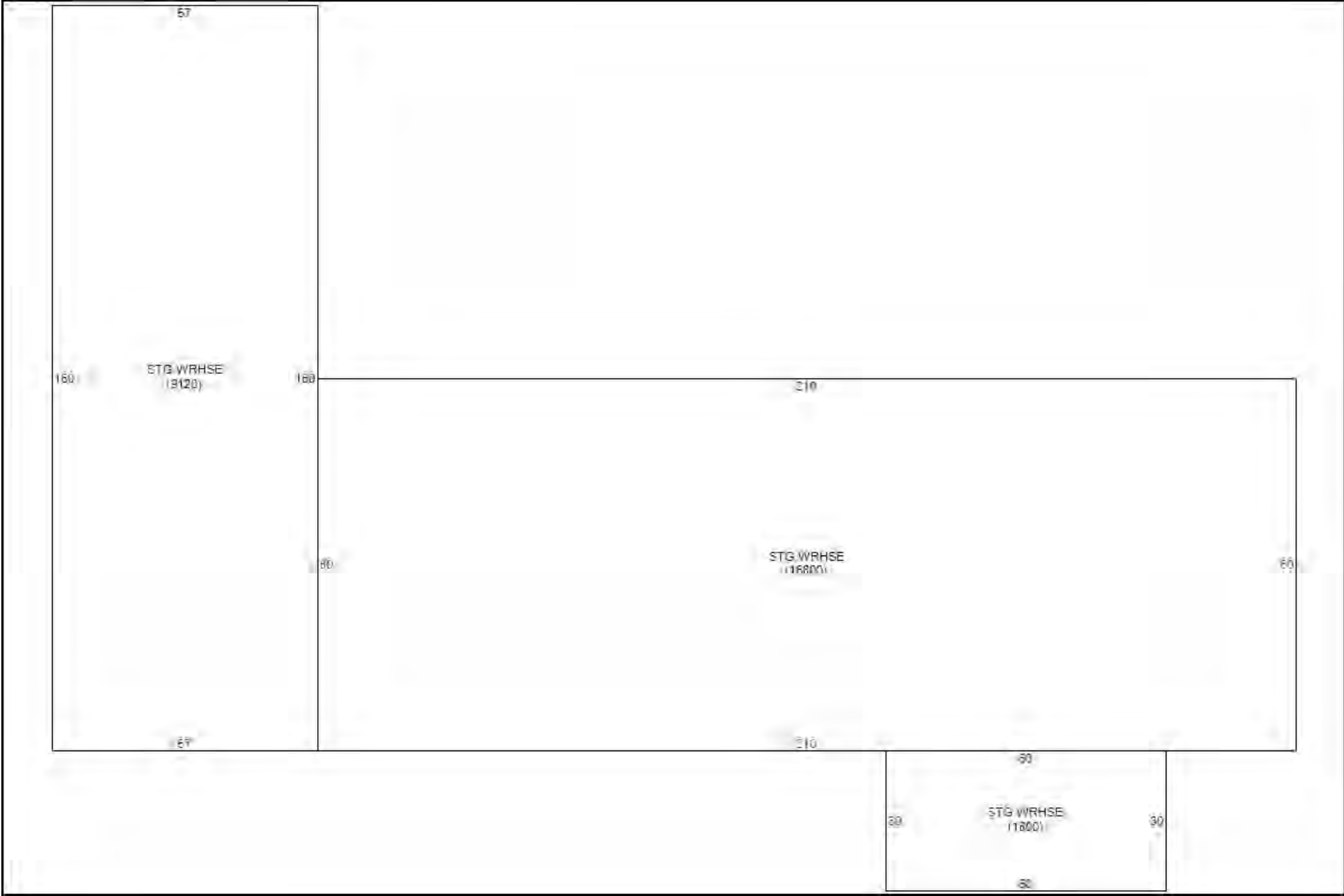
FUNC: BUILDING IS "L" SHAPED. THEY HAVE A LITTLE CORNER THAT IS HARD TO LAYOUT EQUIPMENT. THE REST OF THE BUILDING HAS A GOOD FLOW. NO OTHER FUNCTIONAL ISSUES.

ECON: NO KNOWN ECONOMIC ISSUES. PARCEL IS IN AN INDUSTRIAL PARK. THE INDUSTRIAL PARK HAS ROOM FOR FUTURE NEW CONSTRUCTION.

OTHR: LAND ANALYSIS: LAND VALUE IS CONSISTENT WITH OTHER LAND VALUES IN THE INDUSTRIAL PARK.







**SALE REPORT**

State ID # 81-69-206-R000132026  
 County WAUSHARA  
 Municipality BERLIN  
 Local Parcel # 206-03027-0000  
 Situs Address 396 Ripon Rd  
 Situs Zip Code 54923  
 Appraiser BORGWRA

IPAS Sale Key # 170315  
 SIC Code 1541  
 Interior Inspection Date 07/16/2019  
 Revision Date  
 Sale Validity Valid - but don't use as a Comp.  
 Sale Index # 2  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 06/29/2018  
 Grantor HIETPAS PROPERTIES LLC

Grantee DANIEL BOHN

Affinity Tenant  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 1541: Industrial Buildings & Warehouses-Const  
 Intended Use 1541: Industrial Buildings & Warehouses-Const  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$135,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$135,000  
 Land Value \$11,100  
 Improvement Value \$123,900  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1979  
 Number of Building Sections 1  
 Predominant OCC Code 406  
 Primary Area 5,000  
 Additional Useable Area 0  
 Total Area 5,000  
 Basement Area  
 Office Area (SF) / (%) 350 7%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 15  
 Non-office ave clear height 15  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$27.00  
 Adj Sale Price Imps \$ / SF \$24.78  
 Acres 1.110  
 Land Value \$ / Acre \$10,000  
 SCR 9.67  
 RCN + OBY / SF \$35.01  
 Physical Res. % 52%  
 Functional Res. % 90%  
 Functional OBS 1 Building Mechanics  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 90%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 168%

**COMMENTS**

GRTR: COULDN'T REACH.

GRTE: WAS LOOKING TO START A MANUFACTURING BUSINESS. HE STARTED RENTING THIS BUILDING. HE DECIDED THAT IT WOULD BE CHEAPER FOR HIM TO PURCHASE THE BUILDING INSTEAD OF PAYING RENT EVERY MONTH. THE GRANTEE ASKED THE GRANTOR FOR A PRICE TO PURCHASE. THE GRANTOR GAVE HIM \$135,000. THE BANK HAD AN APPRAISAL DONE AND IT CAME IN AT \$140,000.

PHYS: BUILDING HAS BEEN WELL MAINTAINED. OFFICE AREA IS DATED. ONLY PART OF THE BUILDING IS HEATED. 1250 SQFT IS HEATED AND 3750 SQFT IS NOT HEATED. WAREHOUSE SPACE IS NOT HEATED.

FUNC: NO FUNCTIONAL ISSUES WITH THE LAYOUT. ONLY FUNCTIONAL ISSUES WOULD BE 3750 SQFT OF THE BUILDING IS NOT HEATED.

ECON: THIS IS LOCATED IN AN ESTABLISHED INDUSTRIAL PARK. ONLY A COUPLE OF EMPTY LOTS IN THIS INDUSTRIAL PARCEL. ALL INDUSTRIAL AND COMMERCIAL BUILDING AROUND THIS SITE.

OTHR: LAND ANALYSIS: LAND VALUE IS CONSISTENT WITH OTHER PARCELS IN THE INDUSTRIAL PARK.



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**SALE REPORT**

State ID # 81-69-206-R000132026  
 County WAUSHARA  
 Municipality BERLIN  
 Local Parcel # 206-03027-0000  
 Situs Address 396 Ripon Rd  
 Situs Zip Code 54923  
 Appraiser BORGWRA

IPAS Sale Key # 177750  
 SIC Code 1541  
 Interior Inspection Date 07/16/2019  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 02/28/2020  
 Grantor DANIEL BOHN

Grantee HIBBERT PROPERTIES LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 1761: Roofing Siding & Sheet Metal Work-Cons  
 Intended Use 4225: General Warehousing & Storage-Trans  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$145,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$145,000  
 Land Value \$11,100  
 Improvement Value \$133,900  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1979  
 Number of Building Sections 1  
 Predominant OCC Code 406  
 Primary Area 5,000  
 Additional Useable Area 0  
 Total Area 5,000  
 Basement Area  
 Office Area (SF) / (%) 350 7%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 15  
 Non-office ave clear height 15  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$29.00  
 Adj Sale Price Imps \$ / SF \$26.78  
 Acres 1.110  
 Land Value \$ / Acre \$10,000  
 SCR 9.67  
 RCN + OBY / SF \$68.10  
 Physical Res. % 51%  
 Functional Res. % 90%  
 Functional OBS 1 Building Mechanics  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 90%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason

Major Thoroughfare 0 to 1 mile  
 Market Variance 95%

**COMMENTS**

GRTR: PURCHASED BUILDING TO USE FOR A BUSINESS. MARKET CHANGED AND PUT THE BUILDING BACK ON THE MARKET. REALTOR LISTED THE PROPERTY. REALTOR ENDED UP FINDING A RENTER FOR THE PROPERTY. GRANTOR TOOK THE PROPERTY OFF THE MARKET AND SIGNED A THREE YEAR LEASE. THE SELLER BACK IN 2019 DIRECTED AN INDIVIDUAL TO CONTACT THE CURRENT GRANTOR ABOUT SELLING THE PROPERTY. THE GRANTEE AND GRANTOR NEGOTIATED PRICING BACK AND FORTH UNTIL THE SELLING PRICE WAS AGREED UPON. PER GRANTOR, THE GRANTEE IS HOPING TO USE THE BUILDING FOR PERSONAL USE ONCE THE LEASE IS UP.

GRTE: DIDN'T RESPOND.

PHYS: BUILDING HAS BEEN WELL MAINTAINED. OFFICE AREA IS DATED. ONLY PART OF THE BUILDING IS HEATED. 1250 SQFT IS HEATED AND 3750 SQFT IS NOT HEATED. WAREHOUSE SPACE IS NOT HEATED.

FUNC: NO FUNCTIONAL ISSUES WITH THE LAYOUT. ONLY FUNCTIONAL ISSUES WOULD BE 3750 SQFT OF THE BUILDING IS NOT HEATED.

ECON: THIS IS LOCATED IN AN ESTABLISHED INDUSTRIAL PARK. ONLY A COUPLE OF EMPTY LOTS IN THIS INDUSTRIAL PARCEL. ALL INDUSTRIAL AND COMMERCIAL BUILDINGS AROUND THIS SITE.

OTHR: LAND VALUE IS CONSISTENT WITH OTHER PARCELS IN THE INDUSTRIAL PARK.





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**SALE REPORT**

State ID # 81-69-291-R000031484  
 County WAUSHARA  
 Municipality WAUTOMA  
 Local Parcel # 291-00232-0410  
 Situs Address 230 E Chicago Rd  
 Situs Zip Code 54982  
 Appraiser BORGWRA

IPAS Sale Key # 170757  
 SIC Code 2833  
 Interior Inspection Date 11/06/2019  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 04/27/2018  
 Grantor ECCO HOLDING CO INC

Grantee JP WAUTOMA PROPERTY LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2833: Medicinals & Botanicals-Mfg  
 Intended Use 4225: General Warehousing & Storage-Trans  
 No Months Vacant 1 - 3 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$200,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$200,000  
 Land Value \$13,500  
 Improvement Value \$186,500  
 Time on Market over 24 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1983  
 Number of Building Sections 4  
 Predominant OCC Code 494  
 Primary Area 10,400  
 Additional Useable Area 0  
 Total Area 10,400  
 Basement Area  
 Office Area (SF) / (%) 1,000 10%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 1,000 10%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 21  
 Non-office ave clear height 21  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$19.23  
 Adj Sale Price Imps \$ / SF \$17.93  
 Acres 2.700  
 Land Value \$ / Acre \$5,000  
 SCR 11.3  
 RCN + OBY / SF \$74.58  
 Physical Res. % 60%  
 Functional Res. % 80%  
 Functional OBS 1 Layout  
 Functional OBS 2 Office/Plant Ratio  
 Functional OBS 3  
 Community rating % 90%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 1 to 3 miles  
 Market Variance 56%

**COMMENTS**

GRTR: COULDN'T REACH.

GRTE: LIVES OUTSIDE OF THE STATE. WOULDNT RETURN ANY PHONE CALLS. ONLY COMMUNICATED TO ME THROUGH THE TENANT.

PHYS: BUILDING IS WELL MAINTAINED. FRONT OFFICE SPACE WAS RECENTLY UPDATED WITH NEW DRYWALL/PLASTER AND FLOORING.

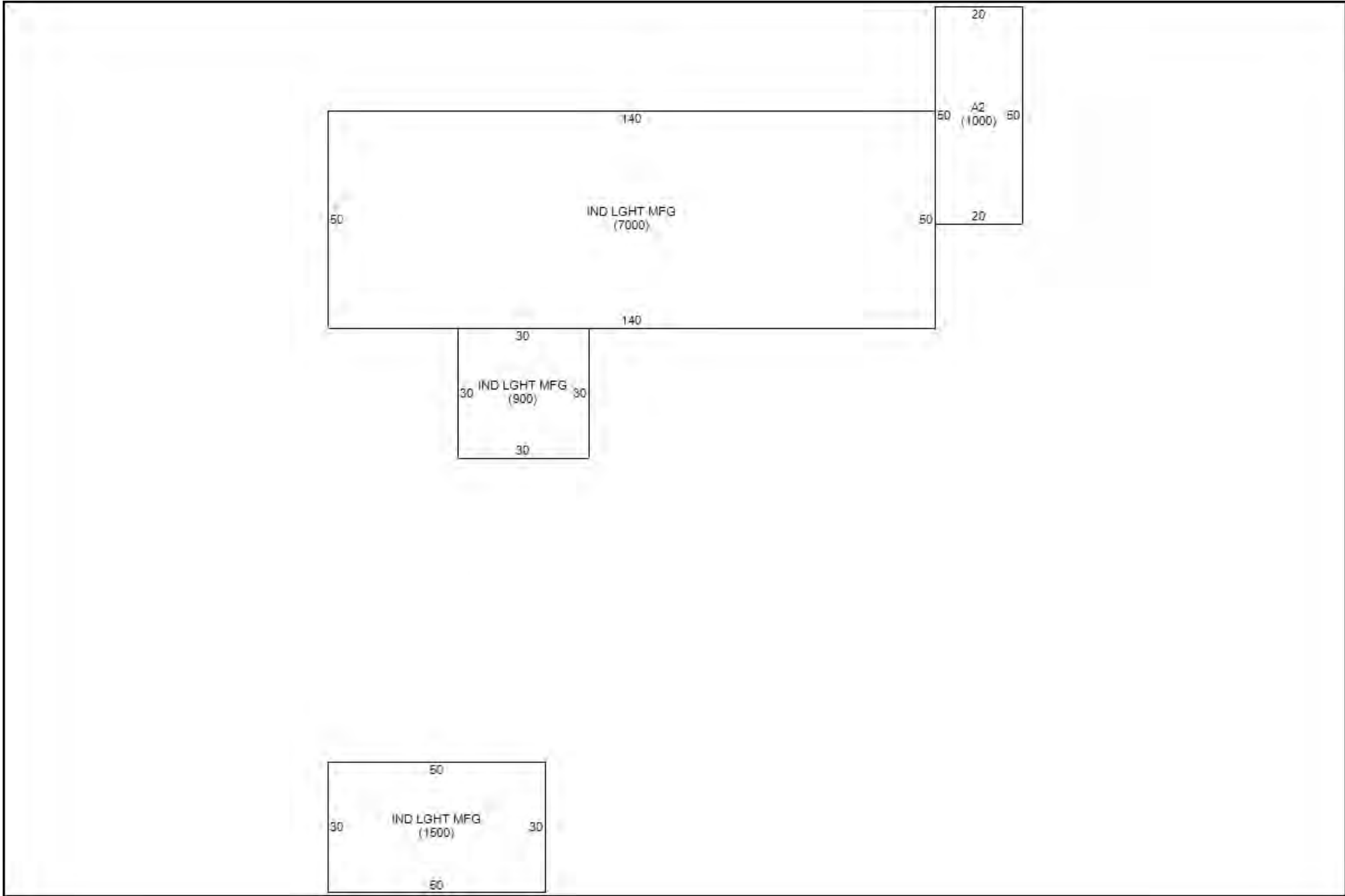
FUNC: BUILDING HAS VERY SMALL OFFICE SPACE COMPARED TO PRODUCTION SPACE. MOST OF THE OFFICE AREA IS LOCKERS AND BATHROOMS. ONLY ONE SMALL OFFICE SPACE FOR A DESK.

ECON: PROPERTY IS LOCATED BY OTHER MANUFACTURING BUILDINGS. ACROSS THE STREET IS SOME RESIDENTIAL HOMES. NO OTHER KNOWN ECONOMIC ISSUES.

OTHR: LAND: LAND IS VALUED THE SAME AS OTHER MANUFACTURING PARCELS IN THE AREA.

OTHR: ADDITIONAL BACKGROUND ON THIS PROPERTY: THIS PROPERTY WAS OWNED AND OPERATED BY A MANUFACTURER. THAT BUSINESS CLOSED AND THE REAL ESTATE WAS PUT UP FOR SALE, BUT THE BUILDINGS WERE LEASED BY A NEIGHBORING MANUFACTURER. THE REAL ESTATE WAS SENT BACK TO LOCAL ASSESSOR DUE TO THE BUILDINGS BEING FOR SALE AND NO MANUFACTURING WAS TAKING PLACE ON SITE. THE TENANT WAS ONLY USING THE BUILDING TO STORE NON-OPERATING EQUIPMENT. THE TENANT IS HOPING TO LIQUIDATE THE EQUIPMENT AND TERMINATE THE LEASE. THEY ARE USING THE SMALLER BUILDING AS THEIR MAINTENANCE SHOP FOR THEIR MANUFACTURING OPERATION.





**SALE REPORT**

State ID # 81-70-006-R000126892  
 County WINNEBAGO  
 Municipality CLAYTON  
 Local Parcel # 006-033703  
 Situs Address 2835 W American Dr  
 Situs Zip Code 54956  
 Appraiser WROBLBF

IPAS Sale Key # 166272  
 SIC Code 2851  
 Interior Inspection Date 01/30/2019  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 09/07/2018  
 Grantor JL LLP  
 Grantee JAET ENTERPRISES  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 0000: Commercial Parcel  
 Intended Use 2851: Paints & Allied Products-Mfg  
 No Months Vacant 1 - 3 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$450,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$450,000  
 Land Value \$146,500  
 Improvement Value \$303,500  
 Time on Market over 24 months  
 Recent Asking Price \$499,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 2006  
 Number of Building Sections 1  
 Predominant OCC Code 494  
 Primary Area 4,320  
 Additional Useable Area 0  
 Total Area 4,320  
 Basement Area  
 Office Area (SF) / (%) 1,320 31%  
 Sprinkler (SF) / (%) 3,000 69%  
 Air Conditioning (SF) / (%) 1,320 31%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 15  
 Non-office ave clear height 15  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$104.17  
 Adj Sale Price Imps \$ / SF \$70.25  
 Acres 2.930  
 Land Value \$ / Acre \$50,000  
 SCR 17.78  
 RCN + OBY / SF \$96.11  
 Physical Res. % 84%  
 Functional Res. % 90%  
 Functional OBS 1 Layout  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 90%  
 NBHD Rating / Other % 90%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 1 to 3 miles  
 Market Variance 119%

**COMMENTS**

GRTR: NO RESPONSE

GRTE: WAS LEASING A PROPERTY IN GREENVILLE, WANTED TO PURCHASE OWN BUILDING. PRICE WAS NEGOTIATED FROM THE ORIGINAL LISTING PRICE AND AN APPRAISAL WAS COMPLETED IN SUPPORT OF PURCHASE PRICE. PROPERTY WAS VACANT FOR A YEAR AT THE TIME OF PURCHASE

PHYS: SUBJECT HAS 3 BUILDINGS. THE PRIMARY FACILITY IS 4320 S.F. PE STEEL FACILITY WITH OFFICE SPACE AND IN GOOD CONDITION, HAS BEEN WELL MAINTAINED. ALSO HAS TWO AP1 (WOOD FRAME POLE BUILDINGS TOTALING 2860 S.F.) THAT HAVE NO HEAT OR ELECTRICITY BUT ARE IN GOOD CONDITION AND WILL BE USED FOR STORAGE

FUNC: SUBJECT HAS 3 BUILDINGS. THE PRIMARY FACILITY IS 4320 S.F. PE STEEL FACILITY WITH OFFICE SPACE. ALSO HAS TWO AP1 (WOOD FRAME POLE BUILDINGS TOTALING 2860 S.F.) 10% FUNCTIONAL WAS GIVEN FOR HAVING 3 SEPARATE BLDGS. OF WHICH TWO HAVE NOT POWER OR ELECTRICITY. THE GRANTEE DID NOT SEE THIS AS A NEGATIVE RATHER AS A POSITIVE FOR EXTRA STORAGE. GRANTEE INDICATED THE MAIN BUILDING IS ENOUGH SPACE FOR THE BUSINESS

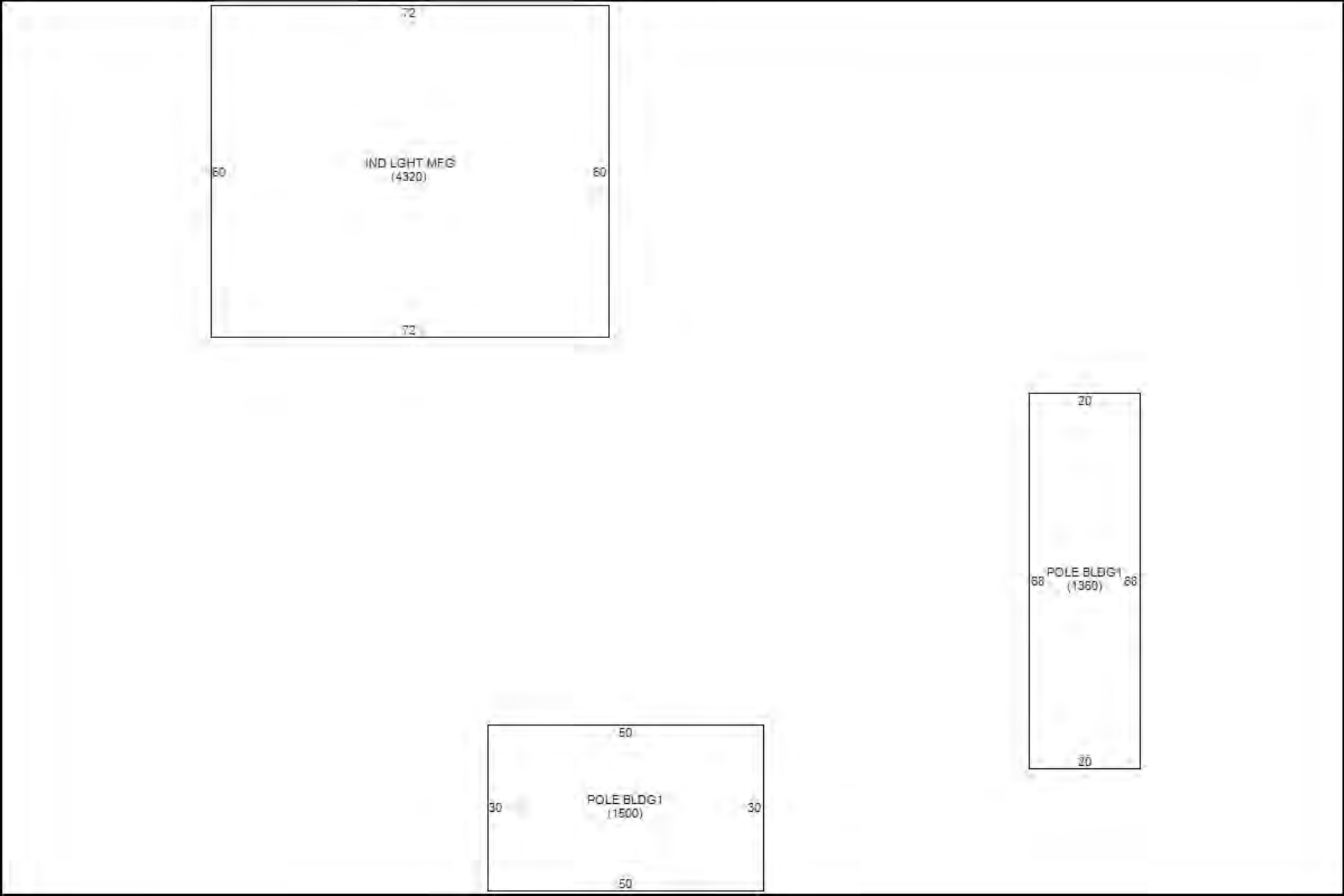
ECON: THE SUBJECT IS LOCATED IN A GROWING SMALL INDUSTRIAL PARK JUST NORTH OF HWY 10 AND EAST OF HWY 76 SOME VACANT LOTS ARE AVAILABLE YET FOR NEW CONSTRUCTION

OTHR: LAND ANALYSIS: THIS WAS A LOCAL ASSESSED PROPERTY, IT WILL BEGIN TO BE STATE ASSESSED AS OF 1-1-2020. AFTER A LAND ANALYSIS WAS COMPLETED (A VACANT LOT SOLD RIGHT IN THIS INDUSTRIAL PARK) WILL PUT LAND AT \$50,000 PER ACRE

OTHR: THIS WAS A LOCALLY ASSESSED PROPERTY FOR 2019. WILL BE MFG FOR 2020







**SALE REPORT**

State ID # 81-70-016-R000001921  
 County WINNEBAGO  
 Municipality OMRO  
 Local Parcel # 016-054704  
 Situs Address 5711 Cty Rd E  
 Situs Zip Code 54963  
 Appraiser WROBLBF

IPAS Sale Key # 166351  
 SIC Code 3080  
 Interior Inspection Date 06/20/2019  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 4  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 03/28/2019  
 Grantor WISCONSIN TUBING MFG CORP

Grantee WI TUBING PROPERTIES LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3080: Miscellaneous Plastics Products Nec-Mfg  
 Intended Use 3080: Miscellaneous Plastics Products Nec-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$658,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$658,000  
 Land Value \$86,700  
 Improvement Value \$571,300  
 Time on Market 5 - 11 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1991  
 Number of Building Sections 4  
 Predominant OCC Code 494  
 Primary Area 24,890  
 Additional Useable Area 0  
 Total Area 24,890  
 Basement Area  
 Office Area (SF) / (%) 1,224 5%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 782 3%  
 Notable Features/OBYS

Stories 1  
 Non-office ave wall height 15  
 Non-office ave clear height 14  
 Frame Type 07: Wood Pole  
 Exterior Wall Type 08: Metal Sandwich

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$26.44  
 Adj Sale Price Imps \$ / SF \$22.95  
 Acres 10.429  
 Land Value \$ / Acre \$8,313  
 SCR 18.35  
 RCN + OBY / SF \$39.96  
 Physical Res. % 51%  
 Functional Res. % 85%  
 Functional OBS 1 Layout  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 90%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 147%

**COMMENTS**

GRTR: OWNERS WERE A GROUP OF INVESTORS WHO WANTED TO SELL THE BUSINESS AND REAL ESTATE. HAD MENTIONED TO ACCOUNTING FIRM THAT THEY WERE THINKING OF SELLING. THE ACCOUNTANT MENTIONED THE BUSINESS BEING FOR SALE TO ANOTHER CLIENT WHO WAS LOOKING FOR A BUSINESS OPPORTUNITY.

GRTE: GRANTEE WAS LOOKING TO PURCHASE A BUSINESS AS AN INVESTMENT OPPORTUNITY, HIS ACCOUNTANT APPROACHED HIM AND INDICATED THAT ANOTHER OF HIS CLIENTS WAS LOOKING TO SELL. CONTACTED THE GRANTORS AND BEGAN NEGOTIATIONS HAD PRIVATE APPRAISALS COMPLETED FOR THE REAL ESTATE PORTION ONLY TO DETERMINE SALE PRICE.

APPR: RECEIVED A COPY OF THE PRIVATE APPRAISALS THAT WERE COMPLETED TO DETERMINE THE SALE PRICE

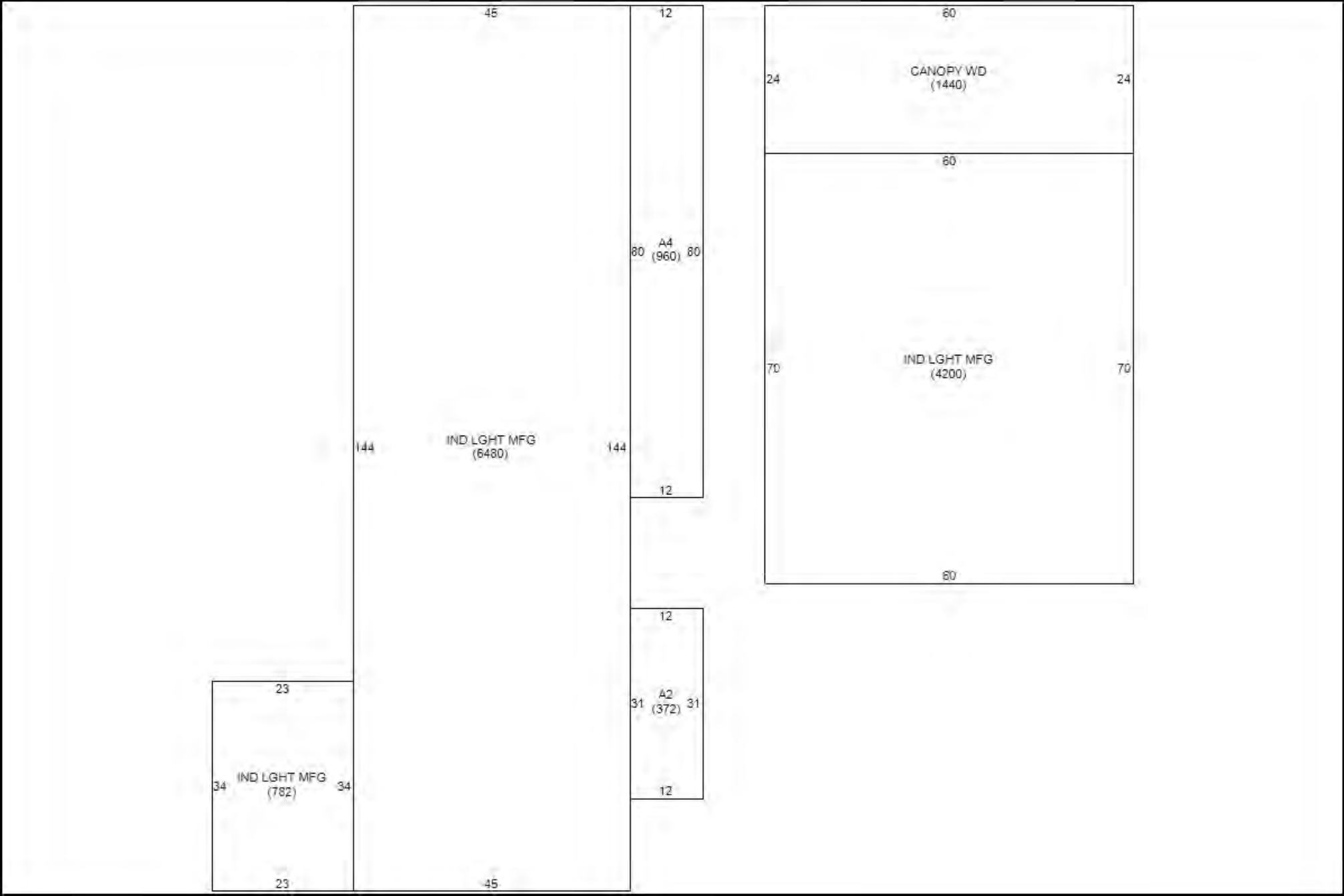
PHYS: THREE SEPARATE BUILDINGS ON TWO SEPARATE PARCELS CREATE THE TOTAL SQUARE FOOTAGE OF THE REAL ESTATE. BUILDINGS ON PARID 000001921 WERE BUILT IN LATE 1970S TO EARLY 80S. THIS IS A MULTI SECTION ONE STORY BUILDING THAT HAS MULTIPLE DIFFERENT FRAME AND WALL TYPESDEFERRED MAINTENANCE WAS OBSERVED WHEN INSPECTED- CARPET, PLUMBING, AND LIGHTING NEEDS UPDATING OVERALL DATED APPEARANCEMAJORITY OF THE BUILDING IS WOOD POLE FRAMING AND LIGHT METAL WALLS BUT THERE ARE SOME SECTIONS THAT ARE MASONRY LOAD BEARING FRAME AND CONCRETE BLOCK WALLSBUILDINGS ON PARID 000034500 ARE IN MODERATE CONDITION

ECON: THE PROPERTY IS LOCATED IN A RURAL AREA SURROUNDED BY AGRICULTURE LAND, I-41 IS OVER 5 MILES FROM SITE

OTHR: LAND ANALYSIS: A REVIEW OF LAND SALES AND SURROUNDING LAND VALUES WAS ANALYZED TO DETERMINE THE MARKET VALUE OF THE LAND.

OTHR: SALE INCLUDED TWO PARCELS R000001921 AND R000034500 LOCAL PARCELS NUMBERS 016-054704 AND 016-054705





**SALE REPORT**

State ID # 81-70-121-R000050284  
 County WINNEBAGO  
 Municipality FOX CROSSING  
 Local Parcel # 121-013304  
 Situs Address 2140 American Dr  
 Situs Zip Code 54956  
 Appraiser WROBLBF

IPAS Sale Key # 167962  
 SIC Code 2045  
 Interior Inspection Date 10/09/2019  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 09/13/2019  
 Grantor LILY RIVER PROPERTIES LLC

Grantee BLD REAL ESTATE LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2045: Prepared Flour Mixes & Doughs-Mfg  
 Intended Use 0000: Commercial Parcel  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$335,000  
 Adjustment \$4,000  
 Adjusted Reason Personal Property Included  
 Adjusted Sale Price \$331,000  
 Land Value \$56,200  
 Improvement Value \$274,800  
 Time on Market 12 - 24 months  
 Recent Asking Price \$345,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1971  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 6,876  
 Additional Useable Area 0  
 Total Area 6,876  
 Basement Area  
 Office Area (SF) / (%) 2,160 31%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 6,876 100%  
 Notable Features/OBYS

Stories 1  
 Non-office ave wall height 9  
 Non-office ave clear height 9  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$48.14  
 Adj Sale Price Imps \$ / SF \$39.97  
 Acres 0.960  
 Land Value \$ / Acre \$58,542  
 SCR 6.1  
 RCN + OBY / SF \$61.82  
 Physical Res. % 58%  
 Functional Res. % 90%  
 Functional OBS 1 Ceiling Height  
 Functional OBS 2 Office/Plant Ratio  
 Functional OBS 3  
 Community rating % 98%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 126%

**COMMENTS**

GRTR: GRANTOR DECIDED TO RETIRE SO CLOSED DOWN THE BUSINESS, SOLD THE ASSETS TO A COMPANY IN GREEN BAY. LISTED THE BUILDING FOR SALE, WAS ON THE MARKET FOR 12 MONTHS THROUGH A BROKER, SIGN, INTERNET AND WORD OF MOUTH.

GRTE: GRANTEE WAS LOOKING FOR A BUILDING TO EXPAND CURRENT BUSINESS. WAS RENTING AT A DIFFERENT LOCATION AND NEEDED MORE ROOM. LIKED THE LOCATION OF THE PROPERTY WITH EASY ACCESS TO HWY 41. PURCHASE THROUGH A BROKER, PROPERTY WAS VACANT AT TIME OF SALE. NEGOTIATED SALE PRICE. SALE PRICE WAS ADJUSTED FOR A FORKLIFT VALUED AT \$4,000. FORKLIFT VALUE WAS DETERMINED TO BE MARKET PER RESEARCH OF OTHERS FOR SALE.

PHYS: A ONE STORY PE STEEL BUILDING THAT WAS IN FAIR CONDITION. OVERALL CONDITION IS FAIR. PORTIONS OF THE OFFICE AREA WERE UPDATED WITH FLOORING, PLASTERING AND PAINT. THE REMAINDER IS OUT DATED (INCLUDING THE RESTROOMS) AND WILL NEED UPDATING. HVAC IS ORIGINAL BUT IS STILL WORKING WELL. ROOF IS ORIGINAL AND HAS A FEW LEAKS THAT NEED TO BE REPAIRED. ASPHALT IS IN FAIR CONDITION AND WILL NEED REPLACING SOON.

FUNC: THE OFFICE LAYOUT IS SEVERAL ROOMS THAT DO NOT FLOW WELL. GRANTEE INTENDS ON MOVING WALLS TO ACCOMMODATE A BETTER LAYOUT TO INCLUDE A SHOWROOM. CEILING HEIGHTS WHICH RESTRICT THE USE OF THE PRODUCTION AREA

ECON: SUBJECT IS LOCATED AMONG OTHER MIXED INDUSTRIAL-COMMERCIAL PROPERTIES ON A DOUBLE LANE ROAD AND EASY ACCESS TO I-41

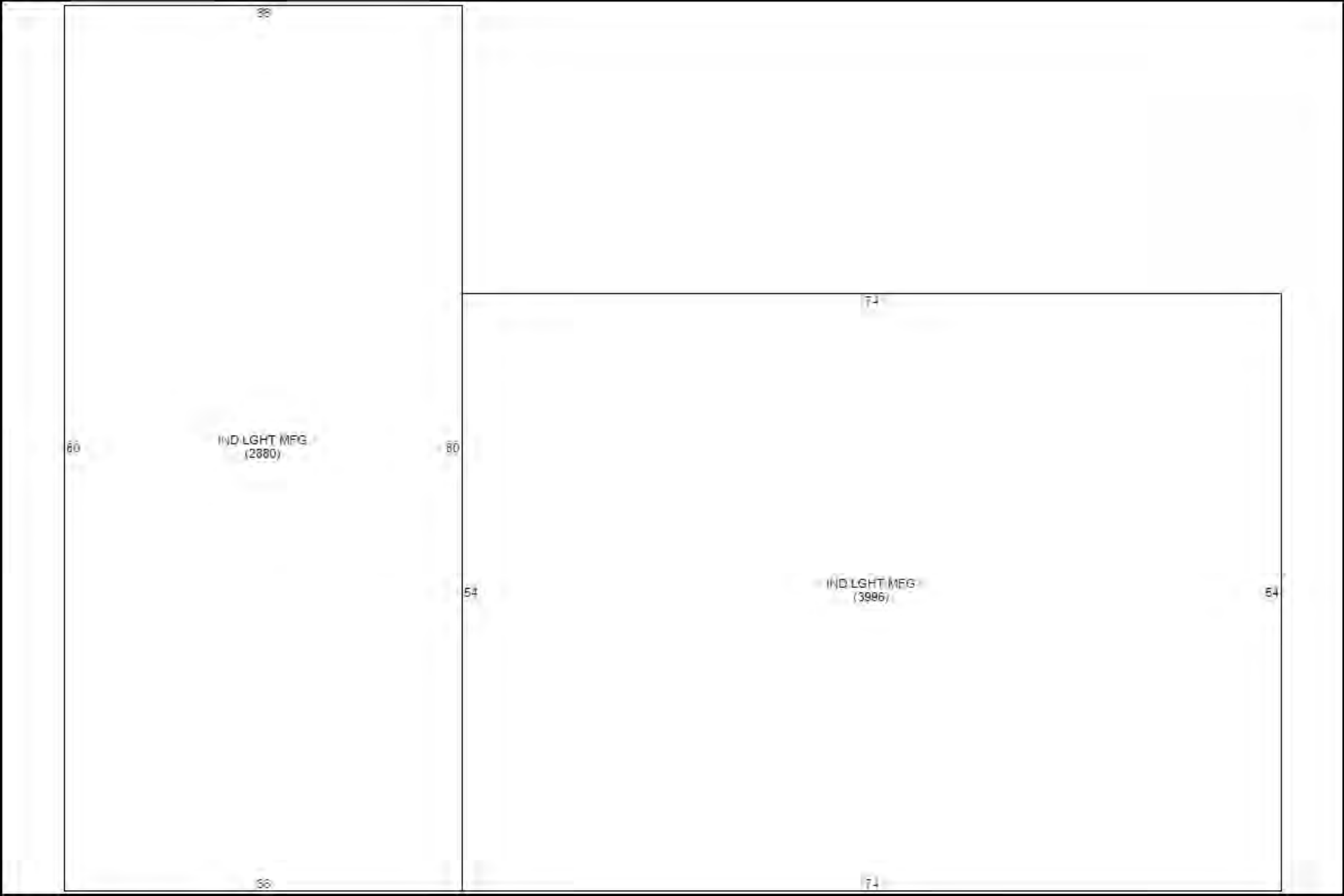
OTHR: PERSONAL PROPERTY: A \$4,000 FORKLIFT WAS INCLUDED IN THE SALE PRICE OF \$335,000- THE SALE PRICE FOR REAL ESTATE WAS ADJUSTED FOR THE PP

OTHR: LAND ANALYSIS: A LAND ANALYSIS OF SURROUNDING PROPERTIES WAS COMPLETED AND DETERMINED PRICE PER ACRE TO BE \$55,000 TO \$60,000

OTHR: MARKET VARIANCE: THERE IS LIMITED INVENTORY OF FACILITIES THIS SIZE AND IN THIS LOCATION. THIS IS INCREASING THE MARKET VALUE OF THIS SIZE OF PROPERTIES IN THE FOX VALLEY







**SALE REPORT**

State ID # 81-70-121-R000049246  
 County WINNEBAGO  
 Municipality FOX CROSSING  
 Local Parcel # 121-481205  
 Situs Address 990 Jameson St  
 Situs Zip Code 54956  
 Appraiser WROBLBF

IPAS Sale Key # 170275  
 SIC Code 3993  
 Interior Inspection Date 03/01/2021  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 10/11/2019  
 Grantor THE REHBERG GROUP LLC

Grantee WEYMONT VENTURES LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 5093: Scrap & Waste Materials-WholeSL  
 Intended Use 3993: Signs & Advertising Specialities-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$580,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$580,000  
 Land Value \$184,600  
 Improvement Value \$395,400  
 Time on Market 5 - 11 months  
 Recent Asking Price \$650,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 2005  
 Number of Building Sections 1  
 Predominant OCC Code 494  
 Primary Area 11,000  
 Additional Useable Area 0  
 Total Area 11,000  
 Basement Area  
 Office Area (SF) / (%) 672 6%  
 Sprinkler (SF) / (%) 11,000 100%  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 16  
 Non-office ave clear height 16  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 08: Metal Sandwich

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$52.73  
 Adj Sale Price Imps \$ / SF \$35.95  
 Acres 4.590  
 Land Value \$ / Acre \$40,218  
 SCR 5.66  
 RCN + OBY / SF \$60.39  
 Physical Res. % 74%  
 Functional Res. % 100%  
 Functional OBS 1  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 98%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 82%

**COMMENTS**

GRTR: MARKETED THE PROPERTY THROUGH A BROKER, WAS ON THE MARKET FOR 7 MONTHS. THE PROPERTY WAS VACANT FOR 6 MONTHS PRIOR TO THE SALE. SALE PRICE WAS NEGOTIATED, NO RELATION TO THE GRANTEE, SOLD BECAUSE CLOSED THE BUSINESS. WAS NOT COMPELLED TO SELL NO SELLER FINANCING INVOLVED.

GRTE: PURCHASED PROPERTY THROUGH A BROKER, NEGOTIATED THE SALE PRICE, NO RELATIONSHIP WITH GRANTOR, NOT COMPELLED TO BUY, NO GOODWILL OR PERSONAL PROPERTY INCLUDED.

PHYS: BUILDING WAS ADEQUATELY MAINTAINED.

FUNC: NO FUNCTIONAL ISSUES NOTED

ECON: LOCATED JUST WEST OF HWY I41 IN INDUSTRIAL AREA WITH EASY ACCESS TO AMERICAN DR AND I41

OTHR: LAND: LAND IS MARKET PER LAND STUDY

OTHR: SALE INCLUDED VACANT LOCAL PARCEL. PARCEL 121-481205 IS 1.43 ACRES AND ASSESSED AS MANUFACTURING, LOCAL PARCEL 121-4812 IS 3.16 ACRES FOR TOTAL COMBINED ACRES OF 4.59



[illegible]

DISCLAIMER - The content of this sales data worksheet is for general information purposes only. The information and opinions contained therein are provided by the Wisconsin Department of Revenue and we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, suitability of the information for any purpose. The Wisconsin Department of Revenue, its employees, officials, officers, agents, as the persons interviewed during the sales verification process, shall not be held responsible or liable for any use of, error, omission or defect in the information contained on the DOR Sales Data Worksheets.

**SALE REPORT**

State ID # 81-70-261-R000002025  
 County WINNEBAGO  
 Municipality NEENAH  
 Local Parcel # 802-13260000  
 Situs Address 2442 Progress Ct  
 Situs Zip Code 54956  
 Appraiser WROBLBF

IPAS Sale Key # 160676  
 SIC Code 2752  
 Interior Inspection Date 06/20/2019  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 11/16/2018  
 Grantor 2442 PROGRESS COURT LLC

Grantee MG3 LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2752: Commercial Printing Lithographic-Mfg  
 Intended Use 2752: Commercial Printing Lithographic-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$1,200,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$1,200,000  
 Land Value \$136,200  
 Improvement Value \$1,063,800  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1993  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 48,000  
 Additional Useable Area 0  
 Total Area 48,000  
 Basement Area  
 Office Area (SF) / (%) 4,757 10%  
 Sprinkler (SF) / (%) 48,000 100%  
 Air Conditioning (SF) / (%) 48,000 100%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 16  
 Non-office ave clear height 16  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 08: Metal Sandwich

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$25.00  
 Adj Sale Price Imps \$ / SF \$22.16  
 Acres 4.496  
 Land Value \$ / Acre \$30,294  
 SCR 4.08  
 RCN + OBY / SF \$61.68  
 Physical Res. % 58%  
 Functional Res. % 80%  
 Functional OBS 1 Site Coverage  
 Functional OBS 2 Office/Plant Ratio  
 Functional OBS 3  
 Community rating % 98%  
 NBHD Rating / Other % 90%  
 NBHD Rating / Other Econ Reason Demand for Space  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 88%

**COMMENTS**

GRTR: NO LONGER INTERESTED IN OWNING THE BUILDING. APPROACHED THE TENANT TO SEE IF INTERESTED IN PURCHASING. NEGOTIATED THE SALE PRICE BASED ON MARKET VALUE. CONSIDERATIONS WERE GIVEN FOR THE COST OF DEFERRED MAINTENANCE ITEMS NEEDED TO DETERMINE THE FINAL SELLING PRICE.

GRTE: GRANTOR APPROACHED OF INTEREST IN PURCHASING BUILDING. NEGOTIATED SALE PRICE BASED ON MARKET VALUE. MARKET VALUE WAS DETERMINED BY OTHER SALES OF LIKE PROPERTIES.

PHYS: ONE STORY PE STEEL BUILDING -OFFICE IS IN GOOD CONDITION, BUILDING COMPONENTS HAVE BEEN MAINTAINED AS NEEDED. UPDATES SUCH AS FLOORS AND PAINT WERE COMPLETED IN 2012. THE PRODUCTION AREA IS IN AVERAGE CONDITION, THERE WERE OBSERVABLE SIGNS OF WEAR AND AGING TO THE FLOORS AND WALLS.

FUNC: THE SUBJECT HAS VARYING CEILING HEIGHTS THROUGHOUT THE PRODUCTION AREA. TWO SEPARATE BUILDINGS WERE ADJOINED TOGETHER AT SOME POINT IN THE PAST TO CREATE THE FACILITY. THE OVER-ALL HEIGHT OF THE PRODUCTION AREA IS LOW, RESULTING IN LIMITED AREAS TO PLACE LARGE MACHINES WHICH HINDER THE PROCESS FLOW. TRUCK ACCESS IS DIFFICULT DUE TO LIMITED ROAD AND DRIVEWAY TURNAROUND SPACE.

ECON: THE SUBJECT IS LOCATED IN A INDUSTRIAL PARK WHICH IS 1.3 MILES FROM I-41

OTHR: LAND ANALYSIS: LAND IS MARKET PER THE LAND ANALYSIS COMPLETED





200'

120'

IND LGHT MFG  
(24000)

120'

200'

120'

IND LGHT MFG  
(24000)

120'

200'

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**SALE REPORT**

State ID # 81-70-261-R000002003  
 County WINNEBAGO  
 Municipality NEENAH  
 Local Parcel # 802-05770000  
 Situs Address 355 Byrd Ave  
 Situs Zip Code 54956  
 Appraiser WROBLBF

IPAS Sale Key # 166853  
 SIC Code 0000  
 Interior Inspection Date 08/22/2019  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 06/14/2019  
 Grantor 355 BYRD AVE LLC

Grantee CONTINENTAL DECATUR LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2650: Paperboard Containers & Boxes-Mfg  
 Intended Use 0000: Commercial Parcel  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$10,250,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$10,250,000  
 Land Value \$605,100  
 Improvement Value \$9,644,900  
 Time on Market 5 - 11 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1986  
 Number of Building Sections 11  
 Predominant OCC Code 494  
 Primary Area 365,674  
 Additional Useable Area 5050  
 Total Area 370,724  
 Basement Area **7,852**  
 Office Area (SF) / (%) 26,248 7%  
 Sprinkler (SF) / (%) 362,872 98%  
 Air Conditioning (SF) / (%) 17,248 5%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 28  
 Non-office ave clear height 25  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$27.65  
 Adj Sale Price Imps \$ / SF \$26.02  
 Acres 18.537  
 Land Value \$ / Acre \$32,643  
 SCR 2.21  
 RCN + OBY / SF \$75.17  
 Physical Res. % 64%  
 Functional Res. % 73%  
 Functional OBS 1 Size  
 Functional OBS 2 Layout  
 Functional OBS 3 Site Coverage  
 Community rating % 98%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating

Major Thoroughfare 0 to 1 mile  
 Market Variance 76%

**COMMENTS**

GRTR: NO RESPONSE

GRTE: PURCHASED PROPERTY AS A 1031 EXCHANGE. WAS LISTED AND PURCHASED THROUGH A BROKER, NEGOTIATED SALE PRICE. PROPERTY DID HAVE TWO LEASES IN PLACE AT THE TIME OF SALE. LEASED OUT FOR WAREHOUSING PURPOSES. ONE LEASE ENDS IN 2021 AND THE OTHER IN 2025.

PHYS: THIS IS A MULTI LEVEL, MULTI SECTION STEEL FRAME BUILDING. SOME SIGNS OF DEFERRED MAINTENANCE ARE APPARENT IN THE OFFICE. THE OFFICE SPACE HAS BEEN VACANT FOR 8 PLUS YEARS AND WOULD BE IN NEED OF SOME PAINT AND FLOORING UPDATES AND A GOOD CLEANING. ALL HVAC IS WORKING PROPERLY AND HAS BEEN MAINTAINED AS NEEDED. THE PRODUCTION/WAREHOUSE AREA OF THE FACILITY HAVE BEEN WELL MAINTAINED.

FUNC: SUBJECT IS MADE UP OF SEVERAL DIFFERENT SECTIONS THAT WERE ADDED AT DIFFERENT TIMES. SOME SECTIONS HAVE MULTIPLE STORIES THAT ARE ONLY ACCESSED BY THE STAIRS OR THE FREIGHT ELEVATOR. THERE IS MULTIPLE DIFFERENT CEILING HEIGHTS THROUGHOUT . ALSO EXCESS WALLS IN CERTAIN SECTIONS IMPAIR THE LAYOUT.

ECON: THE PROPERTY IS LOCATED 1 MILE FROM I-41 ON THE WESTERN EDGE OF A MIXED USE AREA OF RESIDENTIAL, MULTI FAMILY AND COMMERCIAL PROPERTIES. THIS PROPERTY ABUTS THE RAILROAD TRACKS AND DOES HAVE A SPUR, BUT HAS NOT BEEN UTILIZED IN YEARS.

OTHR: ADDITIONAL USEABLE AREA: TWO SECTIONS HAVE ENCLOSED MEZZANINES TOTALING 7500 S.F. THAT WERE ONCE USED FOR FILE STORAGE AND ARE FINISHED WITH WALLS AND FLOORING. CURRENTLY NOT BEING UTILIZED JUST VACANT SPACE.

OTHR: LAND ANALYSIS: A LAND ANALYSIS WAS PERFORMED IN 2018 TO DETERMINE VALUE

OTHR: MARKET VARIANCE: SUBJECT IS NO LONGER BEING USED FOR MANUFACTURING. CURRENTLY IS LEASED OUT TO TWO DIFFERENT COMPANIES FOR STORAGE-DISTRIBUTION PURPOSES. THIS PROPERTY WAS BUILT BY KIMBERLY CLARK AS THE ORIGINAL USE OF MANUFACTURING AND WAS USED AS SUCH UNTIL RECENTLY WHEN THEY CLOSED OPERATIONS AT THIS LOCATION. THE LARGE VARIANCE MIGHT BE DUE TO IT NOW BEING USED AS A MULTI TENANT LEASE PROPERTY

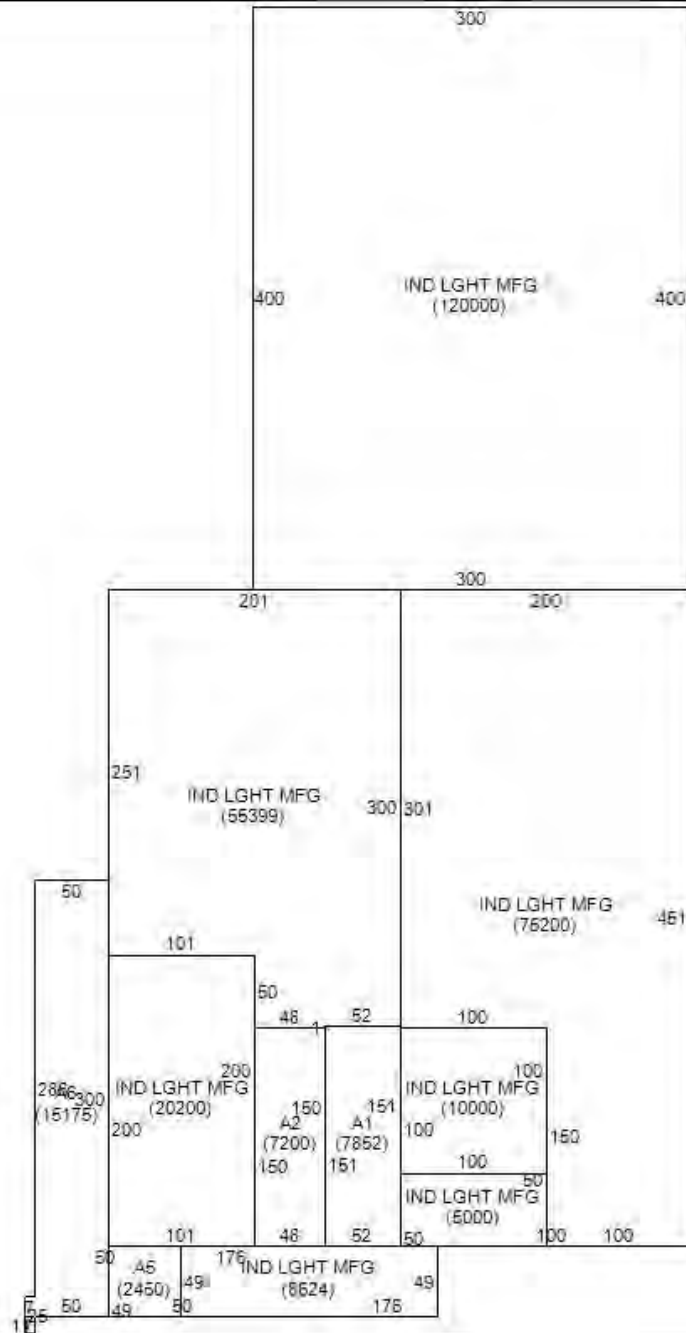
OTHR: THERE ARE CURRENTLY TWO LEASES IN PLACE, ONE THROUGH 2025 AND THE OTHER THROUGH 2021. THESE LEASES UTILIZE MOST OF THE FIRST FLOOR SQUARE FOOTAGE OF THE PRODUCTION AREA. THE OFFICE SPACE IS CURRENTLY VACANT AND NOT BEING UTILIZED BY EITHER TENANT. THE 2ND AND 3RD FLOOR AREAS ARE ALSO VACANT AND NOT BEING UTILIZED. THERE IS ON GOING MARKETING FOR TRYING TO LEASE OUT THE REMAINDER OF THE FACILITY. THIS PROPERTY WAS RETURNED TO THE LOCAL FOR 2020 AS IT IS NO LONGER BEING USED FOR MANUFACTURING PURPOSES.

OTHR: PER IAAO STANDARD ON VERIFICATION AND ADJUSTMENT OF SALES- 5.7, SALES TRANSACTIONS THAT REPRESENT SECTION 1031 EXCHANGES SHOULD BE ANALYZED LIKE ANY COMMERCIAL TRANSACTION AND ABSENT CONDITIONS THAT WOULD MAKE THE SALE PRICE UNREPRESENTATIVE OF MARKET VALUE, SHOULD BE CONSIDERED VALID SALES.

OTHR: NOTABLE FEATURES: MAJORITY OF THE FACILITY HAS A BOILER THAT PIPES HEAT FOR HVACOPTIONAL RAILROAD SPURFREIGHT ELEVATOR363,000 S.F. OF SPRINKER 200,000 S.F. HAS A/C



## Sale Report



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**SALE REPORT**

State ID # 81-70-261-R000036843  
 County WINNEBAGO  
 Municipality NEENAH  
 Local Parcel # 802-13620000  
 Situs Address 851 Cty Rd G  
 Situs Zip Code 54956  
 Appraiser WROBLBF

IPAS Sale Key # 171156  
 SIC Code 3446  
 Interior Inspection Date 10/31/2019  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 11/20/2019  
 Grantor P&D INVESTMENT PROPERTIES LLC

Grantee HAWLEY LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3446: Architectural Metal Work-Mfg  
 Intended Use 5033: Roofing Siding & Insulation-WholeSL  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$415,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$415,000  
 Land Value \$58,100  
 Improvement Value \$356,900  
 Time on Market 0 - 4 months  
 Recent Asking Price \$425,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1989  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 8,470  
 Additional Useable Area 0  
 Total Area 8,470  
 Basement Area  
 Office Area (SF) / (%) 504 6%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 14  
 Non-office ave clear height 14  
 Frame Type 07: Wood Pole  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$49.00  
 Adj Sale Price Imps \$ / SF \$42.14  
 Acres 1.500  
 Land Value \$ / Acre \$38,733  
 SCR 7.7  
 RCN + OBY / SF \$52.74  
 Physical Res. % 45%  
 Functional Res. % 95%  
 Functional OBS 1 Layout  
 Functional OBS 2 Ceiling Height  
 Functional OBS 3  
 Community rating % 98%  
 NBHD Rating / Other % 95%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 1 to 3 miles  
 Market Variance 201%

**COMMENTS**

GRTR: MOVED BUSINESS TO LARGER FACILITY, PUT ON MARKET THROUGH A BROKER, WAS ON THE MARKET 2 MONTHS, NO PERSONAL PROPERTY WAS INCLUDED. PRICE WAS NEGOTIATED. NO RELATION TO THE GRANTEE

GRTE: GRANTEE; USED A BROKER TO LOCATE AVAILABLE PROPERTIES. PROPERTY WAS ON THE MARKET FOR 2 MONTHS AND WAS VACANT AT THE TIME OF SALE. THE PRICE WAS NEGOTIATED, NO APPRAISAL WAS COMPLETED. GRANTEE/GRANTOR WERE NOT RELATED AND NO PERSONAL PROPERTY WAS INCLUDED. GRANTEE WAS LOOKING FOR FACILITY TO USE AS WAREHOUSE FOR ROOFING COMPANY SUPPLIES AND EQUIPMENT. THIS BUILDING MET THE NEEDS OF THE GRANTEE, BUT DID MENTION LOCATION ISN'T THE BEST WITH THE DIFFICULT ACCESS TO 41

PHYS: PROPERTY WAS IN FAIR CONDITION AT TIME OF INSPECTION, OCTOBER 2019. SIGNS OF WEAR AND AGING WERE APPARENT AND HAD A DATED OVERALL APPEARANCE. ROOF IS ORIGINAL BUT HAS NO LEAKS, HVAC IS ORIGINAL BUT STILL OPERATIONAL WITH NO ISSUES. UPDATES NEEDED FOR PLUMBING AND LIGHTING

FUNC: THE SUBJECT EXHIBITS THE FOLLOWING DEFICIENCIES: BUILDING HAS TWO SECTIONS DUE TO ADD ON, ORIGINAL WAS BUILT IN 1988 WITH AN ADDITION IN 1992. THE CEILING HEIGHTS DIFFER BETWEEN THE TWO SECTIONS. SECTION ONE HAS A CLEAR HEIGHT OF 16FT AND SECTION TWO AT 12FT. INTERIOR WALL SEPARATES THE TWO SECTIONS

ECON: THE PROPERTY IS LOCATED IN A MIXED COMMERCIAL AND INDUSTRIAL NEIGHBORHOOD ON THE CITY AND TOWN OF NEENAH BORDER. ACCESS TO 41 IS A MILE AWAY VIA THE BREEZEWOOD EXIT, TO ACCESS ROUTE 41, YOU MUST DRIVE THROUGH THE INDUSTRIAL PARK AND ROUNDABOUTS. THE DEMAND IS HIGH IN GENERAL IN THE FOX CITIES FOR INDUSTRIAL USE PROPERTIES WHICH HAS INCREASED SALE PRICES OVER THE PAST TWO YEARS.

OTHR: LAND: A MARKET ANALYSIS WAS COMPLETED OF SURROUNDING PROPERTIES AS WELL AS VACANT SALES TO DETERMINE MARKET VALUE.

OTHR: MARKET VARIANCE: PROPERTIES IN THE FOX CITIES ARE SELLING AT A PREMIUM DUE TO HIGH DEMAND AND LOW INVENTORY.





IND LGHT MFG (4070)	IND LGHT MFG (4400)

**SALE REPORT**

State ID # 81-70-261-R000036889  
 County WINNEBAGO  
 Municipality NEENAH  
 Local Parcel # 802-00020000  
 Situs Address 1111 Henry St  
 Situs Zip Code 54956  
 Appraiser WROBLBF

IPAS Sale Key # 175415  
 SIC Code 2399  
 Interior Inspection Date 08/06/2020  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 04/10/2020  
 Grantor KIMBERLY CLARK

Grantee HDB HOLDINGS

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2600: Paper & Allied Products-Mfg  
 Intended Use 2600: Paper & Allied Products-Mfg  
 No Months Vacant 1 - 3 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$1,250,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$1,250,000  
 Land Value \$189,800  
 Improvement Value \$1,060,200  
 Time on Market 12 - 24 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1983  
 Number of Building Sections 10  
 Predominant OCC Code 494  
 Primary Area 117,123  
 Additional Useable Area 9365  
 Total Area 126,488  
 Basement Area  
 Office Area (SF) / (%) 17,267 14%  
 Sprinkler (SF) / (%) 137,826 109%  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 19  
 Non-office ave clear height 18  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 03: Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$9.88  
 Adj Sale Price Imps \$ / SF \$8.38  
 Acres 5.167  
 Land Value \$ / Acre \$36,733  
 SCR 1.49  
 RCN + OBY / SF \$71.66  
 Physical Res. % 62%  
 Functional Res. % 59%  
 Functional OBS 1 Size  
 Functional OBS 2 Layout  
 Functional OBS 3 Site Coverage  
 Community rating % 98%  
 NBHD Rating / Other % 90%  
 NBHD Rating / Other Econ Reason Neighborhood Rating

Major Thoroughfare 3 to 5 miles  
 Market Variance 36%

**COMMENTS**

GRTR: NO RESPONSE, KIMBERLY CLARK CLOSED FACILITY DURING 2018

GRTE: PURCHASED THROUGH A BROKER, NEGOTIATED THE SALE PRICE, NOT RELATED, NOT COMPELLED TO PURCHASE. MAIN REASON PURCHASED THIS PROPERTY IS IDEAL SET UP FOR BUSINESS OPERATION AS HBD HOLDING IS THE REAL ESTATE ENTITY THAT LEASES TO BIAX-FIBREFILM (SAME OWNER) WHICH IS ALSO A NONWOVEN FABRIC MANUFACTURER LIKE KIMBERLY CLARK. NORMAL FINANCE TERMS, WILL UTILIZE THE RAILROAD SPUR, BUILDING LAYOUT IS UNIQUE AND LIMITED USE TO NON-WOVENS FACILITIES WITH THE NEEDED SEPARATED ROOMS WITH INTERIOR WALLS FOR SANITARY REASONS

PHYS: BUILDING WAS VACANT FOR ABOUT 2 YEARS PRIOR TO PURCHASE. MULTI SECTION, STEEL FRAME CONSTRUCTED FACILITY BUILT AND ADDED ON TO FROM 1972 THROUGH 1997. HVAC, ROOF COVER, PLUMBING AND LIGHTING FIXTURES APPROXIMATELY 20-25 YEARS OLD. GRANTEE INDICATED HAS BEEN PATCHING A FEW LEAKS IN THE ROOF AND DOING SOME MINOR REPAIRS TO THE HVAC UNITS, BUT OVER ALL BUILDING WAS MAINTAINED AS NEEDED. THIS PROPERTY WAS OWNED BY KIMBERLY CLARK WHO HAD A MAINTENANCE PROGRAM IN PLACE UNTIL THE TIME THEY VACATED.

FUNC: THE SUBJECT EXHIBITS THE FOLLOWING DEFICIENCIES: SITE COVERAGE RATIOBUILDING LAYOUTVARIOUS CEILING HEIGHTSPARKING LOCATED ACROSS THE STREET IRREGULAR SHAPED LOTS

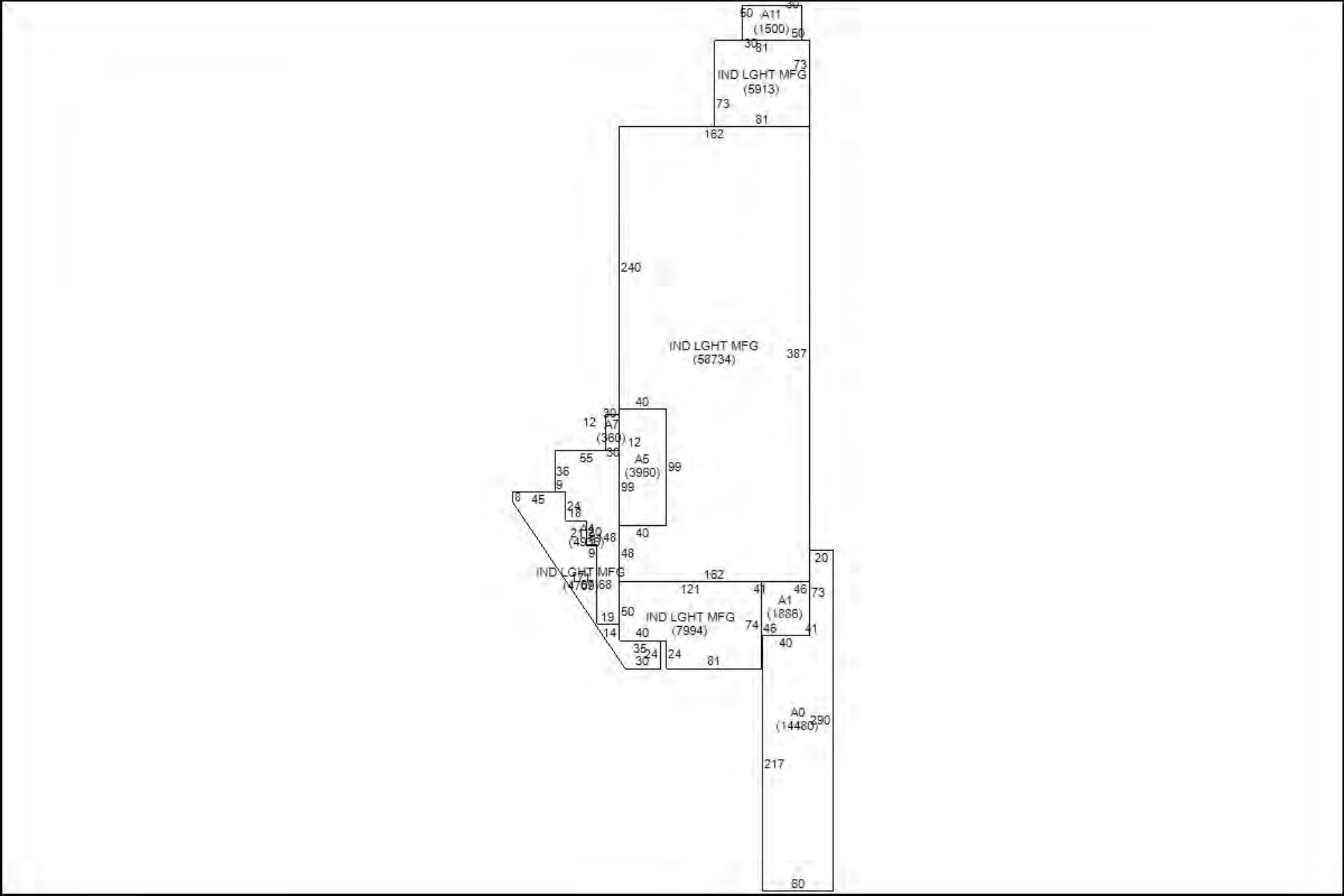
ECON: PROPERTY IS LOCATED AMONG A MIX OF INDUSTRIAL AND RESIDENTIAL PROPERTIES. ABUTS A RAILROAD AND DOES HAVE A RAILROAD SPUR. ACCESS TO I41 IS THROUGH CITY STREETS

OTHR: ADDITIONAL USEABLE AREA: THE FACILITY HAS A 9,365 S.F. OFFICE MEZZANINE LOCATED WITHIN SECTION 7 (58,734 S.F. PRODUCTION AREA) OF THE FACILITY, GRANTEE INDICATED THIS OFFICE SPACE WILL NOT BE UTILIZED BY THEM

OTHR: NOTABLE FEATURES: RAILROAD SPUR

OTHR: LAND: LAND ANALYSIS PERFORMED VIA SALES AND SURROUNDING PROPERTIES TO DETERMINE MARKET VALUE





**SALE REPORT**

State ID # 81-70-261-R000002028  
 County WINNEBAGO  
 Municipality NEENAH  
 Local Parcel # 802-13340000  
 Situs Address 510 Discovery Dr  
 Situs Zip Code 54957  
 Appraiser WROBLBF

IPAS Sale Key # 177803  
 SIC Code 2759  
 Interior Inspection Date 09/03/2020  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 08/04/2020  
 Grantor PTA PROPERTIES INK F/K/A PRINTED TAPE ASSOCIATES INC

Grantee 510 DISCOVERY LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2759: Commercial Printing Nec-Mfg  
 Intended Use 0000: Commercial Parcel  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$229,500  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$229,500  
 Land Value \$40,700  
 Improvement Value \$188,800  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1992  
 Number of Building Sections 1  
 Predominant OCC Code 494  
 Primary Area 3,840  
 Additional Useable Area 0  
 Total Area 3,840  
 Basement Area  
 Office Area (SF) / (%) 744 19%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 12  
 Non-office ave clear height 12  
 Frame Type 07: Wood Pole  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$59.77  
 Adj Sale Price Imps \$ / SF \$49.17  
 Acres 1.000  
 Land Value \$ / Acre \$40,700  
 SCR 11.34  
 RCN + OBY / SF \$58.03  
 Physical Res. % 69%  
 Functional Res. % 90%  
 Functional OBS 1 Office/Plant Ratio  
 Functional OBS 2 Ceiling Height  
 Functional OBS 3  
 Community rating % 98%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 139%

**COMMENTS**

GRTR: SOLD BUSINESS IN 2019, NO LONGER NEEDED THE BUILDING. LISTED THROUGH A BROKER WAS ON THE MARKET FOR 4 MONTHS, SOLD FOR ASKING PRICE. NOT RELATED TO GRANTEE

GRTE: GRANTEE WAS LOOKING FOR A LARGE FACILITY TO EXPAND DISTRIBUTION BUSINESS OF TOOL AND INDUSTRIAL EQUIPMENT TO POWER PLANTS. SALE PRICE WAS CONFIRMED BY A PRIVATE APPRAISAL FOR FINANCING. AFTER PURCHASE UPDATED OFFICE FLOORING AND PAINTED WELL MAINTAINED

PHYS: ONE STORY WOOD FRAMED BUILDING MAINTAINED AS NEEDED. NO REPAIRS WERE NEEDED AT TIME OF SALE. ONLY CHANGED OUT THE OFFICE FLOOR AND PAINTED EXTERIOR IS METAL

FUNC: THE SUBJECT EXHIBITS THE FOLLOWING DEFICIENCIES: LARGE OFFICE TO PRODUCTION RATIO LIMITED CEILING HEIGHTS

ECON: THE PROPERTY IS LOCATED IN AN INDUSTRIAL AREA JUST EAST OF I-41 WHERE DESIRABILITY IS GOOD. EASY ACCESS TO INTERSTATE I-41 (1.5 MILES)

OTHR: LAND: VACANT LAND SALES AND ANALYSIS OF SURROUNDING PROPERTIES VALUE WAS COMPLETED TO DETERMINE MARKET VALUE FOR 2020

:





[illegible]

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**SALE REPORT**

State ID # 81-70-261-R000138153  
 County WINNEBAGO  
 Municipality NEENAH  
 Local Parcel # 807-08090000  
 Situs Address 1072 Rock Ledge Ln  
 Situs Zip Code 54956  
 Appraiser WROBLBF

IPAS Sale Key # 177865  
 SIC Code 0000  
 Interior Inspection Date 08/11/2020  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 05/01/2020  
 Grantor DAVID DANIELS

Grantee ELITE VENTURE LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 1500: General Building Contractors-Const  
 Intended Use 1500: General Building Contractors-Const  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$260,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$260,000  
 Land Value \$56,500  
 Improvement Value \$203,500  
 Time on Market 0 - 4 months  
 Recent Asking Price \$260,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 2005  
 Number of Building Sections 1  
 Predominant OCC Code 494  
 Primary Area 3,500  
 Additional Useable Area 0  
 Total Area 3,500  
 Basement Area  
 Office Area (SF) / (%) 400 11%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 400 11%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 14  
 Non-office ave clear height 12  
 Frame Type 05: Wood Joist Typical Wood  
 Exterior Wall Type 01: Brick Veneer

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$74.29  
 Adj Sale Price Imps \$ / SF \$58.14  
 Acres 0.431  
 Land Value \$ / Acre \$131,090  
 SCR 5.364  
 RCN + OBY / SF \$60.90  
 Physical Res. % 74%  
 Functional Res. % 90%  
 Functional OBS 1 Ceiling Height  
 Functional OBS 2 Office/Plant Ratio  
 Functional OBS 3  
 Community rating % 98%  
 NBHD Rating / Other % 80%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 1 to 3 miles  
 Market Variance 183%

## COMMENTS

GRTR: NO RESPONSE

GRTE: GRANTEE WAS LOOKING TO FOR A NEW FACILITY TO EXPAND BUSINESS. NOT RELATED TO THE GRANTOR, ON THE MARKET FOR LESS THAN 1 MONTH, NEGOTIATED SALE PRICE, NORMAL FINANCE TERMS. HAD APPRAISAL COMPLETED THAT SUPPORTED THE PURCHASE PRICE.

PHYS: ONE STORY WOOD FRAME BUILDING THAT WAS MAINTAINED AS NEEDED. MOST BUILDING COMPONENTS ARE STILL ORIGINAL SHOWING SOME SIGNS OF WEAR AND AGING. STRUCTURALLY IN GOOD CONDITION. CONDITION WAS VERIFIED BY GRANTEE INTERVIEW AND EXTERIOR INSPECTION

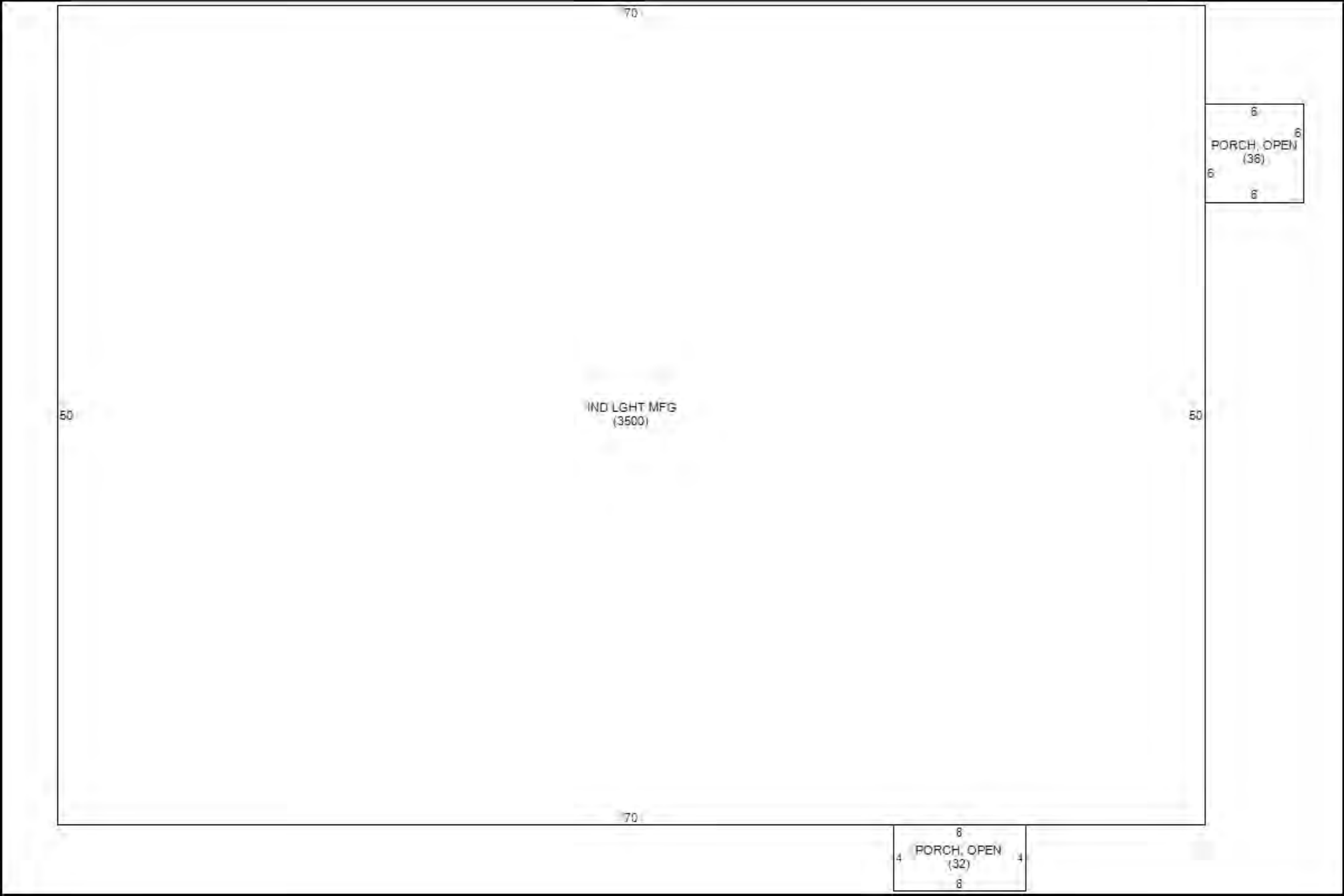
FUNC: THE SUBJECT EXHIBITS THE FOLLOWING DEFICIENCIES:LIMITED CLEAR HEIGHTSOFFICE-PLANT RATIOOVERALL SIZE

ECON: THE PROPERTY IS LOCATED IN A MIXED COMMERCIAL AND MULTIFAMILY AREA, CLOSE TO THE TOWN OF NEENAH BORDER. DESIRABILITY OF LOCATION IS GOOD BUT NOT AS FAVORABLE OF OTHER AREAS OF THE CITY. 1.5 MILES TO ACCESS I41 VIA WINNECONNE AVE EXIT

OTHR: LAND: LAND VALUE WAS DETERMINED BY THE LOCAL ASSESSOR AND IS MARKET PER LAND STUDY

:





**SALE REPORT**

State ID # 81-70-261-R000138236  
 County WINNEBAGO  
 Municipality NEENAH  
 Local Parcel # 806-13510300  
 Situs Address 1320 Gillingham Rd  
 Situs Zip Code 54956  
 Appraiser WROBLBF

IPAS Sale Key # 178082  
 SIC Code 0000  
 Interior Inspection Date 08/19/2020  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 03/31/2020  
 Grantor NEENAH GILLINGHAM PROPERTIES LLC  
 Grantee LB5 INVESTMENTS LLC  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 1700: Special Trade Contractors-Const  
 Intended Use 1700: Special Trade Contractors-Const  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$615,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$615,000  
 Land Value \$292,200  
 Improvement Value \$322,800  
 Time on Market 12 - 24 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1981  
 Number of Building Sections 2  
 Predominant OCC Code 326  
 Primary Area 12,848  
 Additional Useable Area 0  
 Total Area 12,848  
 Basement Area  
 Office Area (SF) / (%) 1,680 13%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 1,680 13%  
 Notable Features/OBYs  
 Stories 1  
 Non-office ave wall height 16  
 Non-office ave clear height 14  
 Frame Type 02: Masonry Load Bearing  
 Exterior Wall Type 04: Brick & Concrete Block

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$47.87  
 Adj Sale Price Imps \$ / SF \$25.12  
 Acres 1.946  
 Land Value \$ / Acre \$150,154  
 SCR 6.6  
 RCN + OBY / SF \$68.96  
 Physical Res. % 55%  
 Functional Res. % 85%  
 Functional OBS 1 Ceiling Height  
 Functional OBS 2 Layout  
 Functional OBS 3 Construction Materials  
 Community rating % 98%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 80%

**COMMENTS**

GRTR: LISTED FOR SALE THROUGH A BROKER FOR 12 MONTHS. NEGOTIATED THE SALE PRICE WITH GRANTEE, WAS VACANT FOR APPROXIMATELY 12 MONTHS. GRANTORS BUSINESS WAS GROWING AND NEEDED ADDITIONAL SPACE. WAS NOT COMPELLED TO SELL AND NOT RELATED TO THE GRANTEE. NO PERSONAL PROPERTY WAS INCLUDED IN THE SALE PRICE

GRTE: GRANTEE WANTED TO EXPAND BUSINESS OPERATIONS, NEGOTIATED PRICE, WAS NOT COMPELLED, NORMAL FINANCING, WILL BE COMPLETING SOME UPDATES AND REMODELING IN THE NEAR FUTURE.

PHYS: TWO SEPARATE PARCELS WITH BUILDINGS. MAIN BLDG HAS STEEL FRAME AND METAL WALLS INCLUDES OFFICE THAT IS IN MODERATE CONDITION AND MAINTAINED AS NEEDED. THERE IS A BLOCK STORAGE BUILDING THAT SITS ON A TRIANGLE SHAPED LOT ACROSS THE STREET AND IS IN FAIR CONDITION AS IT IS IN NEED OF A NEW ROOF, HVAC, LIGHTING AND HAS OBSERVABLE SIGNS OF WEAR AND AGING TO THE WALLS AND FLOORS. GRANTEE INDICATED WILL BE COMPLETING SOME UPDATES AND REMODELING OF BOTH BUILDINGS

FUNC: THE SUBJECT EXHIBITS THE FOLLOWING DEFICIENCIES:2 SEPARATE PARCELS LOCATED ACROSS THE STREET FROM ONE ANOTHER (ONE PARCEL IS TRIANGLE SHAPED) CEILING HEIGHTCONSTRUCTION MATERIALS OF THE STORAGE GARAGE

ECON: BUILDINGS SIT ON THE FRINGE IN CITY OF NEENAH IN A MIXED USE AREA RESIDENTIAL, COMMERCIAL AND INDUSTRIAL PROPERTIES, PROPERTY HAS EASY ACCESS TO I-41 (APPROXIMATELY A QUARTER MILE) VIA BREEZEWOOD EXIT. LOCAL PARCEL 80613510300 IS VISIBLE FROM I41 SOUTH.

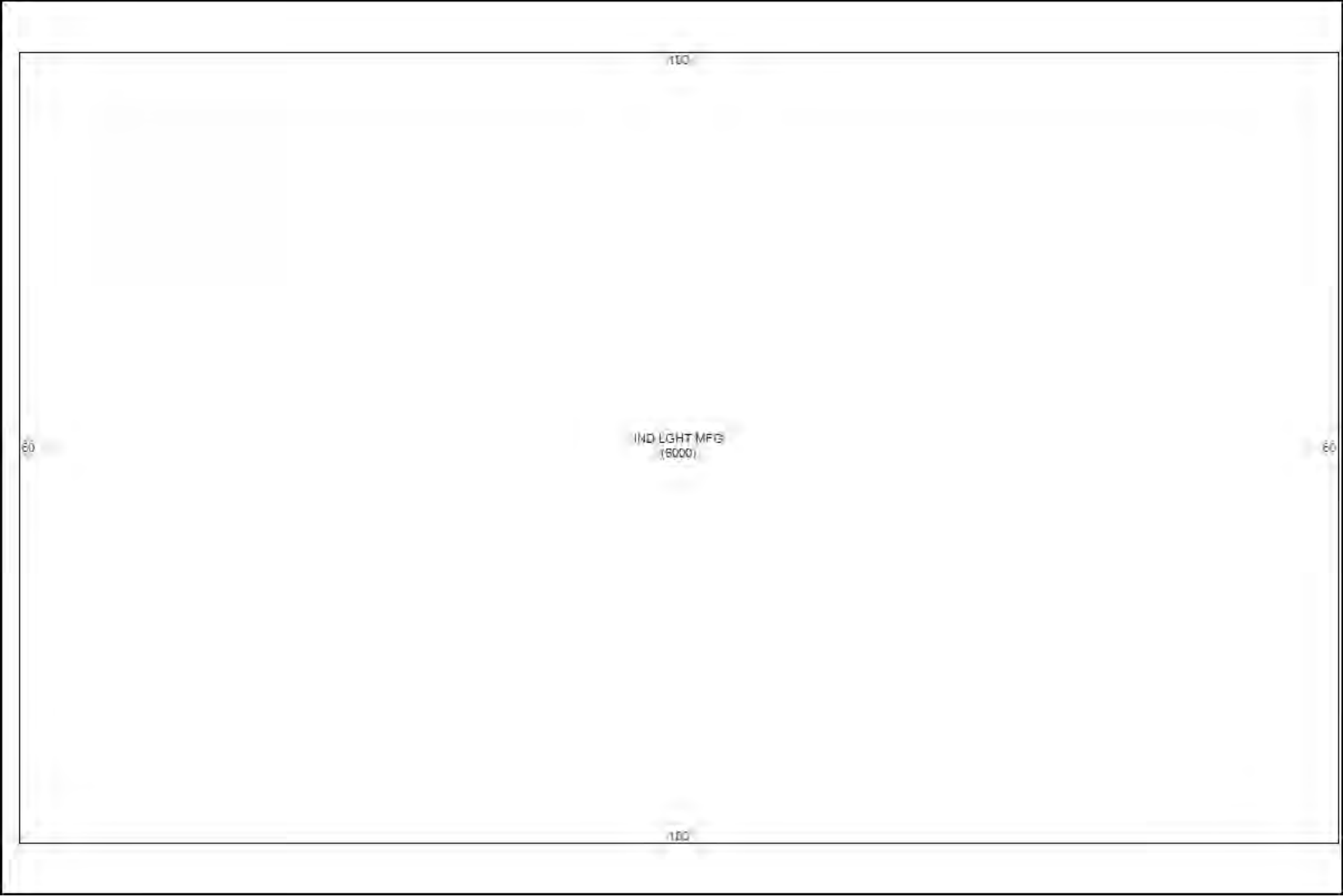
OTHR: LAND: LAND VALUE WAS DETERMINED BY THE LOCAL ASSESSOR , INCREASED VALUE TO 100% ASSESSMENT RATIO , MARKET VALUE WAS DETERMINED BY SURROUNDING LAND STUDY

OTHR: BUILDING DATA: WAS VERIFIED BY INTERVIEW OF THE GRANTOR AND GRANTEE. ALSO AN EXTERIOR INSPECTION WAS COMPLETED.





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**SALE REPORT**

State ID # 81-70-261-R000032634  
 County WINNEBAGO  
 Municipality NEENAH  
 Local Parcel # 802-13460000  
 Situs Address 544 Jensen Rd  
 Situs Zip Code 54956  
 Appraiser WROBLBF

IPAS Sale Key # 181971  
 SIC Code 8734  
 Interior Inspection Date 11/24/2020  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 10/05/2020  
 Grantor KIMBERLY-CLARK CORPORATION

Grantee BERGSTROM PROPERTIES INC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 8734: Testing Laboratories-Svcs  
 Intended Use 0000: Commercial Parcel  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$1,100,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$1,100,000  
 Land Value \$314,900  
 Improvement Value \$785,100  
 Time on Market 5 - 11 months  
 Recent Asking Price \$1,875,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 2001  
 Number of Building Sections 1  
 Predominant OCC Code 392  
 Primary Area 15,744  
 Additional Useable Area 0  
 Total Area 15,744  
 Basement Area  
 Office Area (SF) / (%) 5,200 33%  
 Sprinkler (SF) / (%) 15,744 100%  
 Air Conditioning (SF) / (%) 15,744 100%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 12  
 Non-office ave clear height 9  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 08: Metal Sandwich

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$69.87  
 Adj Sale Price Imps \$ / SF \$49.87  
 Acres 7.738  
 Land Value \$ / Acre \$40,695  
 SCR 21.41  
 RCN + OBY / SF \$60.34  
 Physical Res. % 87%  
 Functional Res. % 95%  
 Functional OBS 1 Layout  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 98%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 102%

## COMMENTS

GRTR: NO RESPONSE

GRTE: PURCHASED THROUGH A BROKER, NEGOTIATED SALE PRICE, NO PERSONAL PROPERTY WAS INCLUDED. GRANTEE NEEDED SPACE TO STORE ANTIQUE CARS AND OFFICES FOR EMPLOYEES. BUILDING WAS IN GOOD SHAPE AT THE TIME OF PURCHASE. ADDING A OVERHEAD DOOR FOR CAR ACCESS AND REMOVED THE INTERIOR WALLS OF THE LABORATORY AREAS TO ACCOMMODATE OPEN AREA STORAGE NEEDS. OFFICES WERE NOT CHANGED.

PHYS: PROPERTY IS IN GOOD SHAPE WITH MINIMAL SIGNS OF WEAR AND AGING. EXTERNAL AND INTERNAL BUILDING COMPONENTS WERE MAINTAINED AS NEEDED.

FUNC: SUBJECT EXHIBITS THE FOLLOWING FUNCTIONAL DEFICIENCIES: LAYOUT

ECON: SUBJECT IS LOCATED IN A INDUSTRIAL PARK ON THE SOUTHEAST SIDE OF THE CITY AND ABUTS THE TOWN OF NEENAH BOUNDARY LINE. ACCESS TO I-41 IS LESS THAN A MILE VIA BELL ST EXIT. DESIRABILITY IN THIS AREA IS STABLE.

OTHR: LAND: A LAND STUDY WAS COMPLETED TO DETERMINE MARKET VALUE

OTHR: MARKET VARIANCE: THE BUILDING WAS LISTED AS A 344- OFFICE SPACE WHICH PROBABLY AFFECTED THE COMPARABLES USED TO DETERMINE THE MARKET VALUE OF THE PROPERTY WHEN THE SCAR WAS COMPLETED.

OTHR: SIC: THE USE HAS CHANGED AFTER PURCHASE, THIS WAS A OFFICE/ R&D LABORATORY. IT IS NOW USED FOR OFFICE SPACE AND STORAGE FOR ANTIQUE CARS. WALLS WERE REMOVED FROM LABORATORY AREAS TO CREATE A WIDE OPEN STORAGE AREA.



[illegible]

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**SALE REPORT**

State ID # 81-70-261-R000002011  
 County WINNEBAGO  
 Municipality NEENAH  
 Local Parcel # 802-13000900  
 Situs Address 585 Enterprise Dr  
 Situs Zip Code 54956  
 Appraiser WROBLBF

IPAS Sale Key # 183104  
 SIC Code 3629  
 Interior Inspection Date 09/01/2021  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 12/14/2020  
 Grantor ENTERPRISE DRIVE PROPERTY GROUP LLC

Grantee MP DEVELOPMENT 8 LLC

Affinity None  
 Conveyance Type Other  
 Prior Use 3629: Electrical Industrial Apparatus Nec-Mfg  
 Intended Use 3629: Electrical Industrial Apparatus Nec-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$3,999,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$3,999,000  
 Land Value \$326,800  
 Improvement Value \$3,672,200  
 Time on Market 0 - 4 months  
 Recent Asking Price \$3,999,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1989  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 100,585  
 Additional Useable Area 3984  
 Total Area 104,569  
 Basement Area  
 Office Area (SF) / (%) 8,808 8%  
 Sprinkler (SF) / (%) 104,569 100%  
 Air Conditioning (SF) / (%) 104,569 100%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 21  
 Non-office ave clear height 21  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 17: Masonry & Metal

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$38.24  
 Adj Sale Price Imps \$ / SF \$35.12  
 Acres 8,089  
 Land Value \$ / Acre \$40,401  
 SCR 3.5  
 RCN + OBY / SF \$76.15  
 Physical Res. % 63%  
 Functional Res. % 90%  
 Functional OBS 1 Ceiling Height  
 Functional OBS 2 Layout  
 Functional OBS 3  
 Community rating % 98%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 83%

**COMMENTS**

GRTR: PURCHASED AS AN INVESTMENT AND WAS TIME TO SELL. MARKETING THROUGH A BROKER, WAS ON THE MARKET FOR 3 MONTHS, NOT RELATED TO GRANTEE, NOT COMPELLED TO SELL. LEASED BUILDING TO FAITH TECHNOLOGIES.

GRTE: PURCHASED AS AN INVESTMENT. PROPERTY WAS CURRENTLY LEASED TO FAITH TECHNOLOGIES, ORIGINAL LEASE WAS ENDING DECEMBER 31, 2020, HOWEVER TENANT EXERCISED THE EXTENDED TERM AGREEMENT OF THE ORIGINAL LEASE EXTENDING THE LEASE FOR THREE ADDITIONAL YEARS. LEASE WILL EXPIRE DECEMBER 31, 2023, UNLESS THE THREE ADDITIONAL EXTENSIONS ARE EXERCISED, THIS WOULD EXTEND THE LEASE OUT THROUGH 2032.

APPR: A PRIVATE APPRAISAL DATED NOVEMBER 2020 WAS COMPLETED ON BEHALF OF THE GRANTEE, THE APPRAISAL VALUE SUPPORTS THE SALE PRICE.

PHYS: A PRE-ENGINEERED STEEL BUILDING MAINTAINED AS NEEDED. THE BUILDING IS 100,585 SQUARE FEET ON THE FIRST FLOOR AND HAS 3,984 SQUARE FEET OF OFFICE MEZZANINE INCLUDED IN THE 104,569 S.F. TOTAL. THERE IS ALSO 4,354 SQUARE FEET OF STORAGE MEZZANINE NOT INCLUDED IN THE TOTAL SQUARE FOOTAGE. PARKING LOT IS IN NEED OF REPAVING. 100% OF THE BUILDING IS CLIMATE CONTROLLED.

FUNC: THE SUBJECT EXHIBITS THE FOLLOWING DEFICIENCIES-LAYOUT, PARTITIONED ROOMS IN THE PRODUCTION/WAREHOUSE AREA-100% OF THE BUILDING IS CLIMATE CONTROLLED IS SOMEWHAT SUPERADEQUATE-IRREGULAR SHAPED LOT LIMITING POSSIBLE EXPANSION

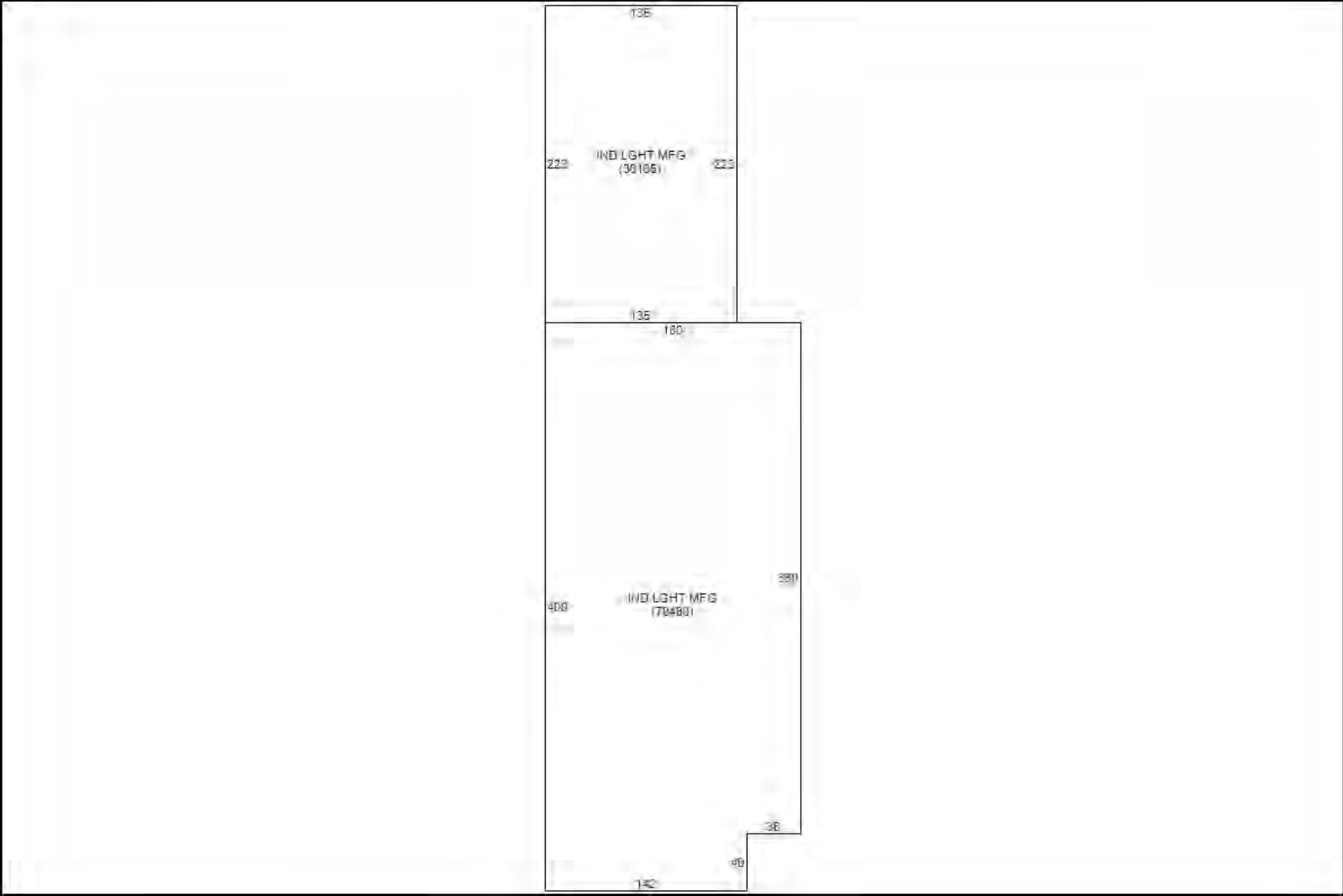
ECON: THE PROPERTY IS LOCATED IN A INDUSTRIAL PARK WHERE DESIRABILITY IS GOOD. PROPERTY ABUTS RAILROAD BUT DOES NOT HAVE A SPUR

OTHR: NOTABLE FEATURES: THE ENTIRE BUILDING IS CLIMATE CONTROLLED

OTHR: LAND ANALYSIS: LAND IS MARKET PER LAND STUDY







**SALE REPORT**

State ID # 81-70-265-R000043473  
 County WINNEBAGO  
 Municipality OMRO  
 Local Parcel # 265-004906  
 Situs Address 1936 Chase Dr  
 Situs Zip Code 54963  
 Appraiser WROBLBF

IPAS Sale Key # 185563  
 SIC Code 3535  
 Interior Inspection Date 06/20/2019  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 4  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 09/25/2020  
 Grantor KEENLINE INC D/B/A KEENLINE CONVEYOR SYSTEMS

Grantee KEENLINE PROPERTIES LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3535: Conveyors & Conveying Equipment-Mfg  
 Intended Use 3535: Conveyors & Conveying Equipment-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$1,500,000  
 Adjustment \$0  
 Adjusted Reason  
 Adjusted Sale Price \$1,500,000  
 Land Value \$72,900  
 Improvement Value \$1,427,100  
 Time on Market over 24 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 2008  
 Number of Building Sections 1  
 Predominant OCC Code 494  
 Primary Area 33,750  
 Additional Useable Area 0  
 Total Area 33,750  
 Basement Area  
 Office Area (SF) / (%) 5,535 16%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 5,535 16%  
 Notable Features/OBYS

Stories 1  
 Non-office ave wall height 15  
 Non-office ave clear height 15  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 17: Masonry & Metal

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$44.44  
 Adj Sale Price Imps \$ / SF \$42.28  
 Acres 6.080  
 Land Value \$ / Acre \$11,990  
 SCR 7.85  
 RCN + OBY / SF \$51.35  
 Physical Res. % 81%  
 Functional Res. % 95%  
 Functional OBS 1 Ceiling Height  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 91%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 1 to 3 miles  
 Market Variance 118%

**COMMENTS**

GRTR: NO RESPONSE

GRTE: WAS LOOKING TO PURCHASE A BUSINESS, FOUND OUT THE BUSINESS WAS FOR SALE THROUGH WORD OF MOUTH. PURCHASED THE BUSINESS AND THE REAL ESTATE. THE REAL ESTATE PRICE WAS DETERMINED BY A PRIVATE APPRAISAL. WAS NOT RELATED TO THE GRANTOR, NO PERSONAL PROPERTY WAS INCLUDED IN THE SALE OF THE REAL ESTATE, A SEPARATE TRANSACTION WAS DONE FOR THE BUSINESS AND PERSONAL PROPERTY PURCHASE. NO SELLER FINANCE WAS INVOLVED.

APPR: ALTHOUGH THIS REAL ESTATE WAS IN CONJUNCTION WITH A BUSINESS SALE, A PRIVATE APPRAISAL WAS COMPLETED, THE APPRAISAL WAS OBTAINED AND REVIEWED AND DETERMINED TO BE GOOD. THIS APPRAISAL WAS USED TO DETERMINE THE REAL ESTATE SALE PRICE. IN ADDITION A SCAR WAS COMPLETED IN WHICH THAT VALUE SUPPORTED THE DOCUMENTED SALE PRICE AND THE PRIVATE APPRAISAL AS WELL.

PHYS: A ONE STORY PRE-ENGINEERED STEEL-MASONRY BUILDING THAT HAS BEEN WELL MAINTAINED.

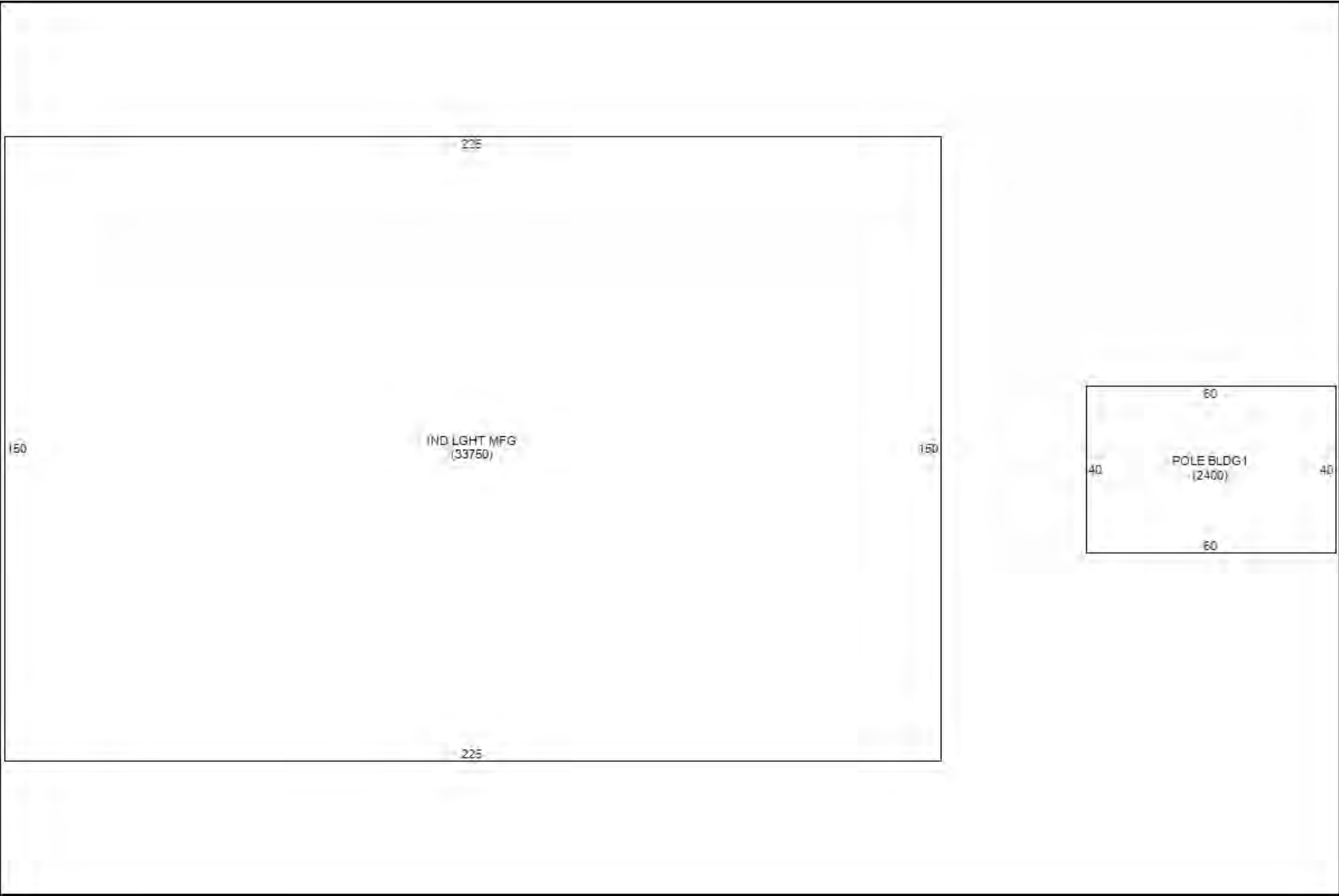
FUNC: THE SUBJECT HAS A CLEAR HEIGHT OF 15 FEET, TYPICAL HEIGHT OF THIS SIZE BUILDING IS 17 TO 20 FEET

ECON: THE PROPERTY IS LOCATED WITHIN AN INDUSTRIAL PARK WHERE THE DESIRABILITY IS STABLE.

OTHR: LAND: LAND IS MARKET PER LAND STUDY

OTHR: MARKET VARIANCE: PHYSICAL WAS UNDERSTATED AT PRIOR FIELD AUDIT





**SALE REPORT**

State ID # 81-70-266-R000046364  
 County WINNEBAGO  
 Municipality OSHKOSH  
 Local Parcel # 913-292300  
 Situs Address 3175 Atlas Ave  
 Situs Zip Code 54903  
 Appraiser WROBLBF

IPAS Sale Key # 158580  
 SIC Code 3444  
 Interior Inspection Date 01/30/2019  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 09/05/2018  
 Grantor DLJ HOLDINGS LLC  
  
 Grantee 3175 ATLAS AVE LLC  
  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3444: Sheet Metalwork-Mfg  
 Intended Use 0000: Commercial Parcel  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$803,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$803,000  
 Land Value \$56,500  
 Improvement Value \$746,500  
 Time on Market 5 - 11 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 2007  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 20,000  
 Additional Useable Area 0  
 Total Area 20,000  
 Basement Area  
 Office Area (SF) / (%) 1,056 5%  
 Sprinkler (SF) / (%) 10,080 50%  
 Air Conditioning (SF) / (%) 20,000 100%  
 Notable Features/OBYs  
  
 Stories 1  
 Non-office ave wall height 14  
 Non-office ave clear height 14  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$40.15  
 Adj Sale Price Imps \$ / SF \$37.33  
 Acres 2.262  
 Land Value \$ / Acre \$24,978  
 SCR 4.93  
 RCN + OBY / SF \$50.00  
 Physical Res. % 80%  
 Functional Res. % 100%  
 Functional OBS 1  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 98%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 95%

## COMMENTS

GRTR: NO RESPONSE

GRTE: GRANTEE WAS LOOKING FOR LARGER BUILDING TO CONSOLIDATE SEVERAL DIFFERENT LOCATIONS OF BUSINESS INTO ONE. THROUGH WORD OF MOUTH LEARNED THIS BUILDING WAS AVAILABLE. GRANTEE NEGOTIATED PURCHASE PRICE WITH GRANTOR AND HAD A PRIVATE APPRAISAL COMPLETED THAT SUPPORTED THE PURCHASE PRICE.

PHYS: ONE STORY PE STEEL BUILDING WELL MAINTAINED THE STRUCTURE IS IN GOOD PHYSICAL CONDITION. NO SIGNS OF DEFERRED MAINTENANCE WAS APPARENT. USED WEIGHTED PHYSICAL DEPRECIATION DUE TO THE TWO SECTIONS BEING BUILT IN DIFFERENT YEARS.

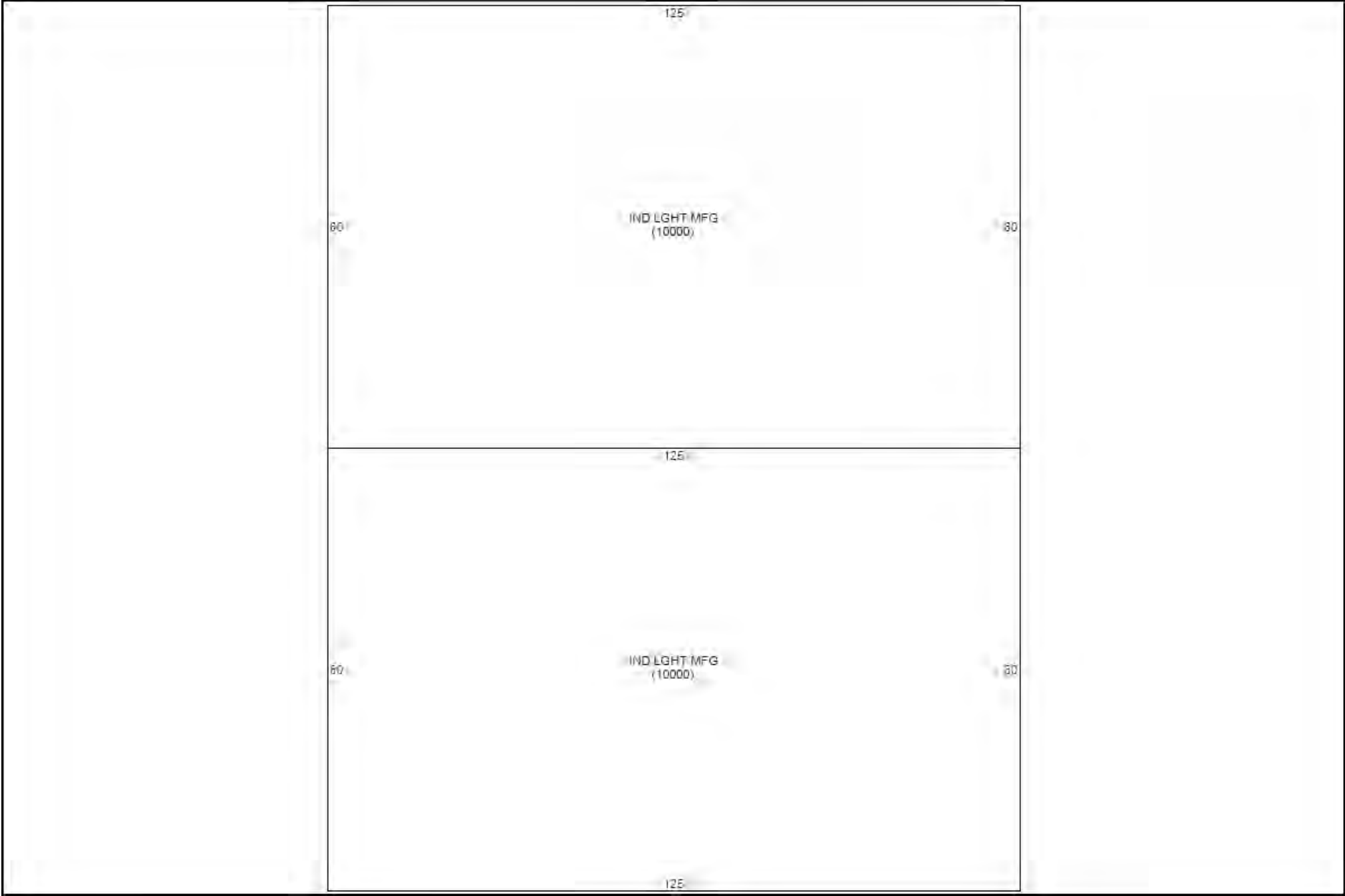
FUNC: NO FUNCTIONAL ISSUES WERE OBSERVED

ECON: THE PROPERTY IS LOCATED 1.7 MILES WEST OF 41 WITH IMMEDIATE ACCESS TO WAUKAU AVE. THE SUBJECT SITS ON A PARCEL CURRENTLY SURROUNDED BY VACANT LOTS, WHICH IN THE FUTURE WILL BE DEVELOPED INTO ADDITIONAL INDUSTRIAL SITES.

OTHR: LAND ANALYSIS: REVIEW OF LAND SALES IN THE AREA INDICATES A \$25,000 PER ACRE VALUE







**SALE REPORT**

State ID # 81-70-266-R000029149  
 County WINNEBAGO  
 Municipality OSHKOSH  
 Local Parcel # 914-13240200  
 Situs Address 2840 Bradley St  
 Situs Zip Code 54902  
 Appraiser WROBLBF

IPAS Sale Key # 166534  
 SIC Code 2394  
 Interior Inspection Date 08/15/2019  
 Revision Date  
 Sale Validity Valid - Includes Multiple Local Classes  
 Sale Index # 1  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 06/20/2019  
 Grantor GALLUP CREEK LLP

Grantee OTA INVESTMENTS LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3699: Electrical Equipment & Supplies Nec-Mfg  
 Intended Use 2394: Canvas & Related Products-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$1,200,000  
 Adjustment  
 Adjusted Reason Multi-parcel  
 Adjusted Sale Price \$1,200,000  
 Land Value \$269,200  
 Improvement Value \$930,800  
 Time on Market over 24 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1983  
 Number of Building Sections 4  
 Predominant OCC Code 494  
 Primary Area 28,906  
 Additional Useable Area 0  
 Total Area 28,906  
 Basement Area  
 Office Area (SF) / (%) 5,840 20%  
 Sprinkler (SF) / (%) 28,690 99%  
 Air Conditioning (SF) / (%) 5,938 21%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 19  
 Non-office ave clear height 19  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$41.51  
 Adj Sale Price Imps \$ / SF \$32.20  
 Acres 12.809  
 Land Value \$ / Acre \$21,016  
 SCR 4.44  
 RCN + OBY / SF \$63.51  
 Physical Res. % 53%  
 Functional Res. % 90%  
 Functional OBS 1 Layout  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 98%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 3 to 5 miles  
 Market Variance 108%

**COMMENTS**

GRTR: GRANTOR LIQUIDATED THE BUSINESS AND VACATED REAL ESTATE. PROPERTY WAS ON THE OPEN MARKET THROUGH A BROKER FOR 10 MONTHS BEFORE SALE. PROPERTY WAS VACANT FOR 1 YEAR AT TIME OF SALE. NO RELATION TO GRANTEE, NEGOTIATED SALE PRICE

GRTE: GRANTEE WAS LOOKING FOR A FACILITY LARGE ENOUGH TO ACCOMMODATE THE GROWING BUSINESS. FOUND THIS PROPERTY THROUGH A BROKER, HAD A PRIVATE APPRAISAL DONE TO SUPPORT THE PURCHASE PRICE. THE SALE DID INCLUDE AN ADDITIONAL LOCAL ASSESSED PARCEL CURRENT USE IS AGRICULTURAL. GRANTEE STATED THE LOT WAS JUST A BONUS THAT CAME WITH, AMOUNT PAID WAS FOR THE BUILDING. HAS NO PLANS FOR THE SECOND PARCEL, WILL CONTINUE TO ALLOW THE FARMER TO CROP. GRANTEE INDICATED LAYOUT OF THE FACILITY (HAVING TWO SEPARATE SECTIONS) WAS A POSITIVE FOR THE PRODUCTION LAYOUT.

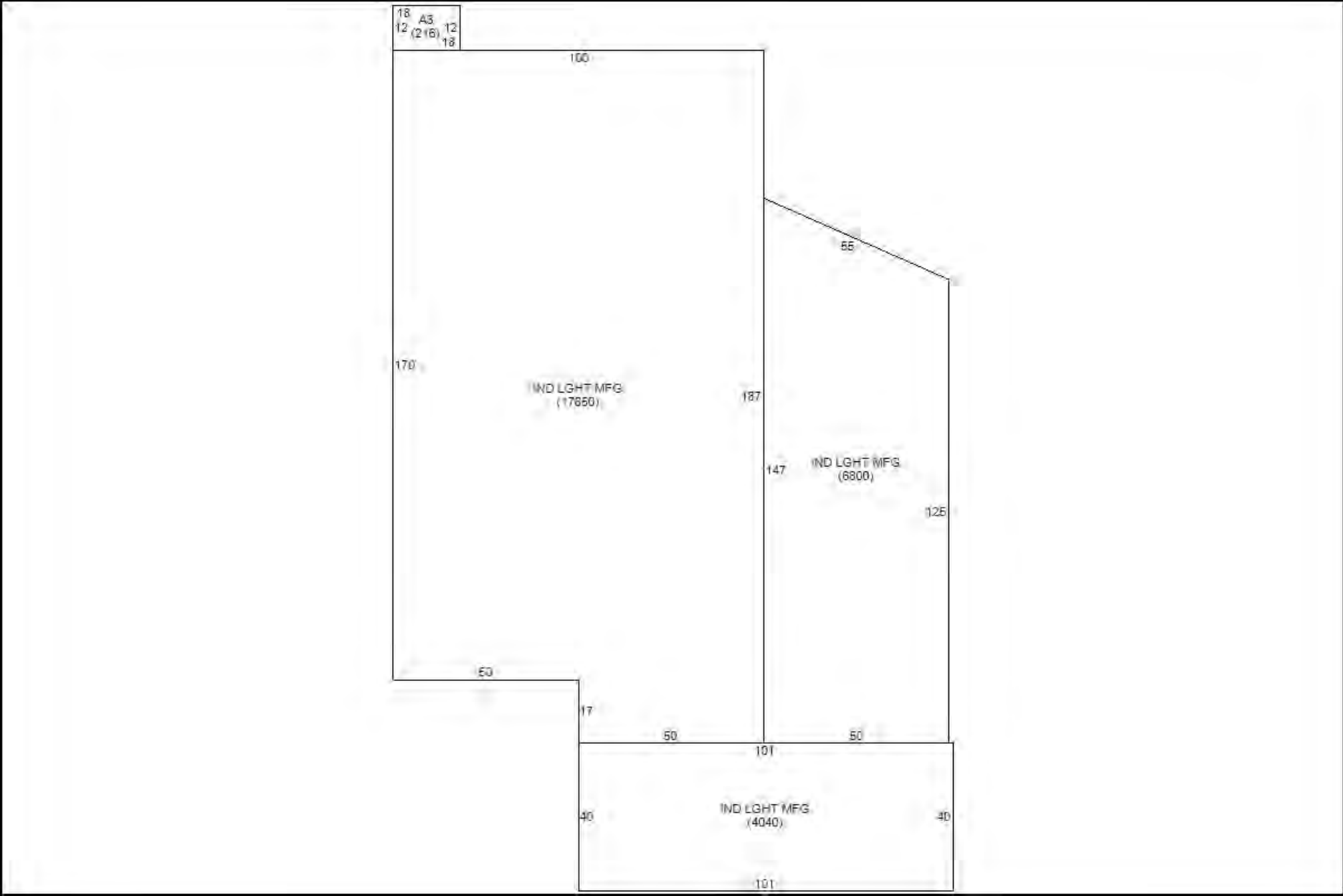
PHYS: SUBJECT IS A ONE STORY , TWO SECTION PE STEEL BUILDING THAT WAS OBSERVED AT FAIR CONDITION AT TIME OF SALE, THERE WAS EVIDENCE OF DEFERRED MAINTENANCE INCLUDING OBSERVABLE SIGNS OF WEAR AND AGING OF FLOORS, WALLS AND LIGHT AND PLUMBING FIXTURES. AFTER PURCHASE, OFFICE WAS REMODELED WHICH INCLUDED LIGHTING UPGRADES, NEW FLOOR, AND WALLS WERE REPAIRED AND PAINTED. PRODUCTION AREA WALLS WERE REPAIRED AND PAINTED AS WELL AS LIGHT UPGRADES

FUNC: THE SUBJECT EXHIBITS THE FOLLOWING DEFICIENCIES:WALL THAT SPLITS THE PRODUCTION AREA IN TWO

ECON: THE PROPERTY IS LOCATED SOUTHEAST OF THE AIRPORT AND JUST WEST OF LAKE WINNEBAGO IN A INDUSTRIAL PARK MIXED INDUSTRIAL AND COMMERCIAL PROPERTIES. THIS AREAS DESIRABILITY IS STABLE

OTHR: LAND ANALYSIS: THIS SALE INCLUDED A 9.86 ACRES LOCAL ASSESSED PARCEL 914-132200 THAT IS CURRENTLY CLASSIFIED AS AGRICULTURAL TILLABLE. A LAND ANALYSIS WAS COMPLETED FOR THIS PARCEL TO DETERMINE LAND VALUE. AFTER REVIEWING OTHER CITY OF OSHKOSH VACANT LOT SALES, GIVEN THE SIZE AND LOCATION \$20,000 PER ACRE WAS USED FOR THIS EXTRA PARCEL. PER GRANTEE HAS NO PLANS FOR THE PARCEL WILL CONTINUE TO LET THE FARMER CROP IT





**SALE REPORT**

State ID # 81-70-266-R000047197  
 County WINNEBAGO  
 Municipality OSHKOSH  
 Local Parcel # 912-25000102  
 Situs Address 1871 Stillman Dr  
 Situs Zip Code 54901  
 Appraiser WROBLBF

IPAS Sale Key # 173352  
 SIC Code 2752  
 Interior Inspection Date 03/11/2020  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 09/18/2019  
 Grantor H&M COMMERCIAL LLC

Grantee MVT LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3710: Motor Vehicles & Equipment-Mfg  
 Intended Use 2752: Commercial Printing Lithographic-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$3,200,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$3,200,000  
 Land Value \$312,000  
 Improvement Value \$2,888,000  
 Time on Market 5 - 11 months  
 Recent Asking Price \$3,600,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1992  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 106,800  
 Additional Useable Area 0  
 Total Area 106,800  
 Basement Area  
 Office Area (SF) / (%) 10,800 10%  
 Sprinkler (SF) / (%) 106,800 100%  
 Air Conditioning (SF) / (%) 10,800 10%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 23  
 Non-office ave clear height 23  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 14: Concrete Tilt-up

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$29.96  
 Adj Sale Price Imps \$ / SF \$27.04  
 Acres 11.999  
 Land Value \$ / Acre \$26,002  
 SCR 4.89  
 RCN + OBY / SF \$65.48  
 Physical Res. % 57%  
 Functional Res. % 100%  
 Functional OBS 1  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 98%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 74%

**COMMENTS**

GRTR: LISTED FOR SALE THROUGH A BROKER, WAS ON MARKET FOR 6 MONTHS. NEGOTIATED THE SALES PRICE, NO RELATION TO GRANTEE, WANTED TO CLOSE BUSINESS BECAUSE THERE WAS A REDUCTION IN SALES. NO PERSONAL PROPERTY WAS INCLUDED IN THE SALE PRICE.

GRTE: GRANTEE NEEDED MORE PRODUCTION SPACE. WILL NOT BE UTILIZING MAJORITY OF THE OFFICE AS IT IS NOT NEEDED AT THIS TIME. PROPERTY WAS EXTREMELY DIRTY WHEN PURCHASED, GRANTEE INDICATED SPENT ABOUT \$200,000 TO CLEAN AND GET INTO OPERATIONAL CONDITION FOR FOOD GRADE PACKAGING. BUILDING IN GOOD STRUCTURAL CONDITION.

PHYS: ONE STORY CONCRETE TILT UP INDUSTRIAL BUILDING IN FAIR CONDITION AT TIME OF PURCHASE. ROOF IS AT END OF LIFE AND HAS SOME LEAKS AND WILL NEED TO BE REPLACED SOON. SOME OF THE PRODUCTION SPACE HEATERS NEED REPLACING, EXTREMELY DIRTY, PER GRANTEE SPENT \$200K IN CLEAN UP, NEW LIGHTING WAS NEEDED THROUGHOUT ALONG WITH SOME ELECTRICAL UPGRADES. OFFICE IS ALL ORIGINAL BUT IS HIGH QUALITY FINISH. EVES AND GUTTERS NEEDED TO BE ADDED TO HELP WITH A DRAINAGE ISSUES. 16 DOCK DOORS NEEDED TO BE REPLACED. STRUCTURE OF THE BUILDING IS STILL GOOD WITH NO REPAIRS NEEDED

FUNC: OFFICE IS OPEN CONCEPT WITH A FEW OFFICES ON OUTER WALL. OFFICE IS LARGE AND GRANTEE INDICATED WILL NOT USE ENTIRE SPACE. PRODUCTION AREA IS ALL OPEN AND IS ONE CEILING HEIGHT AND INCLUDES 16 DOORS AND DOCK LEVELERS FOR EASY ACCESS.

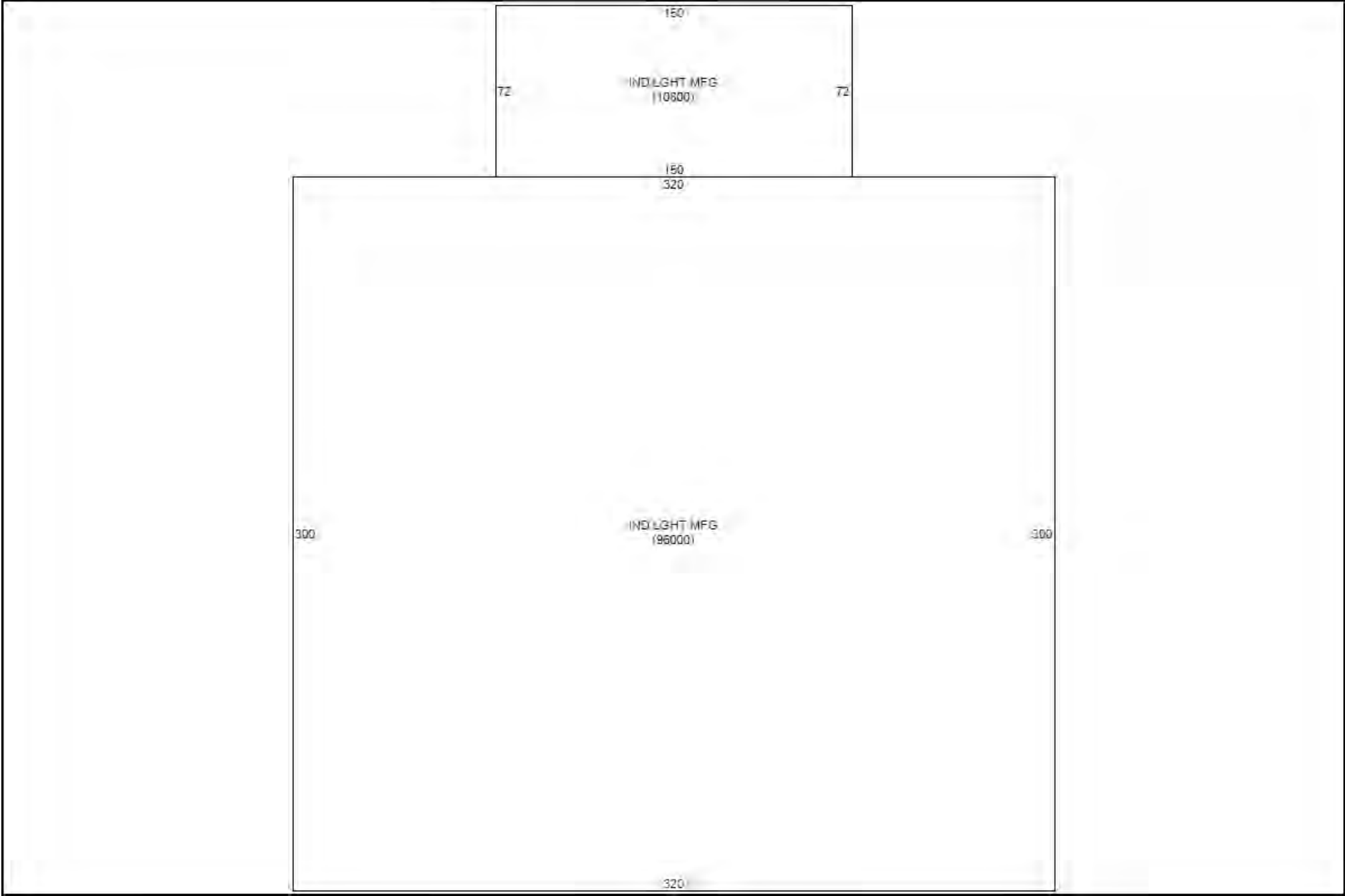
ECON: THE PROPERTY IS LOCATED IN AN INDUSTRIAL PARK ON A CUL DE SAC ON THE CITY-TOWN OF OSHKOSH BOUNDARY WHERE DESIRABILITY IS STABLE, EASY ACCESS TO I41 VIA HWY 45 ON APPROXIMATELY .5 MILES FROM I41

OTHR: LAND ANALYSIS: REVIEWED RECENT LAND SALES TO DETERMINE MARKET VALUE

OTHR: OTHER: RAILROAD DOES ABUT THE PROPERTY HOWEVER NO ACTUAL SPUR TO FACILITY. GRANTEE INDICATED DID NOT BUY BECAUSE OF RAILROAD AS WOULD NOT UTILIZE IT.







**SALE REPORT**

State ID # 81-70-266-R000033948  
 County WINNEBAGO  
 Municipality OSHKOSH  
 Local Parcel # 913-29100400  
 Situs Address 2676 S Oakwood Rd  
 Situs Zip Code 54904  
 Appraiser WROBLBF

IPAS Sale Key # 177129  
 SIC Code 3444  
 Interior Inspection Date 07/22/2020  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 06/08/2020  
 Grantor ATLAS CAPITAL RE LLC  
  
 Grantee BLANCK ENTERPRISE LLC  
  
 Affinity None  
 Conveyance Type Land Contract  
 Prior Use 3089: Plastics Products Nec-Mfg  
 Intended Use 3444: Sheet Metalwork-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$4,250,000  
 Adjustment \$0  
 Adjusted Reason  
 Adjusted Sale Price \$4,250,000  
 Land Value \$453,300  
 Improvement Value \$3,796,700  
 Time on Market 5 - 11 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 2005  
 Number of Building Sections 3  
 Predominant OCC Code 494  
 Primary Area 73,590  
 Additional Useable Area 0  
 Total Area 73,590  
 Basement Area  
 Office Area (SF) / (%) 7,940 11%  
 Sprinkler (SF) / (%) 70,850 96%  
 Air Conditioning (SF) / (%) 7,940 11%  
 Notable Features/OBYs  
  
 Stories 1  
 Non-office ave wall height 20  
 Non-office ave clear height 20  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 17: Masonry & Metal

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$57.75  
 Adj Sale Price Imps \$ / SF \$51.59  
 Acres 16.340  
 Land Value \$ / Acre \$27,742  
 SCR 10.1  
 RCN + OBY / SF \$55.71  
 Physical Res. % 86%  
 Functional Res. % 100%  
 Functional OBS 1  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 98%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
  
 Major Thoroughfare 1 to 3 miles  
 Market Variance 110%

**COMMENTS**

GRTR: MANUFACTURER THAT WAS IN THE FACILITY SOLD IN AUGUST 2019. PROPERTY WAS EMPTY FOR 9 MONTHS, WAS LISTED FOR SALE THROUGH A BROKER AND ON THE MARKET FOR 7 MONTHS. PRICE WAS NEGOTIATED, NOT RELATED TO GRANTEE, NOT COMPELLED TO SELL. GRANTOR FINANCING IS INVOLVED , LAND CONTRACT.

GRTE: PURCHASED BUILDING FOR EXPANDING BUSINESS. WAS LOCATED IN TWO SEPARATE FACILITIES. PLANS TO COMBINE INTO THIS FACILITY AND SELL OTHER TWO. NEGOTIATED SALES PRICE, NOT RELATED TO GRANTOR, NO COMPELLED TO BUY, PROPERTY WAS VACANT AT THE TIME OF PURCHASE, FINANCING THROUGH SELLER- LAND CONTRACT. GRANTEE FELT SALE PRICE IS MARKET AND THEY DID NOT PAY MORE BECAUSE OF THE LAND CONTRACT, GRANTEE STATED BUILDING IS VERY NICE BUT NEEDS TO MAKE A FEW CHANGES TO ACCOMMODATE THEIR NEEDS.

PHYS: ONE STORY PE STEEL AND MASONRY/METAL EXTERIOR IN GOOD CONDITION AND WELL MAINTAINED, WITH RECENT UPDATES TO THE OFFICE.

FUNC: NO FUNCTIONAL ISSUES WITH THE BUILDING

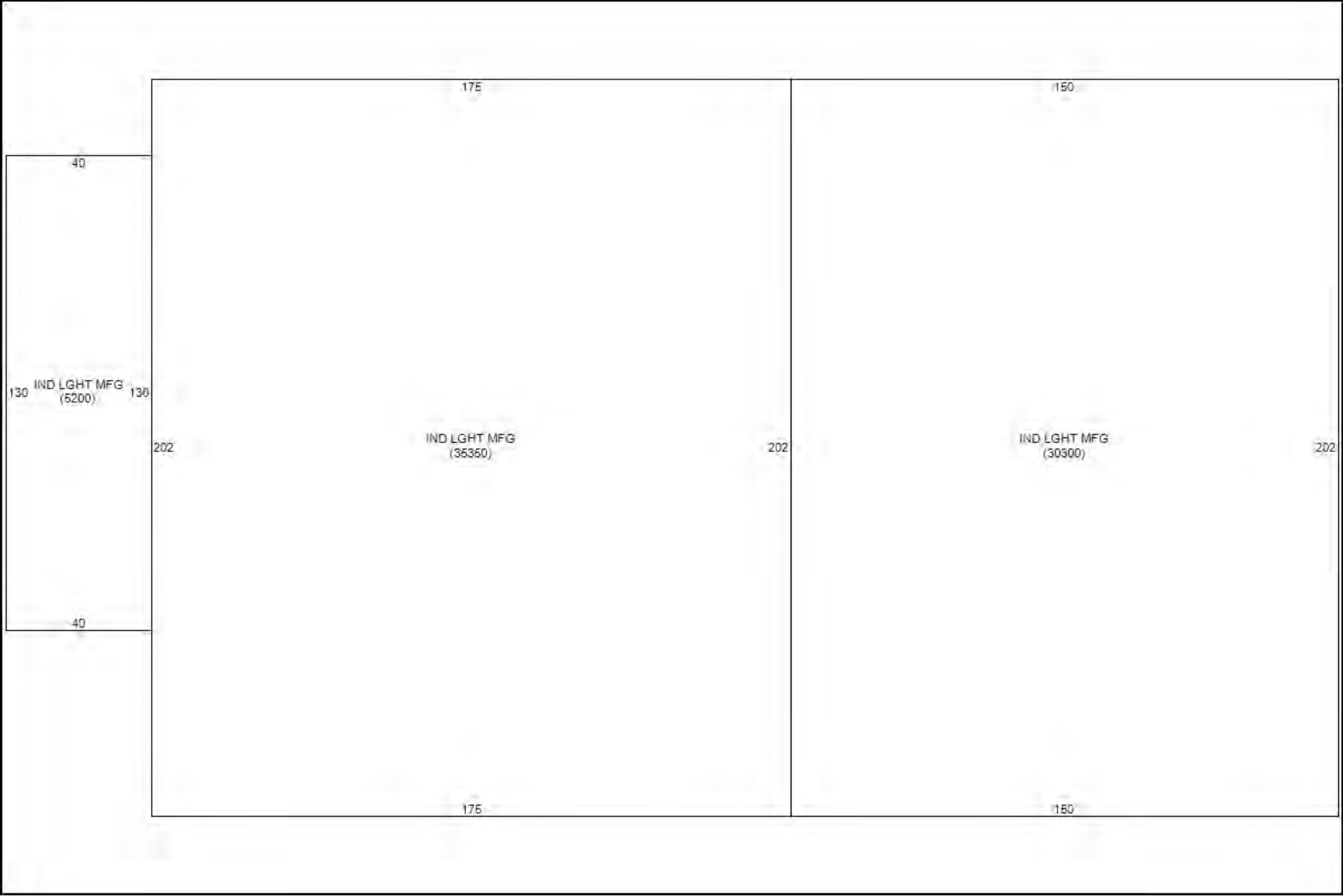
ECON: SUBJECT IS LOCATED WITHIN THE OSHKOSH SOUTHWEST INDUSTRIAL PARK AMONG OTHER INDUSTRIAL AND COMMERCIAL BUILDINGS. GOOD ACCESS TO I41

OTHR: LAND ANALYSIS: LAND IS MARKET PER LAND STUDY OF RECENT SALES AND SURROUNDING LOCAL VALUES.

OTHR: SALE INCLUDED 2 VACANT PARCELS THAT WERE COMBINED INTO THIS MANUFACTURER PARCEL FOR 2021. DATA IN THIS SALE REPRESENTS ALL THREE PARCELS COMBINED- LAND FROM LOCAL WAS BROUGHT IN AT 100% ASSESSMENT RATIO AND IS MARKET PER LAND STUDY.

OTHR: REMODEL- RENOVATIONS: REMODELING AND RENOVATIONS WERE ON GOING IN THE FACILITY DURING 2018 AND 2019. OFFICE WAS REMODELED AND SECOND FLOOR OFFICE AREA WAS ADDED





**SALE REPORT**

State ID # 81-70-266-R000002215  
 County WINNEBAGO  
 Municipality OSHKOSH  
 Local Parcel # 915-19604900  
 Situs Address 3515 N Main St  
 Situs Zip Code 54901  
 Appraiser WROBLBF

IPAS Sale Key # 183058  
 SIC Code 3451  
 Interior Inspection Date 01/07/2021  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 12/07/2020  
 Grantor JANESCO INC

Grantee WISCONSIN METALS & PLASTICS REAL ESTATE LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3451: Screw Machine Products-Mfg  
 Intended Use 3451: Screw Machine Products-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$1,485,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$1,485,000  
 Land Value \$137,000  
 Improvement Value \$1,348,000  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1988  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 34,500  
 Additional Useable Area 0  
 Total Area 34,500  
 Basement Area  
 Office Area (SF) / (%) 4,789 14%  
 Sprinkler (SF) / (%) 34,500 100%  
 Air Conditioning (SF) / (%) 4,789 14%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 19  
 Non-office ave clear height 18  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$43.04  
 Adj Sale Price Imps \$ / SF \$39.07  
 Acres 5.216  
 Land Value \$ / Acre \$26,265  
 SCR 6.59  
 RCN + OBY / SF \$57.68  
 Physical Res. % 64%  
 Functional Res. % 95%  
 Functional OBS 1 Layout  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 98%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 1 to 3 miles  
 Market Variance 114%

**COMMENTS**

GRTR: GRANTOR WAS PARENT OF GRANTEE. SOLD BUSINESS OSHKOSH MARINE SUPPLY, SEVERAL YEARS AGO TO THEIR SON. IS READY TO RETIRE SO SOLD REAL ESTATE TO SON. A PRIVATE APPRAISAL WAS CONDUCTED TO DETERMINE THE CURRENT MARKET VALUE OF THE REAL ESTATE. A COPY WAS OBTAINED BY DOR AND REVIEWED

GRTE: GRANTEE WAS SON OF THE GRANTOR. GRANTOR WANTED TO RETIRE, A PRIVATE APPRAISAL (A COPY WAS RECEIVED BY DOR AND REVIEWED) WAS COMPLETED TO DETERMINE SALE PRICE. GRANTEE WAS TENANT AND WILL REMAIN AS TENANT OF THE BUILDING. WISCONSIN METALS & PLASTICS REAL ESTATE IS COMMON OWNERSHIP OF TENANT OSHKOSH MARINE SUPPLY.

APPR: A COPY OF THE PRIVATE APPRAISAL USED TO DETERMINE THE SALE PRICE WAS RECEIVED AND REVIEWED BY DOR. DOR ALSO COMPLETED A SCAR THAT SUPPORTS THE SALE PRICE OF THE PROPERTY AND APPRAISAL VALUE. IT APPEARS EVEN THOUGH THE GRANTOR AND GRANTEE WERE RELATED PARTIES THE SALE PRICE DOES REFLECT CURRENT MARKET VALUE

PHYS: THE SUBJECT PROPERTY IS A ONE-STORY STEEL FRAME BUILDING THAT WAS CONSTRUCTED IN TWO SECTIONS, ORIGINAL SECTION BUILT IN 1977, AND ADDITION WAS ADDED IN 1997. THE BUILDING WAS MAINTAINED AS NEEDED. SUBJECT IS IN MODERATE CONDITION VERIFIED BY GRANTEE AND PRIVATE APPRAISAL NOTES AND PICTURES

FUNC: THE SUBJECT EXHIBITS THE FOLLOWING DEFICIENCIES: - LAYOUT- TWO SECTIONS WITH DIFFERENT CEILING HEIGHTS AND OFFICE SPACE LOCATED THROUGHOUT BOTH SECTIONS

ECON: THE SUBJECT IS LOCATED ALONG THE WEST SIDE OF NORTH STE AND ABOUT ONE-HALF MILE NORTH OF WEST FERNAU AVE IN THE CITY OF OSHKOSH. I-41 IS 2.5 MILES FROM THIS LOCATION WITH GOOD ACCESS.

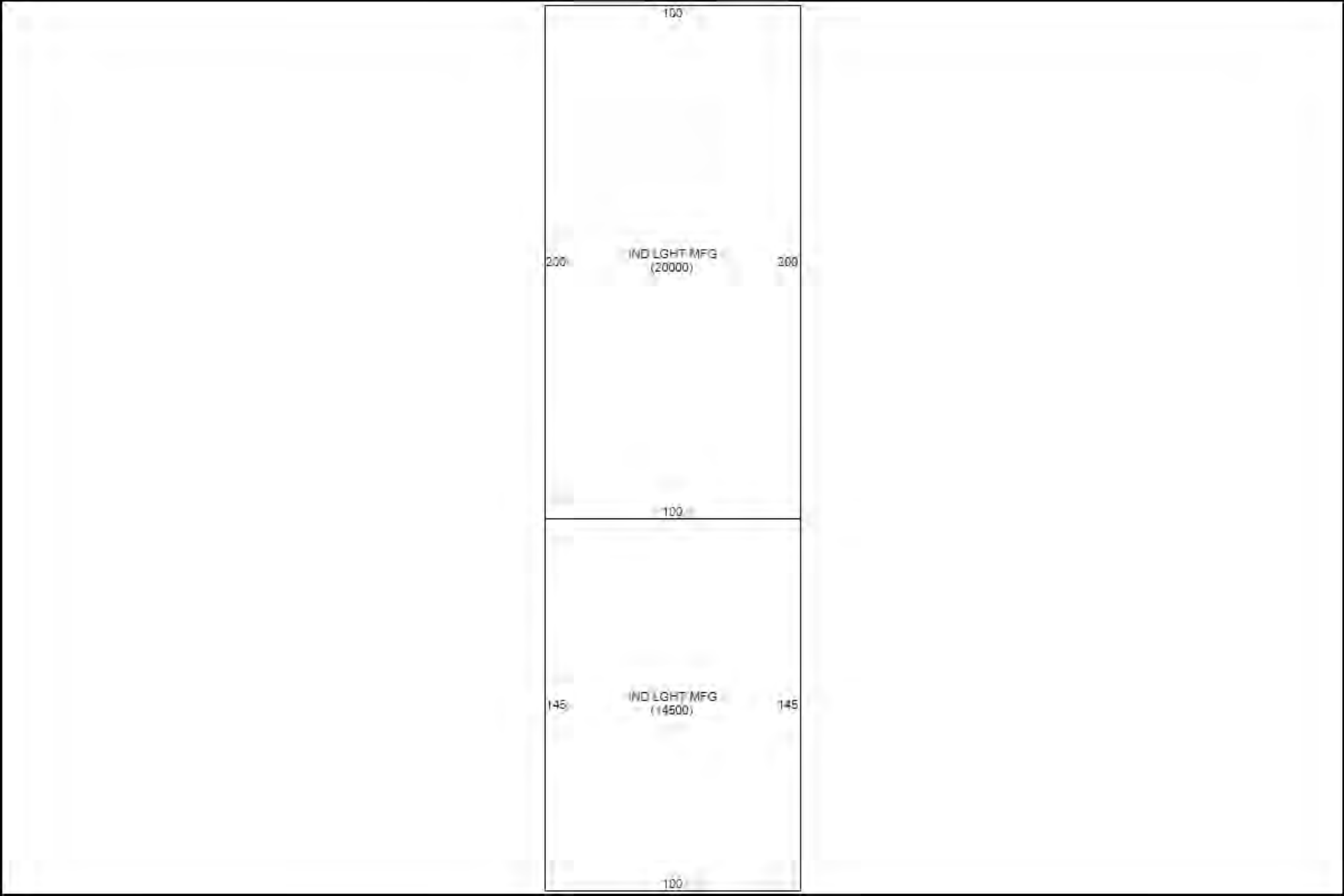
OTHR: NOTEABLE FEATURES: SUBJECT ALSO HAS TWO MEZZANINE AREAS TOTALING 5,500 SQUARE FEET THAT ARE UNFINISHED AND USED FOR STORAGE PURPOSES ONLY. THE MEZZANINE AREA IS NOT INCLUDED IN THE GROSS BUILDING AREA.

OTHR: LAND: LAND IS MARKET PER LAND SALES AND STUDY FOR CITY OF OSHKOSH

OTHR: MARKET VARIANCE: THE PHYSICAL WAS UNDERSTATED AT THE LAST ON-SITE FIELD INSPECTION, WHICH WOULD HAVE AFFECTED THE VALUE WHEN A SCAR WAS COMPLETED.







**SALE REPORT**

State ID # 81-70-266-R000030085  
 County WINNEBAGO  
 Municipality OSHKOSH  
 Local Parcel # 915-19602402  
 Situs Address 51 W Fernau Ave  
 Situs Zip Code 54901  
 Appraiser WROBLBF

IPAS Sale Key # 188338  
 SIC Code 3444  
 Interior Inspection Date 07/27/2021  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 06/25/2021  
 Grantor BLANCK ENTERPRISE LLC  
  
 Grantee BARTLETT CAPITAL GROUP LLC  
  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3444: Sheet Metalwork-Mfg  
 Intended Use 0000: Commercial Parcel  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$930,000  
 Adjustment \$0  
 Adjusted Reason  
 Adjusted Sale Price \$930,000  
 Land Value \$121,400  
 Improvement Value \$808,600  
 Time on Market 5 - 11 months  
 Recent Asking Price \$995,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1994  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 20,125  
 Additional Useable Area 1500  
 Total Area 21,625  
 Basement Area  
 Office Area (SF) / (%) 4,416 20%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs  
  
 Stories 1  
 Non-office ave wall height 19  
 Non-office ave clear height 17  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$43.01  
 Adj Sale Price Imps \$ / SF \$37.39  
 Acres 2.701  
 Land Value \$ / Acre \$44,946  
 SCR 5.85  
 RCN + OBY / SF \$58.41  
 Physical Res. % 89%  
 Functional Res. % 95%  
 Functional OBS 1 Layout  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 98%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 77%

**COMMENTS**

GRTR: CONSOLIDATED OPERATIONS INTO ONE LARGE FACILITY. LISTED PROPERTY WITH A BROKER WAS ON THE MARKET FOR 6 MONTHS AND VACANT FOR 3 MONTHS. NEGOTIATED SALE PRICE, NO PERSONAL PROPERTY WAS INCLUDED.

GRTE: WAS LOOKING FOR A LARGER FACILITY TO USE FOR THE DISTRIBUTION OF VETERINARIAN SUPPLEMENTS. LIKED THIS FACILITY BECAUSE IT WAS MOVE IN READY AND IN GOOD CONDITION. NEGOTIATED SALE PRICE AND FELT WHAT WAS PAID WAS FAIR.

PHYS: A ONE STORY PRE-ENGINEERED STEEL BUILDING MAINTAINED AS NEEDED WITH RECENT UPDATES THAT INCLUDED LIGHTING, FIBER OPTIC INTERNET, MAKEUP AIR SYSTEM, HEAVY POWER, NEW FLOORING IN OFFICE. THE FACILITY WAS IN GOOD CONDITION AT THE TIME OF SALE. NO ADDITIONAL WORK WAS NEEDED PRIOR TO MOVE IN.

FUNC: THE SUBJECT EXHIBITS THE FOLLOWING DEFICIENCIES: 2 DIFFERENT SECTIONS WITH VARYING CLEAR HEIGHTS

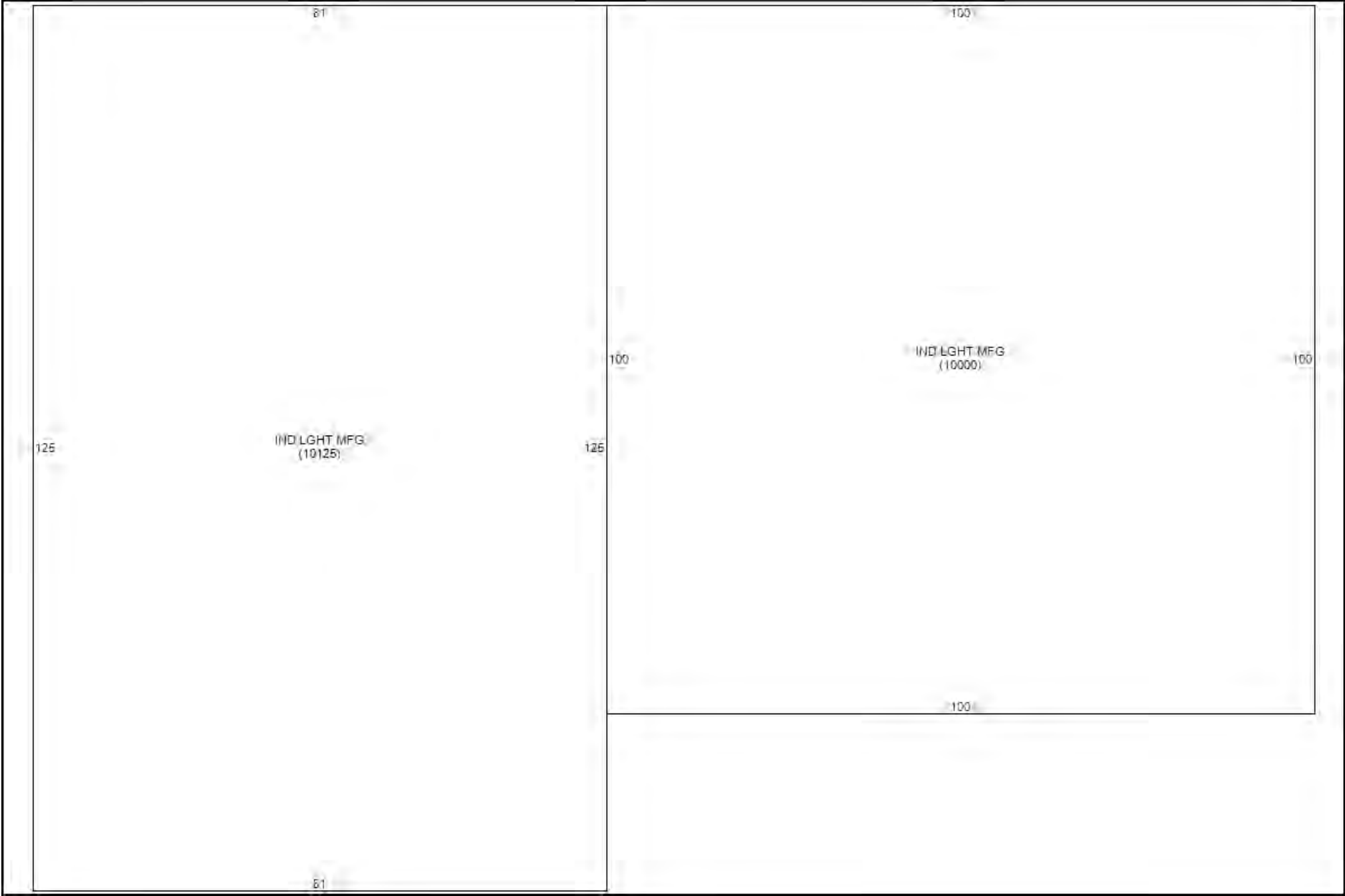
ECON: THE SUBJECT IS LOCATED IN AN INDUSTRIAL AREA WITHIN MINUTES OF HWY 41 WHERE DESIRABILITY IS STABLE

OTHR: ADDITIONAL USEABLE AREA: THERE IS 1500 SQUARE FEET OF MEZZANINE AREA THAT IS FINISHED AS OFFICE SPACE. THERE IS ALSO 1000 SQUARE FEET OF STORAGE MEZZANINE THAT IS NOT COUNTED IN THE OVER ALL BUILDING SIZE

: LAND ANALYSIS: LAND IS MARKET PER LAND STUDY

OTHR: MARKET VARIANCE: INDUSTRIAL PROPERTIES CONTINUES TO BE IN DEMAND FOR WINNEBAGO COUNTY





**SALE REPORT**

State ID # 81-70-266-R000061128  
 County WINNEBAGO  
 Municipality OSHKOSH  
 Local Parcel # 915-19602800  
 Situs Address 3200 N Main St  
 Situs Zip Code 54901  
 Appraiser WROBLBF

IPAS Sale Key # 188339  
 SIC Code 3444  
 Interior Inspection Date 07/27/2021  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 06/08/2021  
 Grantor BLANCK ENTERPRISE LLC  
 Grantee SHELTER FOR OTHERS LLC  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3444: Sheet Metalwork-Mfg  
 Intended Use 0000: Commercial Parcel  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$1,300,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$1,300,000  
 Land Value \$114,800  
 Improvement Value \$1,185,200  
 Time on Market 5 - 11 months  
 Recent Asking Price \$1,400,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 2003  
 Number of Building Sections 3  
 Predominant OCC Code 494  
 Primary Area 30,625  
 Additional Useable Area 0  
 Total Area 30,625  
 Basement Area  
 Office Area (SF) / (%) 2,270 7%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 2,270 7%  
 Notable Features/OBYs  
 Stories 1  
 Non-office ave wall height 18  
 Non-office ave clear height 18  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$42.45  
 Adj Sale Price Imps \$ / SF \$38.70  
 Acres 2.291  
 Land Value \$ / Acre \$50,109  
 SCR 3.26  
 RCN + OBY / SF \$54.45  
 Physical Res. % 90%  
 Functional Res. % 95%  
 Functional OBS 1 Layout  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 98%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 85%

**COMMENTS**

GRTR: GRANTOR: CONSOLIDATED INTO ONE LARGE BUILDING, DID NOT NEED THIS LOCATION ANY LONGER. LISTED IT WITH A BROKER WAS ON THE MARKET FOR 6 MONTHS AND VACANT FOR 3 MONTHS. SALE PRICE WAS NEGOTIATED, WAS NOT RELATED TO THE GRANTEE AND NO PERSONAL PROPERTY WAS INCLUDED IN THE SALE.

GRTE: GRANTEE: NEEDED LARGER FACILITY FOR CRAFT SUPPLIES DISTRIBUTION. BUILDING WAS VERY NICE AND MOVE IN READY.

PHYS: PHYSICAL: ONE STORY PE STEEL BUILDING IN EXCELLENT CONDITION. BUILDING HAS UPDATED LIGHTING, FIBER OPTIC INTERNET AND HEAVY POWER. THE ORIGINAL SECTION BUILT IN 1982 WAS RENOVATED IN 2013 AND THE OFFICE WAS COMPLETELY REMODELED.

FUNC: FUNCTIONAL: CONSTRUCTED IN TWO SECTIONS

ECON: ECONOMIC: THE PROPERTY IS LOCATED IN A INDUSTRIAL AREA WHERE DESIRABILITY IS STABLE.

OTHR: MARKET VARIANCE: BUILDING ATTRIBUTES INDICATE PHYSICAL AS EXCELLENT, WHICH MIGHT BE CONSIDERED SUPERADEQUATE





		175	
85	IND LGHT MFG (14875)		85
		175	
	120		55
90	IND LGHT MFG (10800)	90	IND LGHT MFG (4950)
			90
	120		55

**SALE REPORT**

State ID # 81-70-266-R000030246  
 County WINNEBAGO  
 Municipality OSHKOSH  
 Local Parcel # 915-19602900  
 Situs Address 110 E Fernau Ave  
 Situs Zip Code 54901  
 Appraiser WROBLBF

IPAS Sale Key # 190649  
 SIC Code 2394  
 Interior Inspection Date 10/19/2021  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 09/30/2021  
 Grantor OSHKOSH TENT & AWNING COMPANY INC

Grantee ELEVAN LEASING LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2394: Canvas & Related Products-Mfg  
 Intended Use 0000: Commercial Parcel  
 No Months Vacant 1 - 3 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$635,000  
 Adjustment \$10,000  
 Adjusted Reason Other - See Notes  
 Adjusted Sale Price \$625,000  
 Land Value \$80,700  
 Improvement Value \$544,300  
 Time on Market 12 - 24 months  
 Recent Asking Price \$725,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1990  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 15,800  
 Additional Useable Area 0  
 Total Area 15,800  
 Basement Area  
 Office Area (SF) / (%) 1,500 9%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 7,500 47%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 14  
 Non-office ave clear height 14  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$39.56  
 Adj Sale Price Imps \$ / SF \$34.45  
 Acres 1.605  
 Land Value \$ / Acre \$50,280  
 SCR 4.42  
 RCN + OBY / SF \$59.21  
 Physical Res. % 58%  
 Functional Res. % 85%  
 Functional OBS 1 Layout  
 Functional OBS 2 Ceiling Height  
 Functional OBS 3  
 Community rating % 98%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 5 to 10 miles  
 Market Variance 120%

**COMMENTS**

GRTR: NEEDED SPACE TO EXPAND CURRENT BUSINESS, PURCHASED ANOTHER LARGER PROPERTY CLOSE BY. MOVED OUT OF THIS LOCATION IN FALL OF 2019, BUILDING HAS BEEN VACANT AND LISTED FOR SALE SINCE THAT TIME. LISTED ON THE MARKET FOR 2 YEARS THROUGH A BROKER, SALE PRICE WAS NEGOTIATED, NO RELATION TO GRANTEE, NORMAL FINANCING.

GRTE: NEEDED LARGER FACILITY FOR EXPANDING ELECTRONIC PARTS, COMPONENTS AND TOOLS DISTRIBUTION BUSINESS. BUILDING WAS IN FAIR SHAPE FOR THE MOST PART EXCEPT FOR THE HVAC. HVAC WAS SHUT OFF BY GRANTOR WHEN IT WAS VACATED IN FALL OF 2019 AND NOT OPERATED SINCE. WAS GIVEN \$10,000 CREDIT BACK FROM PURCHASE PRICE OF \$635,000 AS HVAC NEEDED TO BE REPAIRED PRIOR TO USING AGAIN.

PHYS: A ONE STORY PRE-ENGINEERED STEEL BUILDING THAT WAS MAINTAINED AS NEEDED UNTIL IT WAS VACATED AND LISTED FOR SALE. SOME SIGNS OF WEAR AND AGING TO PRODUCTION WALLS, OFFICE WAS A BIT DATED IN APPEARANCE. HVAC NEEDED REPAIR PRIOR TO USING AGAIN. ROOF COVER IS APPROACHING END OF LIFE BUT HAS BEEN MAINTAINED AND HAS NO ISSUES.

FUNC: SUBJECT EXHIBITS THE FOLLOWING DEFICIENCIES: LAYOUTCEILING HEIGHT

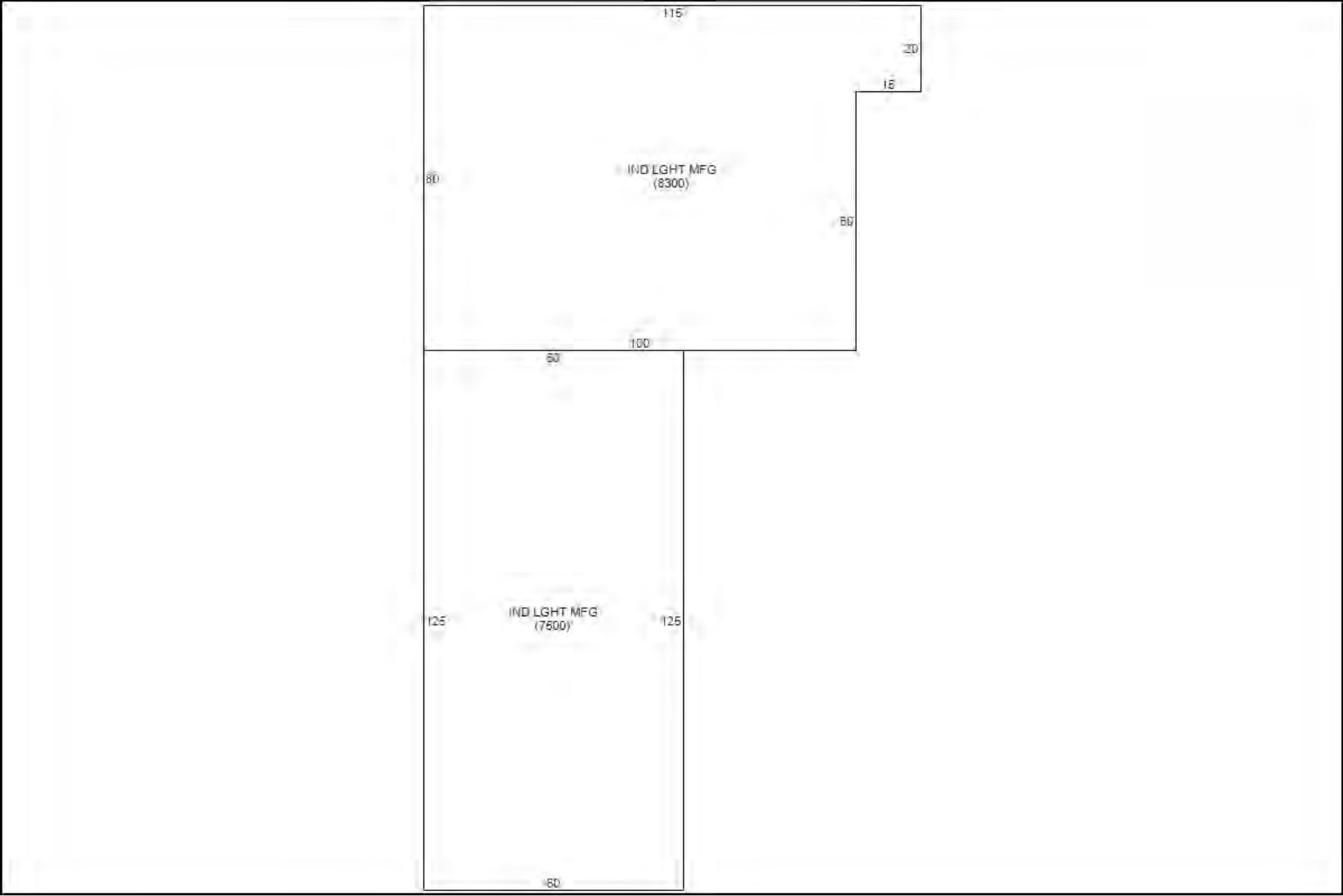
ECON: THIS PROPERTY IS LOCATED ON THE NORTH SIDE OF OSHKOSH IN AN INDUSTRIAL PARK. APPROXIMATELY 1 MILE FROM HWY 76 AND 4 MILES FROM I41.

OTHR: LAND ANALYSIS: LAND IS MARKET PER LAND STUDY

OTHR: OTHER ADJUSTMENT: A \$10,000 CREDIT WAS GIVEN BACK TO THE GRANTEE TO REPAIR THE HVAC AS WAS NOT OPERATIONAL AT THE TIME OF PURCHASE DUE TO IT BEING SHUT OFF FOR TWO YEARS. THE ADJUSTED SALE PRICE IS \$625,000

OTHR: MARKET VARIANCE: INDUSTRIAL BUILDINGS CONTINUE TO BE IN DEMAND FOR WINNEBAGO COUNTY.





**SALE REPORT**

State ID # 81-70-266-R000002138  
 County WINNEBAGO  
 Municipality OSHKOSH  
 Local Parcel # 913-1176  
 Situs Address 1465 S Washburn St  
 Situs Zip Code 54904  
 Appraiser WROBLBF

IPAS Sale Key # 191038  
 SIC Code 2750  
 Interior Inspection Date 11/10/2021  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 10/14/2021  
 Grantor STEINERT PROPERTY HOLDINGS LLC

Grantee OSHKOSH COLLISION LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2750: Commercial Printing-Mfg  
 Intended Use 7530: Automotive Repair Shops-Svcs  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$995,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$995,000  
 Land Value \$282,700  
 Improvement Value \$712,300  
 Time on Market 5 - 11 months  
 Recent Asking Price \$1,150,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1982  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 19,296  
 Additional Useable Area 0  
 Total Area 19,296  
 Basement Area  
 Office Area (SF) / (%) 4,314 22%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 19,296 100%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 16  
 Non-office ave clear height 14  
 Frame Type 03: Steel Non Fireproof  
 Exterior Wall Type 14: Concrete Tilt-up

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$51.57  
 Adj Sale Price Imps \$ / SF \$36.91  
 Acres 1.860  
 Land Value \$ / Acre \$151,989  
 SCR 4.2  
 RCN + OBY / SF \$70.29  
 Physical Res. % 53%  
 Functional Res. % 90%  
 Functional OBS 1 Layout  
 Functional OBS 2 Ceiling Height  
 Functional OBS 3  
 Community rating % 98%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 112%

**COMMENTS**

GRTR: SOLD PRINTING BUSINESS TO ENVISIONINK, LISTED THE BUILDING FOR SALE THROUGH A BROKER, WAS ON THE OPEN MARKET FOR 8 MONTHS, NEGOTIATED THE SALE PRICE, NOT RELATED TO THE GRANTEE, NOT COMPELLED TO SELL, NO PERSONAL PROPERTY WAS INCLUDED IN THE SALE PRICE. BUILDING WAS ONLY VACANT FOR LESS THAN A MONTH PRIOR TO THE SALE.

GRTE: GRANTEE NEEDED A LARGER FACILITY FOR THEIR AUTO SERVICE AND COLLISION CENTER, LIKED THE LOCATION AS IT IS VISIBLE FROM HWY 41. NEEDED TO APPLY FOR A CONDITIONAL USE PERMIT FOR THIS LOCATION WHICH WAS APPROVED BY THE CITY. SOME CHANGES WILL NEED TO BE MADE TO THE BUILDING TO ACCOMMODATE REPAIR BUSINESS. NEGOTIATED SALE PRICE WITH GRANTOR.

APPR: THIS FACILITY HAS 100% HVAC

PHYS: A ONE STORY STEEL FRAMED BUILDING IN FAIR CONDITION. CONSTRUCTED IN TWO SECTIONS, THE FIRST IN 1976 WITH CONCRETE TILT-UP WALLS, THE SECOND SECTION WAS BUILT IN 1991 WITH LIGHT METAL WALLS. THE ROOF IS NEARING END OF LIFE, BUT HAS NO KNOWN LEAKS AT THIS TIME. ONE OF THE ROOFTOP HVAC UNITS WAS REPLACED IN 2019. OFFICE AREA HAS A DATED APPEARANCE.

FUNC: THE SUBJECT EXHIBITS THE FOLLOWING DEFICIENCIES: LAYOUT - TWO SECTIONS, LOW CEILING HEIGHTS

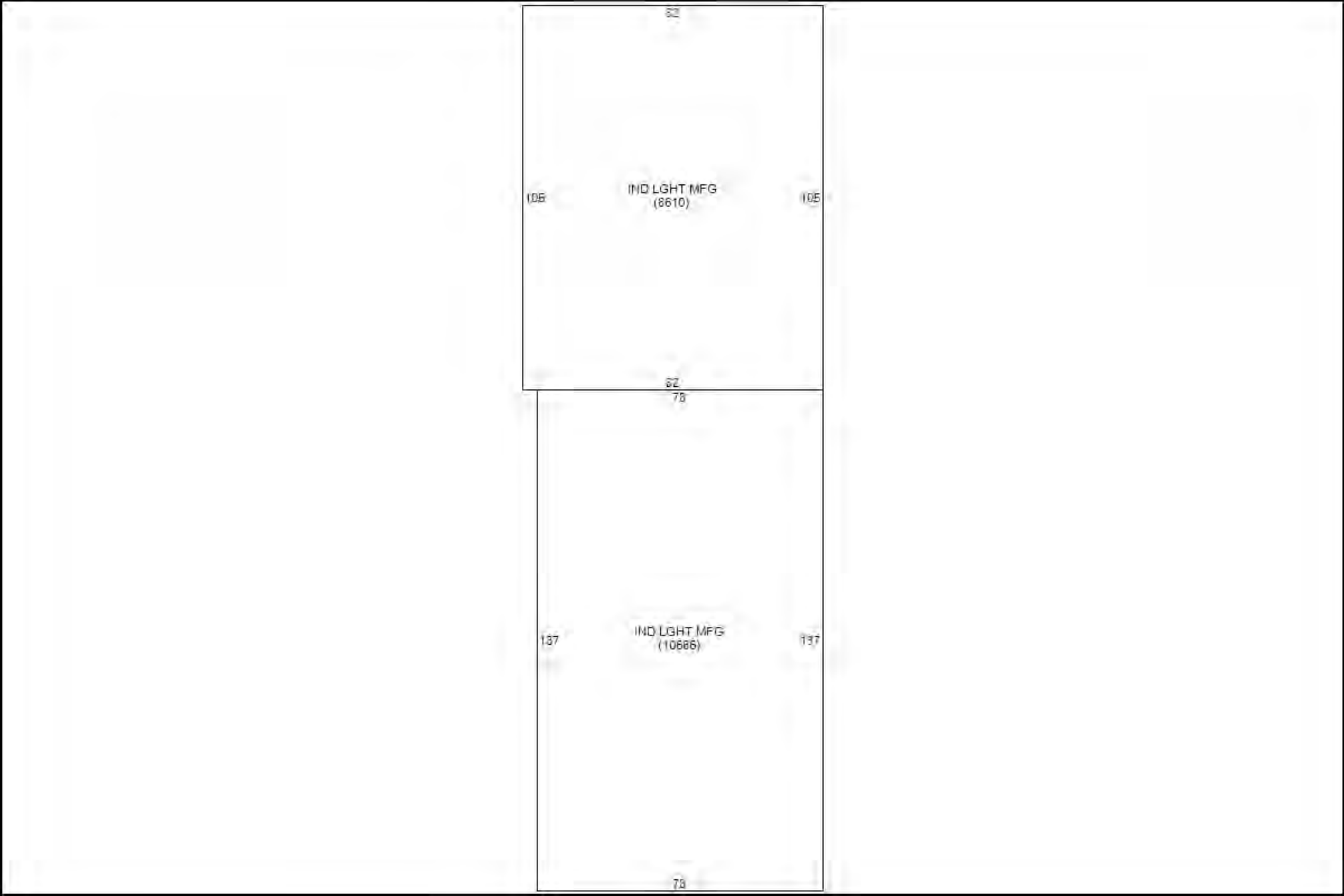
ECON: PROPERTY IS LOCATED IN A MIXED COMMERCIAL AND RETAIL AREA, ON A FRONTAGE ROAD VISIBLE FROM HWY 41, THIS IS A HIGH TRAFFIC AREA AND HAS EASY ACCESS TO HWY 41 THE DESIRABILITY IN THIS AREA IS STABLE.

OTHR: NOTABLE FEATURES; ENTIRE FACILITY HAS HVAC

OTHR: LAND: VACANT LAND SALES AND SURROUNDING LAND VALUES WERE ANALYZED TO DETERMINE MARKET VALUE.







**SALE REPORT**

State ID # 79-71-036-R000103118  
 County WOOD  
 Municipality SARATOGA  
 Local Parcel # 18-00130  
 Situs Address 925 State Highway 73  
 Situs Zip Code 54494  
 Appraiser FENNEDJ

IPAS Sale Key # 181203  
 SIC Code 3444  
 Interior Inspection Date 06/20/2018  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 07/01/2020  
 Grantor WISCONSIN FLOWGATE & CULVERT CO. INC

Grantee WFC PROPERTIES LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3444: Sheet Metalwork-Mfg  
 Intended Use 3444: Sheet Metalwork-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$453,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$453,000  
 Land Value \$95,300  
 Improvement Value \$357,700  
 Time on Market 0 - 4 months  
 Recent Asking Price \$453,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1980  
 Number of Building Sections 4  
 Predominant OCC Code 406  
 Primary Area 19,808  
 Additional Useable Area 0  
 Total Area 19,808  
 Basement Area  
 Office Area (SF) / (%) 1,000 5%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 14  
 Non-office ave clear height 14  
 Frame Type 07: Wood Pole  
 Exterior Wall Type 07: Metal Light

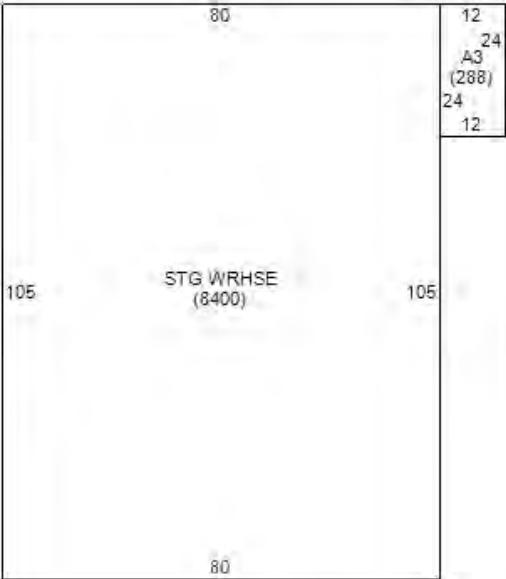
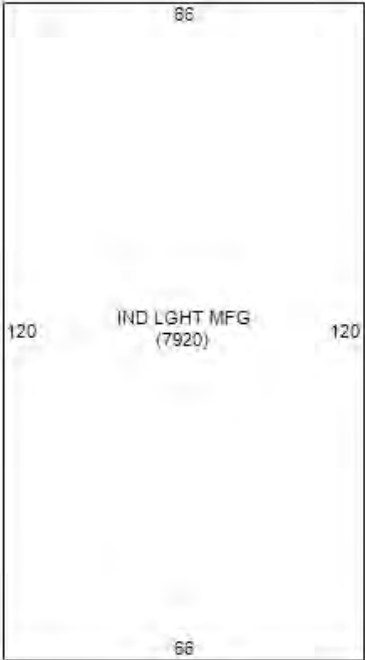
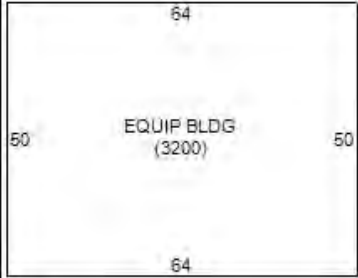
**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$22.87  
 Adj Sale Price Imps \$ / SF \$18.06  
 Acres 5.680  
 Land Value \$ / Acre \$16,778  
 SCR 12.49  
 RCN + OBY / SF \$42.33  
 Physical Res. % 44%  
 Functional Res. % 85%  
 Functional OBS 1 Layout  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 85%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 134%

**COMMENTS**

APPR: GRANTOR: PROPERTY WAS NOT LISTED ON THE OPEN MARKET. GRANTEE CAME TO GRANTOR INQUIRING ABOUT PURCHASING THE BUSINESS. GRANTORS ARE 65/70 AND THOUGHT IT WAS A GOOD OPPORTUNITY TO RETIRE. FELT THEY GOT FMV FOR THE PROPERTY. USED TAX ASSESSMENT AND INSURANCE VALUATIONS TO DETERMINE SALES PRICE. PROPERTY WASN'T VACANT. GRANTEE: OWNS A PLASTIC CULVERT BUSINESS IN OMRO, WI. PURCHASED THE METAL CULVERTS FROM GRANTOR IN THE PAST. DECIDED HE WANTED TO GROW HIS CULVERT BUSINESS AND ASKED GRANTOR IF THEY WOULD BE WILING TO SELL. ORIGINALLY HAD PLAN TO PURCHASE IN FEB/MARCH BUT WITH COMPLICATIONS GETTING FINANCING DURING COVID HAD TO WAIT FOR BANKS TO REOPEN. COMPLETED AN APPRAISAL ON THE PROPERTY WHICH WAS USED TO FOR THE OFFER PRICE. A SEPARATE TRANSACTION WAS COMPLETED FOR THE PURCHASE OF ASSETS AND GOODWILL. PHYSICAL: OLDER BUILDINGS. NO MAJOR ISSUES BUT MECHANICALS ARE NEARING END OF LIFE. FUNCTIONAL: DETACHED BUILDINGS. THERE ARE TWO SEPARATE PARCELS WITH A ROAD BETWEEN. BOTH PARCELS ARE INCLUDED IN THIS SALE REPORT SINCE THEY ARE ADJACENT. ECONOMIC: SMALL TOWNSHIP LESS THAN THREE MILES SOUTH OF WISCONSIN RAPIDS. LAND ANALYSIS: LAND ANALYSIS WAS COMPLETED FOR THE 2019 ASSESSMENT. NO SIGNIFICANT VALUATION CHANGES SINCE.





**SALE REPORT**

State ID # 79-71-151-R000012005  
 County WOOD  
 Municipality MILLADORE  
 Local Parcel # 26-00038  
 Situs Address 104 Main St  
 Situs Zip Code 54454  
 Appraiser FENNEDJ

IPAS Sale Key # 169031  
 SIC Code 4225  
 Interior Inspection Date 07/30/2019  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 07/09/2019  
 Grantor JOHN R PEGGY L BECKER

Grantee FRANK M ALBRECHT

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3499: Fabricated Metal Products Nec-Mfg  
 Intended Use 4225: General Warehousing & Storage-Trans  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$162,250  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$162,250  
 Land Value \$46,400  
 Improvement Value \$115,850  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1988  
 Number of Building Sections 2  
 Predominant OCC Code 406  
 Primary Area 4,750  
 Additional Useable Area 0  
 Total Area 4,750  
 Basement Area  
 Office Area (SF) / (%) 750 16%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 4,750 100%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 15  
 Non-office ave clear height 15  
 Frame Type 07: Wood Pole  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$34.16  
 Adj Sale Price Imps \$ / SF \$24.39  
 Acres 4.890  
 Land Value \$ / Acre \$9,489  
 SCR 55.11  
 RCN + OBY / SF \$59.55  
 Physical Res. % 47%  
 Functional Res. % 95%  
 Functional OBS 1 Layout  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 85%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 108%

**COMMENTS**

GRTR: FELT TAXES WERE TOO HIGH AND DECIDED TO AUCTION OFF EQUIPMENT AND SELL THE BUILDING. BUILDING WAS FOR SALE BY OWNER. HAD SEVERAL PEOPLE INTERESTED BUT ONLY ONE SERIOUS OFFER. FELT PROPERTY SOLD FOR FMV.

GRTE: HAS SOME WAREHOUSE STORAGE BUILDINGS AROUND WOOD CO. THOUGHT THIS WAS A GOOD LOCATION SINCE IT'S LESS THAN A MILE FROM HIGHWAY 10. NEGOTIATED PRICE. KNEW WHAT HE HAD TO PAY TO MAKE MONEY AS A STORAGE BUSINESS.

PHYS: SOME SIGNS OF NEGLECT. ALTHOUGH THE PROPERTY WAS NOT VACANT OVER THE LAST FEW YEARS IT WAS USED SPARINGLY. LAST EMPLOYEE LEFT FOUR YEARS AGO. OWNER CAME IN AS NEEDED TO PROCESS ORDERS. CONCRETE FLOOR HAS SEVERAL CRACKS, LANDSCAPING HAS BEEN NEGLECTED, AND GRAVEL PAVING NEEDS TO BE LEVELED.

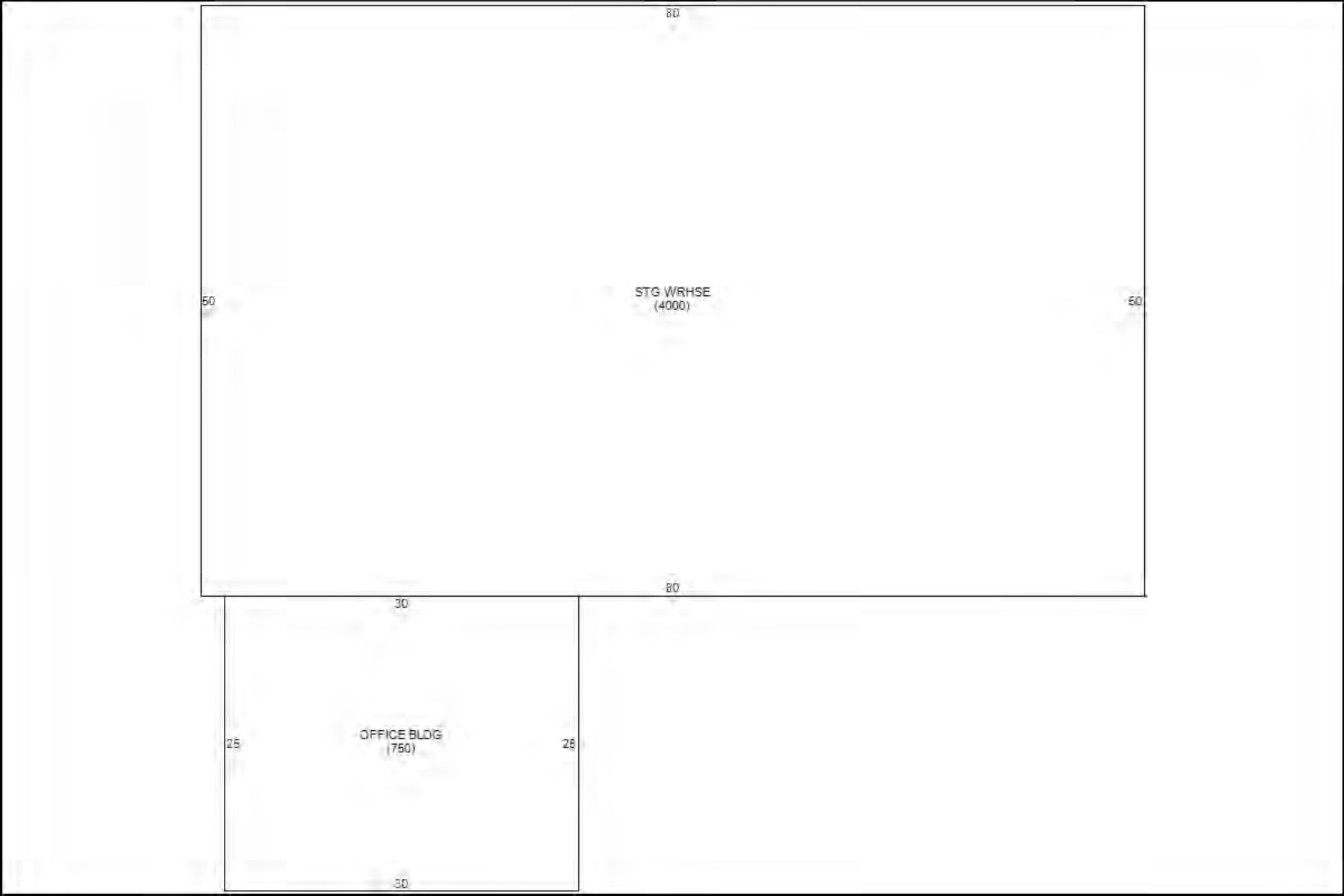
FUNC: STORAGE MEZZANINE ACCOUNTS FOR 24% OF FLOOR WAREHOUSE SPACE. THIS WAS USED AS A STORAGE MEZZANINE FOR GRANTOR. GRANTEE HAS NO USE FOR THIS MEZZANINE AS PROPERTY WILL BE USED FOR STORAGE OF VEHICLES AND TRAILERS.

ECON: SMALL VILLAGE IN WOOD COUNTY. A POPULATION OF APPROX. 267 PERSONS. LAST COMMERCIAL SALE IN THIS MUNICIPALITY WAS 2017.

OTHR: LAND ANALYSIS: NO RECENT COMMERCIAL/INDUSTRIAL LAND SALES. VERIFIED WITH LOCAL ASSESSMENT AND OTHER MANUFACTURING PROPERTIES IN THE SURROUNDING AREA.







**SALE REPORT**

State ID # 79-71-171-R000153204  
 County WOOD  
 Municipality PORT EDWARDS  
 Local Parcel # 27-00081B  
 Situs Address 151 Business Park Dr  
 Situs Zip Code 54469  
 Appraiser FENNEDJ

IPAS Sale Key # 191554  
 SIC Code 4225  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2022

**TRANSACTION INFORMATION**

Conveyance Date 09/03/2021  
 Grantor EMER LLC  
  
 Grantee PORT EDWARDS LLC  
  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 4225: General Warehousing & Storage-Trans  
 Intended Use 4225: General Warehousing & Storage-Trans  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$5,500,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$5,500,000  
 Land Value \$252,100  
 Improvement Value \$5,247,900  
 Time on Market 0 - 4 months  
 Recent Asking Price \$5,735,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1992  
 Number of Building Sections 2  
 Predominant OCC Code 406  
 Primary Area 299,000  
 Additional Useable Area 0  
 Total Area 299,000  
 Basement Area  
 Office Area (SF) / (%) 6,240 2%  
 Sprinkler (SF) / (%) 290,000 97%  
 Air Conditioning (SF) / (%) 6,240 2%  
 Notable Features/OBYs  
  
 Stories 1  
 Non-office ave wall height 22  
 Non-office ave clear height 22  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$18.39  
 Adj Sale Price Imps \$ / SF \$17.55  
 Acres 20.170  
 Land Value \$ / Acre \$12,499  
 SCR 2.94  
 RCN + OBY / SF \$45.00  
 Physical Res. % 71%  
 Functional Res. % 80%  
 Functional OBS 1 Layout  
 Functional OBS 2 Size  
 Functional OBS 3 Office/Plant Ratio  
 Community rating % 90%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 76%

**COMMENTS**

GRTR: SPOKE WITH THE GRANTOR AGENT. PROPERTY WAS LISTED THROUGH CBRE. NO APPRAISAL DONE ON THE PROPERTY PRIOR TO SALE. CONVENTIONAL FINANCING WHICH MEANS THE GRANTEE PROBABLY HAD A BANK APPRAISAL. FELT IT DID SELL FOR FMV BASED ON SIZE OF PROPERTY IN A SMALL COMMUNITY.

GRTE: HAS NOT RESPONDED

BRKR: PROPERTY WAS LISTED ON THE OPEN MARKET. HAD A SHORT TERM LEASE AT TIME OF SALE BUT TENANT WILLING TO ADD ADDITIONAL YEARS TO LEASE FOR NEW PROSPECT BUYER. AS OF TODAY THIS LEASE HAS YET TO BE EXTENDED. "COULD EAT OFF THE FLOORS" THE BROKER SAID WHEN TALKING ABOUT THE CONDITION OF THE BUILDING. PROPERTY WOULD NOT HAVE SOLD THIS QUICKLY OR FOR THAT VALUE IF IT WAS NOT LEASED. THIS IS A LARGE WAREHOUSE IN A SMALLER COMMUNITY. ORIGINALLY LISTED THE PROPERTY FOR \$5.735M WHICH WAS A 10.25 CAP RATE.

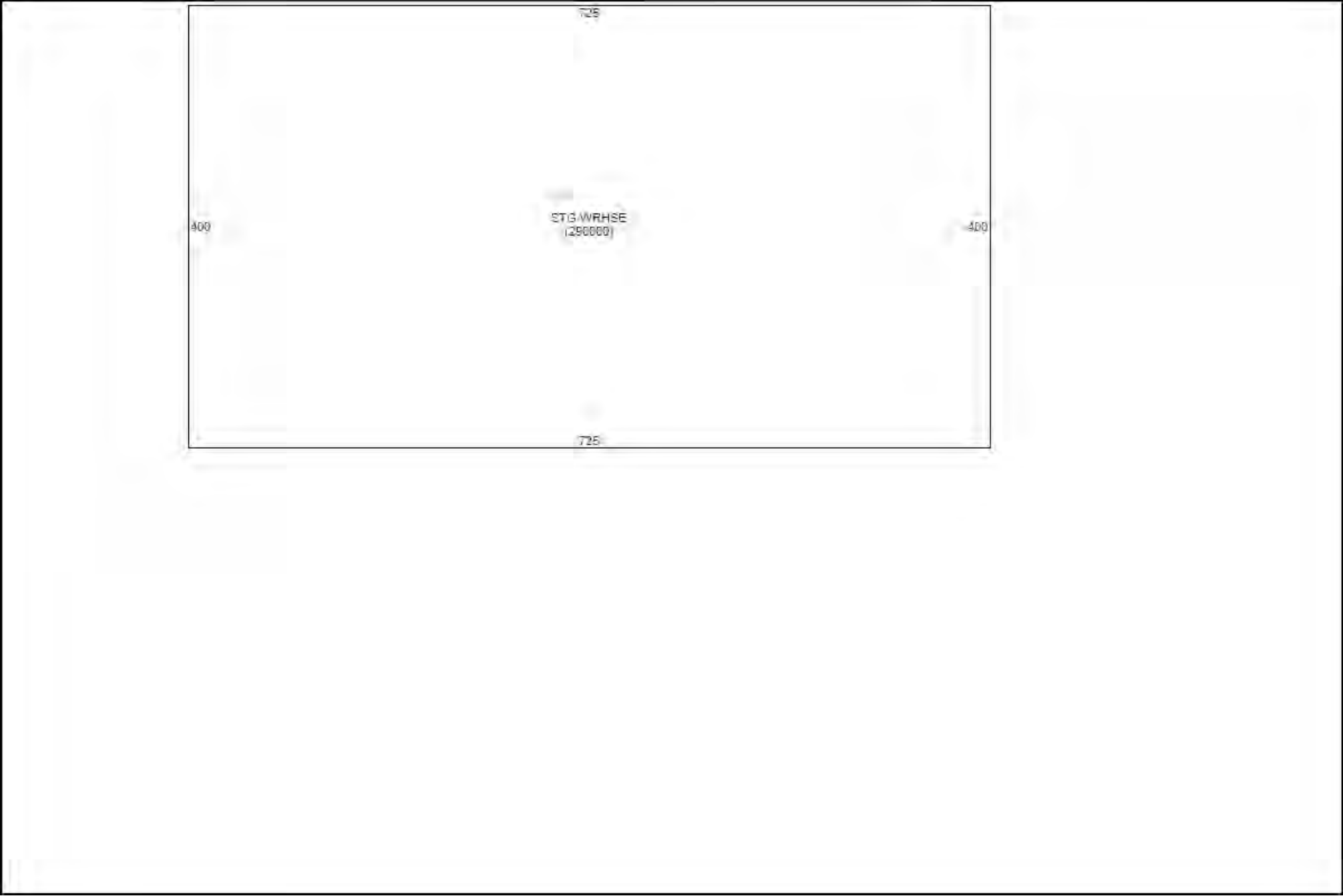
PHYS: FLOORS AND WALLS ARE EPOXY COATED TO ADHERE TO FDA REGULATIONS. THE GRANTOR HAD INVESTED "A LOT" INTO THIS WAREHOUSE SINCE PURCHASE TO COMPLY WITH THE CURRENT TENANT NEEDS AND STATE REGULATIONS.

FUNC: LARGE OPEN WAREHOUSE WITH DETACHED BUILDING. VERY LOW OFFICE TO PLANT RATIO. VERY LARGE WAREHOUSE LOCATED IN A SMALLER COMMUNITY. 26 DOCK DOORS

ECON: PROPERTY LOCATED IN A SMALLER COMMUNITY IN WOOD COUNTY. THIS PROPERTY IS THE FORMER WAREHOUSE OF DOMTAR PAPER MILL WHICH CEASED OPERATIONS IN 2012 AND SOLD TO A SCRAP PROCESSING COMPANY.

OTHR: LAND ANALYSIS: NO RECENT VACANT INDUSTRIAL SALES IN THIS MUNICIPALITY. REVIEWED THE LOCAL ASSESSOR COMMERCIAL PROPERTIES ALONG WITH MANUFACTURING ASSESSED PARCELS. BOTH WERE ASSESSED AROUND \$12,500/ACRE ENTRANCE- NO INTERIOR ENTRANCE DUE TO COVID RESTRICTIONS. REVIEWED INTERIOR PHOTOS FROM LISTING AGENT





**SALE REPORT**

State ID # 79-71-251-R000128483  
 County WOOD  
 Municipality MARSHFIELD  
 Local Parcel # 33-05212C  
 Situs Address 1811 E 29th St  
 Situs Zip Code 54449  
 Appraiser FENNEDJ

IPAS Sale Key # 167602  
 SIC Code 3541  
 Interior Inspection Date 07/18/2019  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 05/03/2019  
 Grantor FIGI'S REAL ESTATE 3 LLC

Grantee PURPOSE DRIVEN HOLDINGS LLC

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 4225: General Warehousing & Storage-Trans  
 Intended Use 3541: Machine Tools Metal Cutting Types-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$800,000  
 Adjustment \$125,000  
 Adjusted Reason Personal Property Included  
 Adjusted Sale Price \$675,000  
 Land Value \$148,800  
 Improvement Value \$526,200  
 Time on Market 5 - 11 months  
 Recent Asking Price \$1,100,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1978  
 Number of Building Sections 3  
 Predominant OCC Code 494  
 Primary Area 40,125  
 Additional Useable Area 0  
 Total Area 40,125  
 Basement Area  
 Office Area (SF) / (%) 2,612 7%  
 Sprinkler (SF) / (%) 40,125 100%  
 Air Conditioning (SF) / (%) 2,612 7%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 20  
 Non-office ave clear height 20  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$16.82  
 Adj Sale Price Imps \$ / SF \$13.11  
 Acres 8.177  
 Land Value \$ / Acre \$18,197  
 SCR 8.88  
 RCN + OBY / SF \$42.20  
 Physical Res. % 47%  
 Functional Res. % 85%  
 Functional OBS 1 Layout  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 95%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 82%

**COMMENTS**

GRTR: CLOSED OPERATIONS IN JANUARY 2019. LISTED PROPERTY THROUGH AFT REAL ESTATE. DECIDED THAT IT NO LONGER WANTED TO BE IN THE WAREHOUSE BUSINESS.

GRTE: NEEDED MORE SPACE FOR CURRENT MANUFACTURING BUSINESS. DECIDED TO PUT AN OFFER IN ON THIS PROPERTY. ORIGINALLY OFFERED \$600,000 BUT LATER NEGOTIATED TO \$800,000. PALLET RACKING WAS INCLUDED IN THE SALE SINCE GRANTOR NO LONGER HAD A NEED FOR IT. GRANTEE IS LOOKING TO LEASE WAREHOUSE SPACE ASKING \$7.25/SQ FT.

PHYS: BUILDING IN FAIR CONDIDTION. SOME SIGNS OF WEAR AND TEAR. CONCRETE FLOOR HAD SOME CRACKS THAT WERE REPAIRED AND A NEW COATED FINISH WAS APPLIED AFTER THE SALE.

FUNC: NOT IDEAL BUILDING LAYOUT. LOWER THEN IDEAL BUILDING HEIGHT FOR SIZE.

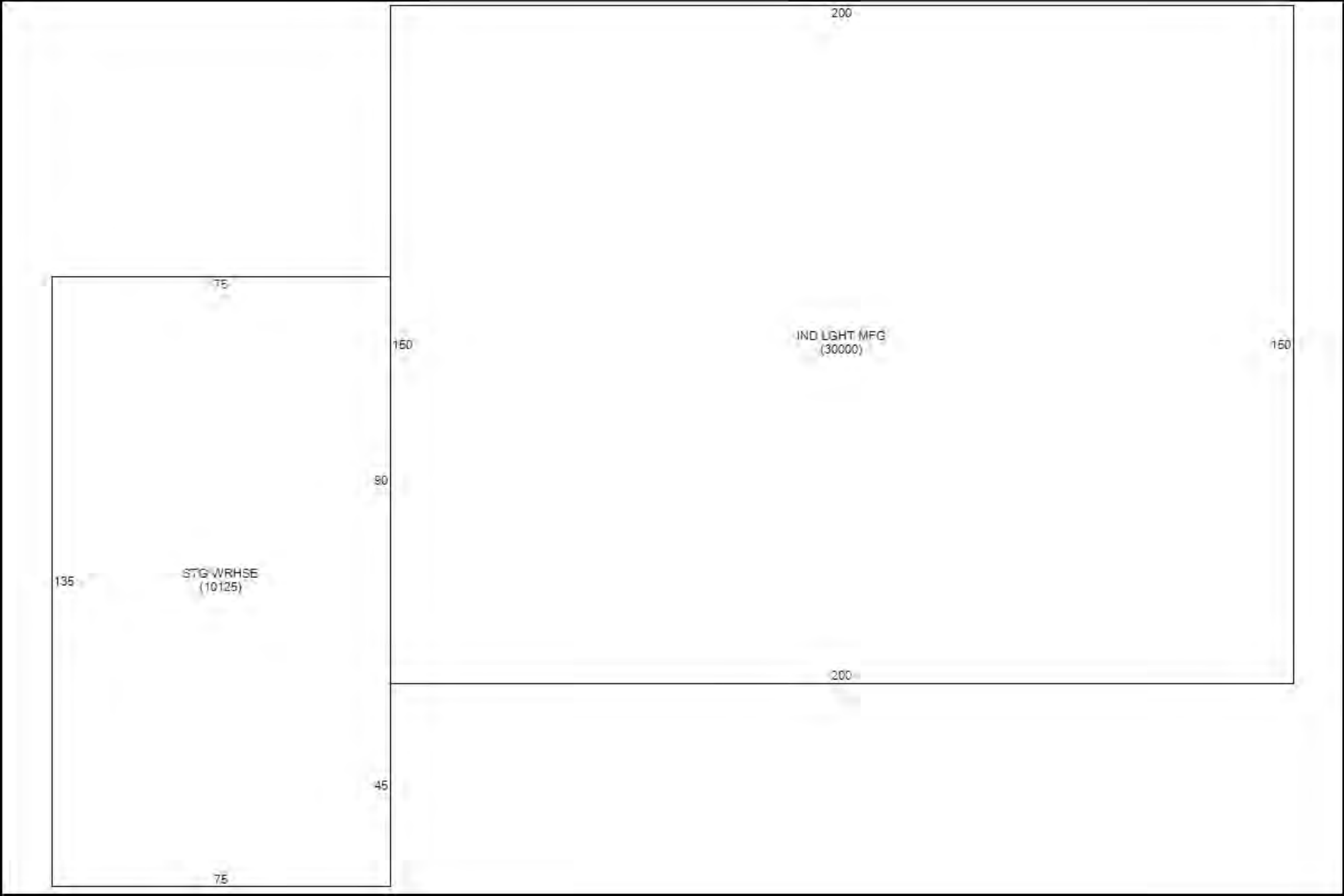
ECON: ALTHOUGH THIS IS NOT LOCATED IN AN INDUSTRIAL PARK IT IS LOCATED IN AN INDUSTRIAL AREA.

OTHR: LAND ANALYSIS COMPLETED IN 2018 FOR 2019 AUDIT YEAR IN NEIGHBORING PROPERTY. AFTER RECENT VACANT LAND SEARCH, IT WAS DETERMINED THAT LAND VALUES HAVE NOT CHANGED.

OTHR: MARKET VARIANCE: MAY BE DUE TO GRANTOR SELLING THREE WAREHOUSES IN THE SAME CITY. THE OTHER TWO PROPERTIES ARE STILL FOR SALE.







**SALE REPORT**

State ID # 79-71-251-R000129154  
 County WOOD  
 Municipality MARSHFIELD  
 Local Parcel # 33-03418AB  
 Situs Address 1814 E 4th St  
 Situs Zip Code 54449  
 Appraiser FENNEDJ

IPAS Sale Key # 168215  
 SIC Code 3446  
 Interior Inspection Date 07/30/2019  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2020

**TRANSACTION INFORMATION**

Conveyance Date 04/10/2018  
 Grantor RONALD J AND AUDREY M MOEN

Grantee TMS REALTY LLP

Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 0000: Commercial Parcel  
 Intended Use 3446: Architectural Metal Work-Mfg  
 No Months Vacant 3 or more years  
 Environmental Site NO

**SALE DATA**

Sale Price \$85,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$85,000  
 Land Value \$32,100  
 Improvement Value \$52,900  
 Time on Market 5 - 11 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1978  
 Number of Building Sections 1  
 Predominant OCC Code 494  
 Primary Area 4,400  
 Additional Useable Area 0  
 Total Area 4,400  
 Basement Area  
 Office Area (SF) / (%) 1,400 32%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 4,400 100%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 14  
 Non-office ave clear height 14  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$19.32  
 Adj Sale Price Imps \$ / SF \$12.02  
 Acres 0.498  
 Land Value \$ / Acre \$64,458  
 SCR 4.93  
 RCN + OBY / SF \$49.47  
 Physical Res. % 39%  
 Functional Res. % 90%  
 Functional OBS 1 Office/Plant Ratio  
 Functional OBS 2 Layout  
 Functional OBS 3  
 Community rating % 95%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 73%

**COMMENTS**

GRTR: ORIGINALLY LISTED THE PROPERTY IN 2011 FOR \$195,000. THAT LISTING EXPIRED AND IT WAS RELISTED WITH A DIFFERENT AGENT IN 2017 FOR 125,000. THREE MONTHS AFTER IT WAS LISTED THE LISTING PRICE WAS LOWERED TO \$99,000. GRANTOR RAN A CATERING AND RESTAURANT BUSINESS OUT OF THIS PROPERTY. CLOSED BUSINESS IN 2013

GRTE: CURRENTLY OWNS A MANUFACTURING FACILITY 0.6 MILES AWAY. RAN OUT OF SPACE IN CURRENT 12,760 SQUARE FOOT FACILITY AND NEEDED MORE ROOM TO EXPAND. PLANS TO MOVE SMALL PART PROJECTS TO THIS LOCATION. FELT THAT THEY PAID FMV.

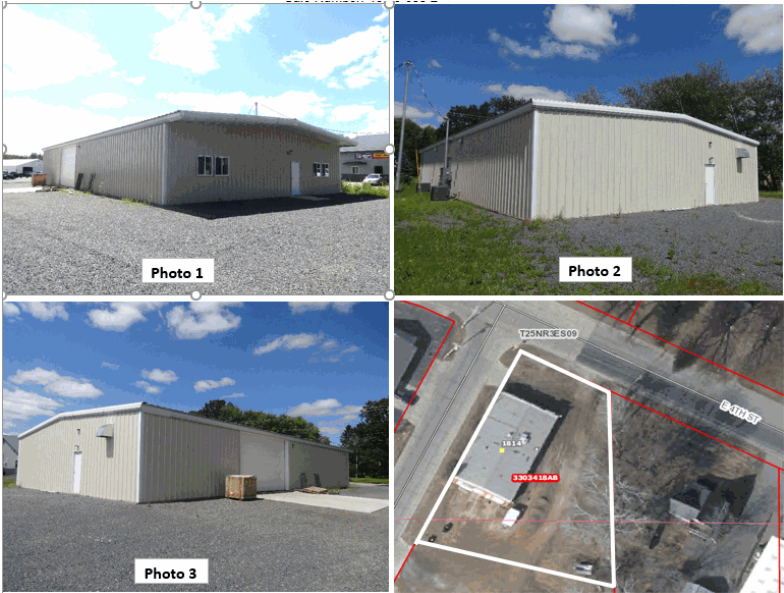
PHYS: SUBJECT PROPERTY SEEMED TO BE IN BORDERLINE FAIR/POOR CONDITION. PROPERTY SAT VACANT FOR JUST OVER SIX YEARS WHICH LED TO ACCELERATED PHYSICAL DEPRECIATION.

FUNC: AT TIME OF SALE PROPERTY WAS IN WAS THREE SECTIONS. 1,400SQ FT IN FRONT AS RETAIL AREA, 1,500SQ FT IN MIDDLE WHICH WAS THE KITCHEN AREA, AND 1,500 SQ FT IN BACK AS STORAGE AREA.

ECON: SUBJECT SITS IN AN INDUSTRIAL PARK IN THE CITY OF MARSHFIELD.

OTHR: LAND ANALYSIS: BASED ON LAND SALES IN SUBJECTS INDUSTRIAL PARK.

OTHR: MARKET VARIANCE: MAY BE DUE TO SUBJECT PROPERTY SITTING VACANT FOR SIX YEARS AND PROPERTY BEING LISTED ON AND OFF FOR EIGHT YEARS.



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**SALE REPORT**

State ID # 79-71-251-R000012063  
 County WOOD  
 Municipality MARSHFIELD  
 Local Parcel # 33-05212A  
 Situs Address 1915 E 29th St  
 Situs Zip Code 54449  
 Appraiser FENNEDJ

IPAS Sale Key # 179628  
 SIC Code 2541  
 Interior Inspection Date  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 02/28/2020  
 Grantor AB REAL ESTATE LLC

Grantee COUNTER-FORM LLC

Affinity Adjacent Owner  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 2541: Wood Partitions & Fixtures-Mfg  
 Intended Use 2541: Wood Partitions & Fixtures-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$925,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$925,000  
 Land Value \$83,700  
 Improvement Value \$841,300  
 Time on Market 0 - 4 months  
 Recent Asking Price \$1,071,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1970  
 Number of Building Sections 3  
 Predominant OCC Code 406  
 Primary Area 72,000  
 Additional Useable Area 2400  
 Total Area 74,400  
 Basement Area  
 Office Area (SF) / (%) 9,160 12%  
 Sprinkler (SF) / (%) 76,080 102%  
 Air Conditioning (SF) / (%) 7,480 10%  
 Notable Features/OBYs

Stories 1  
 Non-office ave wall height 18  
 Non-office ave clear height 17  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$12.43  
 Adj Sale Price Imps \$ / SF \$11.31  
 Acres 4.922  
 Land Value \$ / Acre \$17,005  
 SCR 2.98  
 RCN + OBY / SF \$37.61  
 Physical Res. % 42%  
 Functional Res. % 75%  
 Functional OBS 1 Layout  
 Functional OBS 2 Ceiling Height  
 Functional OBS 3  
 Community rating % 95%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
 Major Thoroughfare 1 to 3 miles  
 Market Variance 100%

**COMMENTS**

APPR: GRANTOR: COMPANY HAS DISSOLVED AND PHONE HAS BEEN DISCONNECTED. GRANTEE: OWNS THE ADJACENT MANUFACTURING PLANT COUNTER-FORM WHICH MANUFACTURES LAMINATE COUNTERTOPS. THEIR CURRENT PLANT IS LAND LOCKED AND HAVE NO ABILITY TO EXPAND IN THE FUTURE. PURCHASED THIS PLANT FOR THE ABILITY TO HAVE MORE SPACE AND EXPAND FOR THAT REASON. FELT THEY PAID FMV FOR THE CONDITION THE BUILDING WAS IN. PHYSICAL: OVERALL IN FAIR CONDITION. SOME MECHANICALS NEEDED TO BE REPLACED. FUNCTIONAL: FOR SIZE OF BUILDING CEILING HEIGHT IS LOWER THAN IDEAL. INTERIOR WALLS SEPARATE SECTIONS. ECONOMIC: ALTHOUGH THIS IS NOT LOCATED IN AN INDUSTRIAL PARK IT IS LOCATED IN AN INDUSTRIAL AREA. LAND ANALYSIS: LAND ANALYSIS COMPLETED IN 2019 FOR THE 2020 AUDIT YEAR FOR ADJACENT PROPERTY. AFTER RECENT VACANT LAND SEARCH, IT WAS DETERMINED THAT LAND VALUES HAVE NOT CHANGED. OTHER REMARKS: NO INTERIOR INSPECTION DUE TO COVID. EXTERIOR WALK AROUND WAS COMPLETED AND OVER THE PHONE INTERVIEW WITH GRANTEE WHO DISCUSSED CONDITION OF PROPERTY AT TIME OF SALE





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**SALE REPORT**

State ID # 79-71-251-R000035571  
 County WOOD  
 Municipality MARSHFIELD  
 Local Parcel # 33-03412AB  
 Situs Address 2609 E 4th St  
 Situs Zip Code 54449  
 Appraiser FENNEDJ

IPAS Sale Key # 182006  
 SIC Code 1446  
 Interior Inspection Date 07/09/2019  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 2  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 06/30/2020  
 Grantor CAMBRIAN PRODUCTS LLC  
  
 Grantee MARSHFIELD LAND HOLDINGS LLC  
  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 1446: Industrial Sand-Mining  
 Intended Use 5093: Scrap & Waste Materials-WholeSL  
 No Months Vacant 1 - 3 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$679,000  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$679,000  
 Land Value \$79,600  
 Improvement Value \$599,400  
 Time on Market 0 - 4 months  
 Recent Asking Price

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1968  
 Number of Building Sections 3  
 Predominant OCC Code 406  
 Primary Area 49,440  
 Additional Useable Area 0  
 Total Area 49,440  
 Basement Area  
 Office Area (SF) / (%) 216 0%  
 Sprinkler (SF) / (%) 49,440 100%  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYs  
  
 Stories 1  
 Non-office ave wall height 19  
 Non-office ave clear height 19  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 07: Metal Light

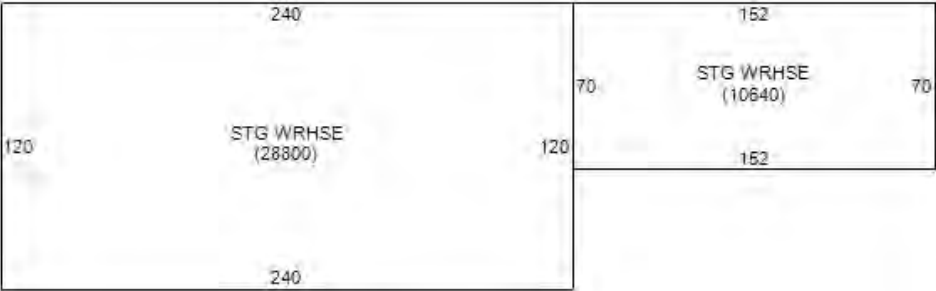
**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$13.73  
 Adj Sale Price Imps \$ / SF \$12.12  
 Acres 5.683  
 Land Value \$ / Acre \$14,007  
 SCR 5.01  
 RCN + OBY / SF \$40.28  
 Physical Res. % 35%  
 Functional Res. % 75%  
 Functional OBS 1 Layout  
 Functional OBS 2 Office/Plant Ratio  
 Functional OBS 3 Building Mechanics  
 Community rating % 95%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
  
 Major Thoroughfare 1 to 3 miles  
 Market Variance 121%

**COMMENTS**

APPR: GRANTOR: LEASED AN INDUSTRIAL SAND MINE IN CLARK CO. THE SAND WAS TRUCKED TO THIS FACILITY FOR DRY PROCESSING AND RAIL SHIPPING. ROOF COLLAPSED IN A SNOWSTORM IN 2019 ON THE DRY PLANT. INTENDED TO REBUILD BUT RECEIVED A PHONE CALL FROM THE GRANTEE ASKING IF THEY WERE INTERESTED IN SELLING. AFTER SOME BACK AND FORTH A PRICE WAS AGREED UPON. FELT RECEIVED FMV.GRANTEE: WAS LOOKING FOR PROPERTY IN MARSHFIELD ON RAIL. DROVE AROUND THE TOWN AND THIS SITE LOOKED VACANT. CONTACTED THE GRANTOR TO SEE IF THEY WOULD BE INTERESTED IN SELLING. NO APPRAISAL DONE. RAIL WAS IMPORTANT TO GRANTEE AND PLANS TO BUILD SOME NEW BUILDINGS ON SITE TO SUITE HIS SCRAP PROCESSING BUSINESS. PHYSICAL: PROPERTY IN POOR CONDITION DUE TO IT HAS BEEN MOSTLY BEEN VACANT SINCE FEBRUARY OF 2019. THE COLLAPSED BUILDINGS WERE REMOVED FROM SITE IN SUMMER/FALL OF 2019. THE REMAINING BUILDINGS WERE IN POOR SHAPE. PART OF THE ROOF WAS MISSING IN ONE SECTION.FUNCTIONAL: LOW OFFICE TO PLANT RATIO. LITTLE PLUMBING AND LIGHTING IN THE REMAINING BUILDINGS. NO RESTROOM ONSITE AS IT WAS IN THE BUILDING THAT COLLAPSED. ECONOMIC: LOCATED IN THE INDUSTRIAL PARK OF THE CITY OF MARSHFIELD. THIS PROPERTY IS FORMALLY PART OF THE WICK BUILDINGS SYSTEMS CAMPUS WHICH WENT INTO FORECLOSURE IN 2009. LAND ANALYSIS: LAND STUDY FOR THIS SITE WAS COMPLETED FOR THE 2020 ASSESSMENT YEAR. NO MAJOR ECONOMIC CHANGES IN THE COMMUNITY SINCE. MARKET VARIANCE: MIGHT HAVE SOLD ON THE HIGH END AS THE GRANTEE WAS ONLY INTERESTED IN PROPERTIES ON THE CANADIAN NATIONAL RAIL LINE. BOTH PARTIES BELIEVE THE PROPERTY SOLD FOR FAIR MARKET. APPRAISER REMARKS: THIS SALE WAS INFLUENCED BY THE LOCATION OF THE RAIL. APPRAISER MIGHT WARRANT AN ADDITIONAL ECONOMIC ADJUSTMENT IF USING THIS SALE ON NON RAIL PROPERTIES





**SALE REPORT**

State ID # 79-71-291-R000029551  
 County WOOD  
 Municipality WISCONSIN RAPIDS  
 Local Parcel # 34-00837  
 Situs Address 3211 Industrial St  
 Situs Zip Code 54494  
 Appraiser FENNEDJ

IPAS Sale Key # 181262  
 SIC Code 3545  
 Interior Inspection Date 08/16/2018  
 Revision Date  
 Sale Validity Valid Sale  
 Sale Index # 1  
 Year Added to Sales Database 2021

**TRANSACTION INFORMATION**

Conveyance Date 07/28/2020  
 Grantor THE FERMATA COMPANY LLP  
  
 Grantee MICHAEL J. SPRANGER AND DAWN M. SPRANGER REVOCABLE TRUST  
  
 Affinity None  
 Conveyance Type Warranty/Condo Deed  
 Prior Use 3545: Machine Tool Accessories-Mfg  
 Intended Use 3545: Machine Tool Accessories-Mfg  
 No Months Vacant 0 - 1 years  
 Environmental Site NO

**SALE DATA**

Sale Price \$476,500  
 Adjustment  
 Adjusted Reason  
 Adjusted Sale Price \$476,500  
 Land Value \$44,800  
 Improvement Value \$431,700  
 Time on Market 0 - 4 months  
 Recent Asking Price \$510,000

**PROPERTY IMPROVEMENT DATA**

Weighted Actual Year Built 1997  
 Number of Building Sections 2  
 Predominant OCC Code 494  
 Primary Area 15,310  
 Additional Useable Area 0  
 Total Area 15,310  
 Basement Area  
 Office Area (SF) / (%) 3,440 22%  
 Sprinkler (SF) / (%)  
 Air Conditioning (SF) / (%) 0 0%  
 Notable Features/OBYS  
  
 Stories 1  
 Non-office ave wall height 16  
 Non-office ave clear height 15  
 Frame Type 04: Pre-Engineered Steel  
 Exterior Wall Type 17: Masonry & Metal

**LAND AND IMPROVEMENT SALE ANALYSIS**

Adj Sale Price \$ / SF \$31.12  
 Adj Sale Price Imps \$ / SF \$28.20  
 Acres 2.900  
 Land Value \$ / Acre \$15,448  
 SCR 8.25  
 RCN + OBY / SF \$55.19  
 Physical Res. % 52%  
 Functional Res. % 100%  
 Functional OBS 1  
 Functional OBS 2  
 Functional OBS 3  
 Community rating % 95%  
 NBHD Rating / Other % 100%  
 NBHD Rating / Other Econ Reason Neighborhood Rating  
  
 Major Thoroughfare 0 to 1 mile  
 Market Variance 103%

**COMMENTS**

APPR: GRANTOR: HAS NOT RESPONDED - BUILT THIS BUILDING IN 1997 AND HAS OPERATED A MACHINE PARTS MANUFACTURING BUSINESS SINCE. WILL CONTINUE TO OPERATE THE MANUFACTURING OPERATIONS AT THE CURRENT LOCATION.GRANTEE: WAS THE LISTING BROKER. PROPERTY WAS LISTED THROUGH MLS. AFTER A FEW MONTHS ON THE MARKET THE GRANTEE WENT TO GRANTOR ABOUT THE CURRENT LEASE. IT WAS ENDING JUNE 2021. GRANTEE AND GRANTOR NEGOTIATED A LEASE EXTENSION IF THE GRANTEE WERE TO PURCHASE. A BANK APPRAISAL WAS DONE POST SALE WHICH WAS BETWEEN THE SALE PRICE AND LIST PRICEPHYSICAL: PROPERTY IN FAIR CONDITION. TENANT IS A MACHINE PART FABRICATION SO THERE IS HEAVY WEAR AND TEAR ON THE BUILDING.FUNCTIONAL: THE GRANTOR (TENANT) BUILT THIS FACILITY PER THEIR NEEDS IN 1997. NO FUNCTIONAL ISSUES APPEAR.ECONOMIC: PROPERTY IS LOCATED IN AN INDUSTRIAL PARK IN THE CITY OF WISCONSIN RAPIDS. LAND ANALYSIS: LAND ANALYSIS WAS COMPLETED FOR THE 2019 ASSESSMENT. NO SIGNIFICANT VALUATION CHANGES SINCE.





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