

DOWNTOWN PORT WASHINGTON BUILDINGS & LAND FOR SALE



TRANSWESTERN

REAL ESTATE
SERVICES

FORMER POOLE FUNERAL HOME PROPERTIES

203 N WISCONSIN ST

PORT WASHINGTON, WI 53074



SALE INFORMATION:

MARIANNE BURISH, MBA

Executive Vice President

M: 414.305.3070

E marianne.burish@transwestern.com

310 W Wisconsin Ave, Ste ME110

Milwaukee, WI 53203

T 414.225.9700

transwestern.com/milwaukee

GENERAL INFORMATION

Opportunity is knocking—open the door! Formerly the Poole Funeral Home, this exceptional set of well-known and well-maintained buildings in downtown Port Washington await reuse or repurposing. The main circa 1940 building offers classic tudor-style architecture with unrivaled build quality with existing 1st floor and lower level layouts amenable adaptable for office, event space, restaurant, or destination retail; the second floor has two large apartments. Immediately adjacent, the cream city brick residential house currently offers 3 rental apartments or could be returned to single family use. The west side offers a paved and striped 21 car parking lot to supplement the already generous on-site parking accommodations. Possibilities abound at this landmark property priced at a fraction of replacement cost, Call Marianne Burish today to discuss your ideas or to schedule a tour.

List Price – All Parcels	\$1,250,000 (\$67.57/sf based on est. total gsf of 18,500 sf)	
Property Addresses		
Funeral Home	203 N Wisconsin Ave (w/secondary address of 104 W Main Street for upper apartments)	
Residential House	114 W Main Street	
West Parking Lot	W Main Street (no parcel address)	
Gross Finished SF – All Buildings	±18,500 sf	
Funeral Home	±16,500 sf. (±5,500 sf/fl). 1 st floor main space; two upper apartments; finished lower level	
Residential House	±2,000 sf. 2 BR apartment on 2 nd floor; two (2) apartments on 1 st floor plus basement	
West Parking Lot	Currently striped for approximately 21 cars	
Tax Keys & Land Area	.661 acres	
Funeral Home Building	160981911000 situated on .331 acres per municipal tax records	
Residential House	160981910000 situated on .165 acres per municipal tax records	
West Parking Lot	160981909000 comprising .165 acres per municipal tax records	
2024 Real Estate Taxes	\$16,270.10	
Funeral Home Building	\$11,194.23	
Residential House	\$ 3,633.41	
West Parking Lot	\$ 1,442.46	
Muni Assessed Value & Est FMV	AV	Muni FMV
Funeral Home Building	\$680,100	\$862,600
Residential House	216,800	275,000
West Parking Lot	91,000	115,400
	\$987,900	\$1,253,000
Apartment Info & Income	All residential tenants are month-to-month	
Funeral Home Building	EAST UNIT/APT 1 - Vacant: +-2,800 sf. 3 BR/1 BA. \$1,500-2,000/mo. incl heat & water/sewer. Some renovation needed. WEST UNIT/APT 2 +-2,300 sf. 2 BR/1BA. Rented MTM @ \$950/mo incl heat & water/sewer.	
Residential House	114 UPPER: +-1,000 sf. 2BR/1BA. Rented MTM @ \$1,100/mo incl water/sewer.	
West Parking Lot	114 LOWER FRONT: +-600 sf. 1BR/1BA. Rented MTM @ \$650/mo incl water/sewer. 114 LOWER REAR: +-400 sf. 1BR/1BA, Rented MTM @ \$550/mo incl heat, electric, water/sewer	
Availability		
Funeral Home Building	1 st floor vacant & available; 2 nd floor east apartment vacant; west apartment rented	
Residential House	All three units rented month to month to long-term tenants	
West Parking Lot	No parking contracts with anyone; some spaces used by residential renters at no charge.	

Utilities	Gas/electric (WE Energies); water & sewer (municipal)
Parking	Ample on-site surface parking
HVAC	Hot water boilers & forced air systems
Passenger Elevator	See special features below
Special Features	Crematorium has been removed; 1,000# commercial freight elevator servicing 1 st & lower level.
Sale Condition	As-is, where-is; no post-closing warranties or representations from seller; no deed restrictions. Seller disclosure report attached for 203 N Wisconsin Street/104 W Main St.

All information is furnished from sources judged to be reliable; however, no guarantee is made as to its accuracy or completeness.

PROPERTY PHOTOGRAPHS



203 N WASHINGTON ST
PORT WASHINGTON, WI

PROPERTY PHOTOGRAPHS



203 N WASHINGTON ST
PORT WASHINGTON, WI

PROPERTY PHOTOGRAPHS



114 W MAIN STREET PHOTOGRAPHS

Residential House Apartments



AERIAL IMAGE



PROPERTY PARCELS

- 1 = Former Poole Funeral Home, 203 N Wisconsin St / 104 W Main St
- 2 = Residential House, 114 W Main Street
- 3 = West Parking Lot (no parcel address)



PARCEL PROPERTY RECORD

203 N WISCONSIN ST & 104 W MAIN ST (Main Building – 1)

2024 Property Record | Ozaukee County, WI

Assessed values not finalized until after Board of Review
Property information is valid as of 12/19/2024 4:44:26 PM

Owner Address WREAK HAVOC LLC , PO BOX 88 PORT WASHINGTON, WI 53074		Owner WREAK HAVOC LLC																																																				
Property Information Parcel ID: 160981911000 Document #: 0998444 Tax Districts: Port Washington-Sauville School		Property Description For a complete legal description, see recorded document. 0998444 886/418 160/607 165/152 LOT 11 BLK 19 LOT 12 ORIGINAL PLAT Municipality: 45271-City of Port Washington Property Address: 203 N WISCONSIN ST 104 W MAIN ST																																																				
Tax Information Print Tax Bill		Land Valuation																																																				
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	12/16/2024	575209	11194.23	0.00	0.00	11194.23																																																

*No data found for Special Assessment Detail, Delinquent Tax Summary in 2024

PARCEL PROPERTY RECORD

114 W MAIN ST (Residential House – 2)

2024 Property Record | Ozaukee County, WI

Assessed values not finalized until after Board of Review
Property information is valid as of 12/19/2024 4:48:05 PM

Owner Address WREAK HAVOC LLC , PO BOX 88 PORT WASHINGTON, WI 53074		Owner WREAK HAVOC LLC																																																			
Property Information Parcel ID: 160981909000 Document #: 0993473 Tax Districts: Port Washington-Saukville School		Property Description For a complete legal description, see recorded document. 0993473 913/464 148/520 LOT 9 BLK 19 ORIGINAL PLAT Municipality: 45271-City of Port Washington Property Address:																																																			
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	12/16/2024	575209	1442.46	0.00	0.00	1442.46																																															

*No data found for Special Assessment Detail, Delinquent Tax Summary in 2024

PROPERTY TAX BILL

203 N WISCONSIN ST & 104 W MAIN ST

CITY OF PORT WASHINGTON
100 W GRAND AVE
PO BOX 307
PORT WASHINGTON, WI 53074-0307

OZAUKEE COUNTY - STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2024
REAL ESTATE

WREAK HAVOC LLC



592160/160981911000
WREAK HAVOC LLC
PO BOX 88
PORT WASHINGTON WI 53074

Parcel Number: 160981911000
Bill Number: 592160

Important: Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

Location of Property/Legal Description

104 W MAIN ST
Sec. 28, T11N, R22E
0998444 886/418 160/607 165/152 LOT 11 BLK 19 LOT 12
ORIGINAL PLAT
0.331 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND 154,300	ASSESSED VALUE IMPROVEMENTS 525,800	TOTAL ASSESSED VALUE 680,100	AVERAGE ASSMT. RATIO 0.788388377	NET ASSESSED VALUE RATE 0.01655368 <small>(Does NOT reflect credits)</small>	NET PROPERTY TAX 11194.23
ESTIMATED FAIR MARKET VALUE LAND 195,700	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 666,900	TOTAL ESTIMATED FAIR MARKET VALUE 862,600	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 1,262.26	
TAXING JURISDICTION	2023 EST. STATE AIDS ALLOCATED TAX DIST.	2024 EST. STATE AIDS ALLOCATED TAX DIST.	2023 NET TAX	2024 NET TAX	% TAX CHANGE
OZAUKEE COUNTY	410,524	417,178	1,047.55	1,079.36	3.0%
CITY OF PORT WASHINGTON	4,202,079	4,226,731	3,852.05	4,690.85	21.8%
SCHOOL #4515	12,835,919	13,314,911	4,615.68	4,797.28	3.9%
TECH SCHOOL	1,162,120	1,201,108	675.02	690.66	2.3%
TOTAL	18,610,642	19,159,928	10,190.30	11,258.15	10.5%
FIRST DOLLAR CREDIT			-64.85	-63.92	-1.4%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			10,125.45	11,194.23	10.6%
TOTAL DUE: \$11,194.23					
FOR FULL PAYMENT PAY BY: JANUARY 31, 2025					
<small>Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. Failure to pay on time. See reverse.</small>					

FOR INFORMATION PURPOSES ONLY • Voter Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
SCHOOL #4515	3,778,381	1,904.38	2039				

PROPERTY TAX BILL

W MAIN ST (West Parking Lot - 3)

CITY OF PORT WASHINGTON
 100 W GRAND AVE
 PO BOX 307
 PORT WASHINGTON, WI 53074-0307

OZAUKEE COUNTY - STATE OF WISCONSIN
 PROPERTY TAX BILL FOR 2024
 REAL ESTATE

WREAK HAVOC LLC



Parcel Number: 160981909000
 Bill Number: 592158

592158/160981909000
 WREAK HAVOC LLC
 PO BOX 88
 PORT WASHINGTON WI 53074

Important: Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

Location of Property/Legal Description
 Sec. 28, T11N, R22E
 0993473 913/464 148/520 LOT 9 BLK 19 ORIGINAL PLAT
 0.165 ACRES

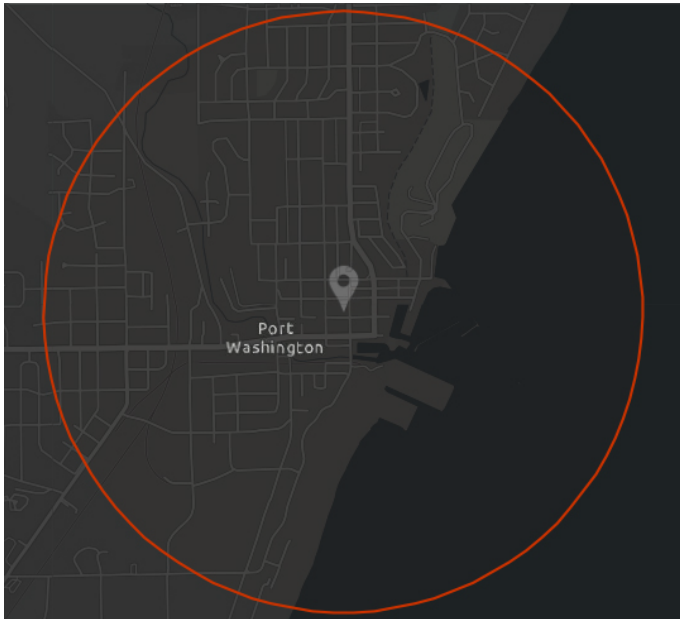
Please inform treasurer of address changes.

ASSESSED VALUE LAND 77,200	ASSESSED VALUE IMPROVEMENTS 13,800	TOTAL ASSESSED VALUE 91,000	AVERAGE ASSMT. RATIO 0.788388377	NET ASSESSED VALUE RATE 0.01655368 <small>(Does NOT reflect credits)</small>	NET PROPERTY TAX 1442.46
ESTIMATED FAIR MARKET VALUE LAND 97,900	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 17,500	TOTAL ESTIMATED FAIR MARKET VALUE 115,400	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 168.89	
TAXING JURISDICTION	2023 EST. STATE AIDS ALLOCATED TAX DIST.	2024 EST. STATE AIDS ALLOCATED TAX DIST.	2023 NET TAX	2024 NET TAX	% TAX CHANGE
OZAUKEE COUNTY	410,524	417,178	140.17	144.42	3.0%
CITY OF PORT WASHINGTON	4,202,079	4,226,731	515.42	627.65	21.8%
SCHOOL #4515	12,835,919	13,314,911	617.59	641.90	3.9%
TECH SCHOOL	1,162,120	1,201,108	90.32	92.41	2.3%
TOTAL	18,610,642	19,159,928	1,363.50	1,506.38	10.5%
FIRST DOLLAR CREDIT			-64.85	-63.92	-1.4%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			1,298.65	1,442.46	11.1%
TOTAL DUE: \$1,442.46					
FOR FULL PAYMENT PAY BY: JANUARY 31, 2025					
<small>Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. Failure to pay on time. See reverse.</small>					

FOR INFORMATION PURPOSES ONLY • Voter Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
SCHOOL #4515	3,778,381	254.81	2039				

DEMOGRAPHICS – 1 MILE



INCOME



\$80,337

Median Household Income



\$44,375

Per Capita Income



\$215,529

Median Net Worth

KEY FACTS

42.2

Median Age

5,495

Population

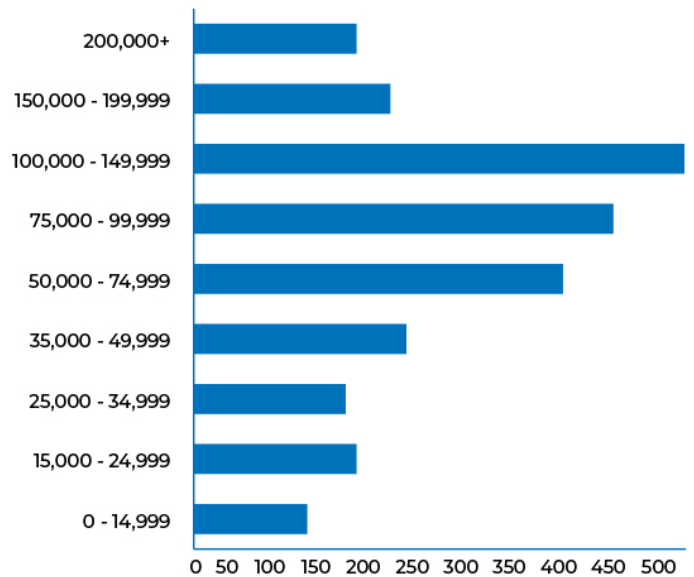
2,495

Households

\$62,477

Median Disposable Income

HOUSEHOLD INCOME



EMPLOYMENT



60.5% White Collar



21.6% Blue Collar



17.8% Services

2.6%

Unemployment Rate

EDUCATION

2%

No High School Diploma

28%

High School Graduate

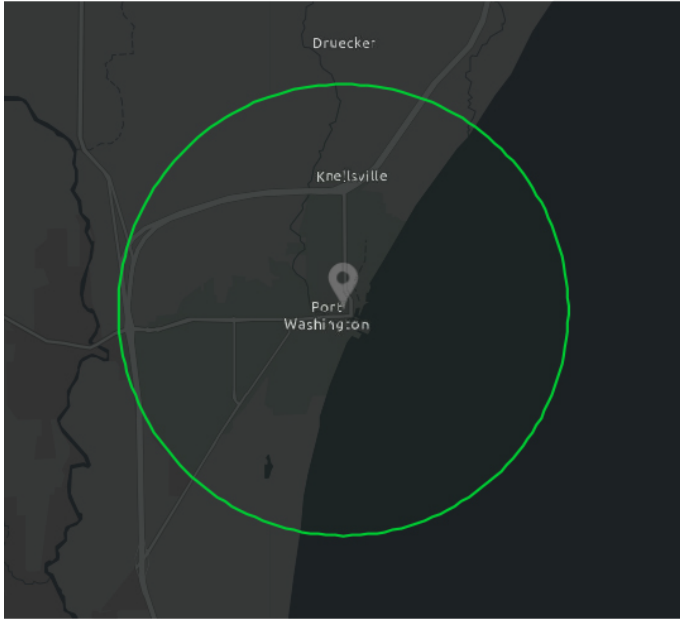
31%

Some College

39%

Bachelor's/ Grad/Prof Degree

DEMOGRAPHICS – 3 MILES



INCOME



\$79,051

Median Household Income



\$43,256

Per Capita Income



\$237,266

Median Net Worth

KEY FACTS

42.1

Median Age

14,391

Population

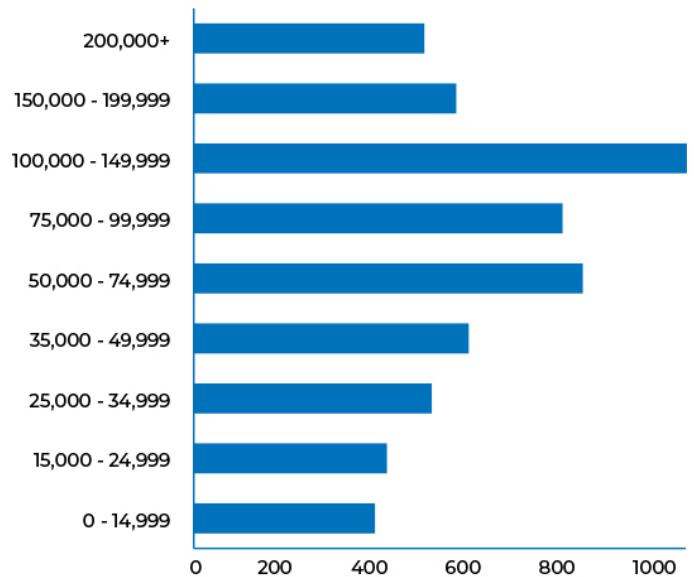
6,090

Households

\$61,826

Median Disposable Income

HOUSEHOLD INCOME



EMPLOYMENT



60.2% White Collar



21.1% Blue Collar



18.7% Services

2.5%

Unemployment Rate

EDUCATION

3%

No High School Diploma

30%

High School Graduate

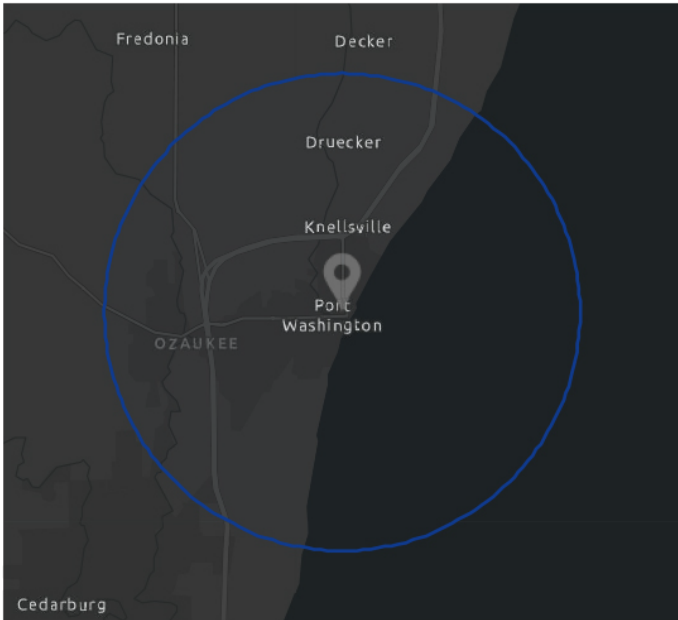
29%

Some College

38%

Bachelor's/ Grad/Prof Degree

DEMOGRAPHICS – 5 MILES



INCOME



\$80,211
Median Household Income



\$44,254
Per Capita Income



\$252,672
Median Net Worth

KEY FACTS

42.3

Median Age

21,363

Population

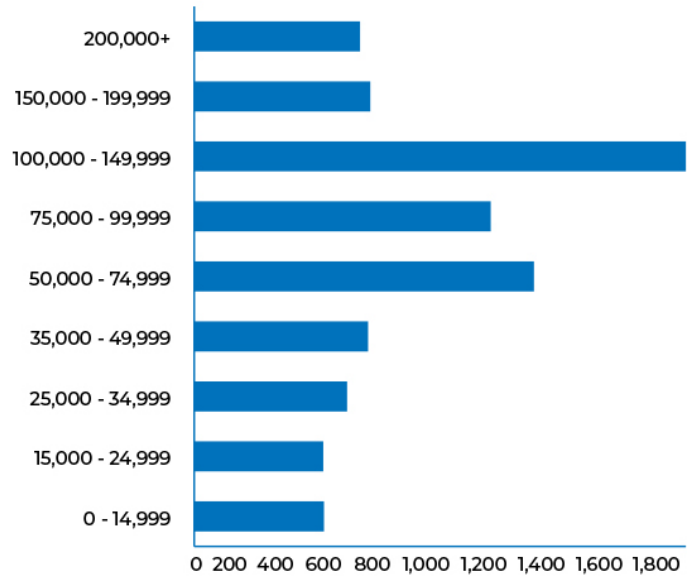
8,995

Households

\$63,217

Median Disposable Income

HOUSEHOLD INCOME



EMPLOYMENT



60.1% White Collar



23.4% Blue Collar



16.6% Services

1.9%

Unemployment Rate

EDUCATION

3%

No High School Diploma



High School Graduate

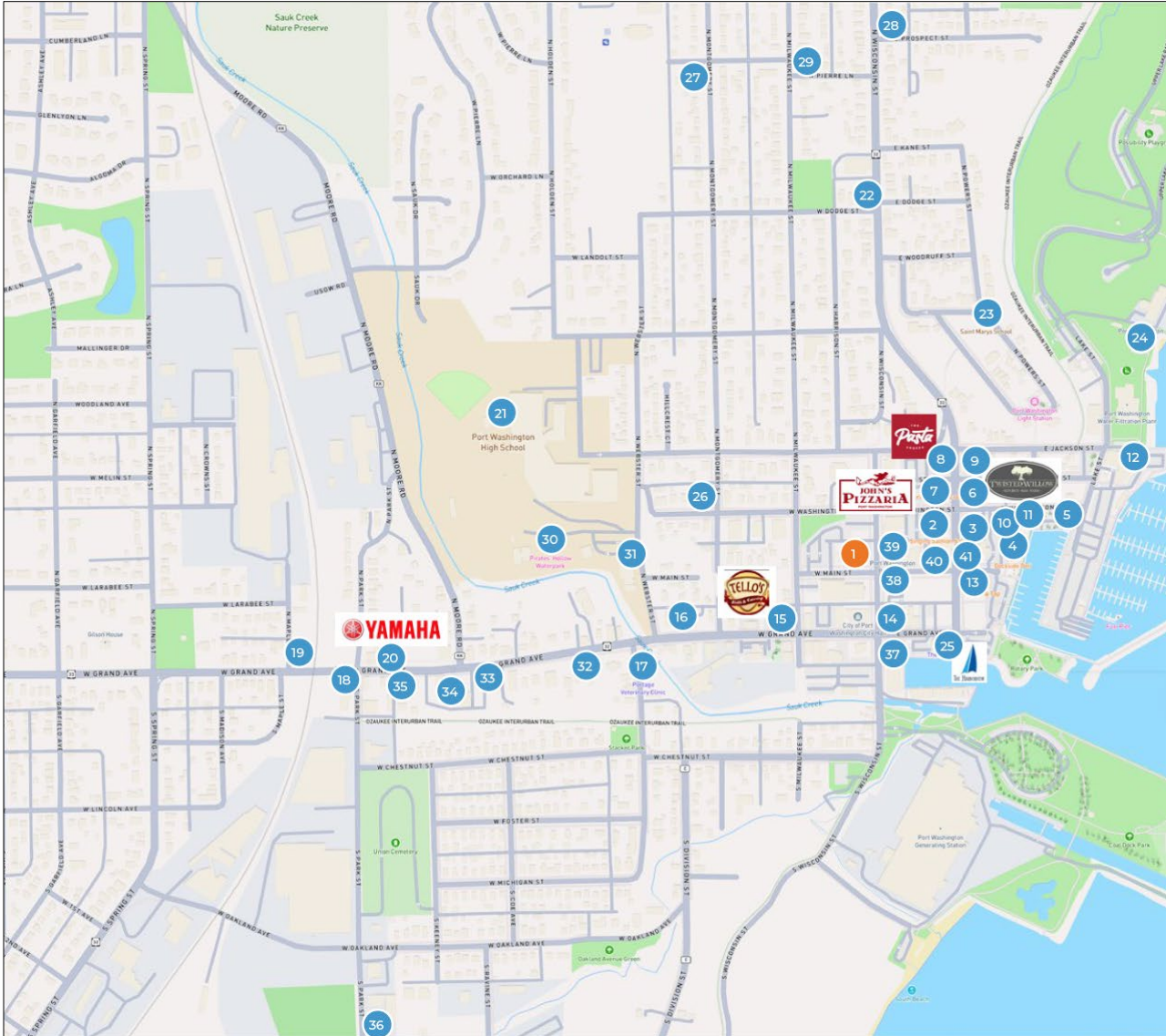


Some College



Bachelor's/Grad/Prof Degree

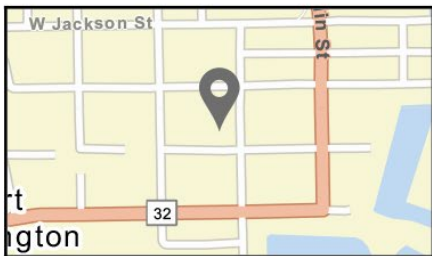
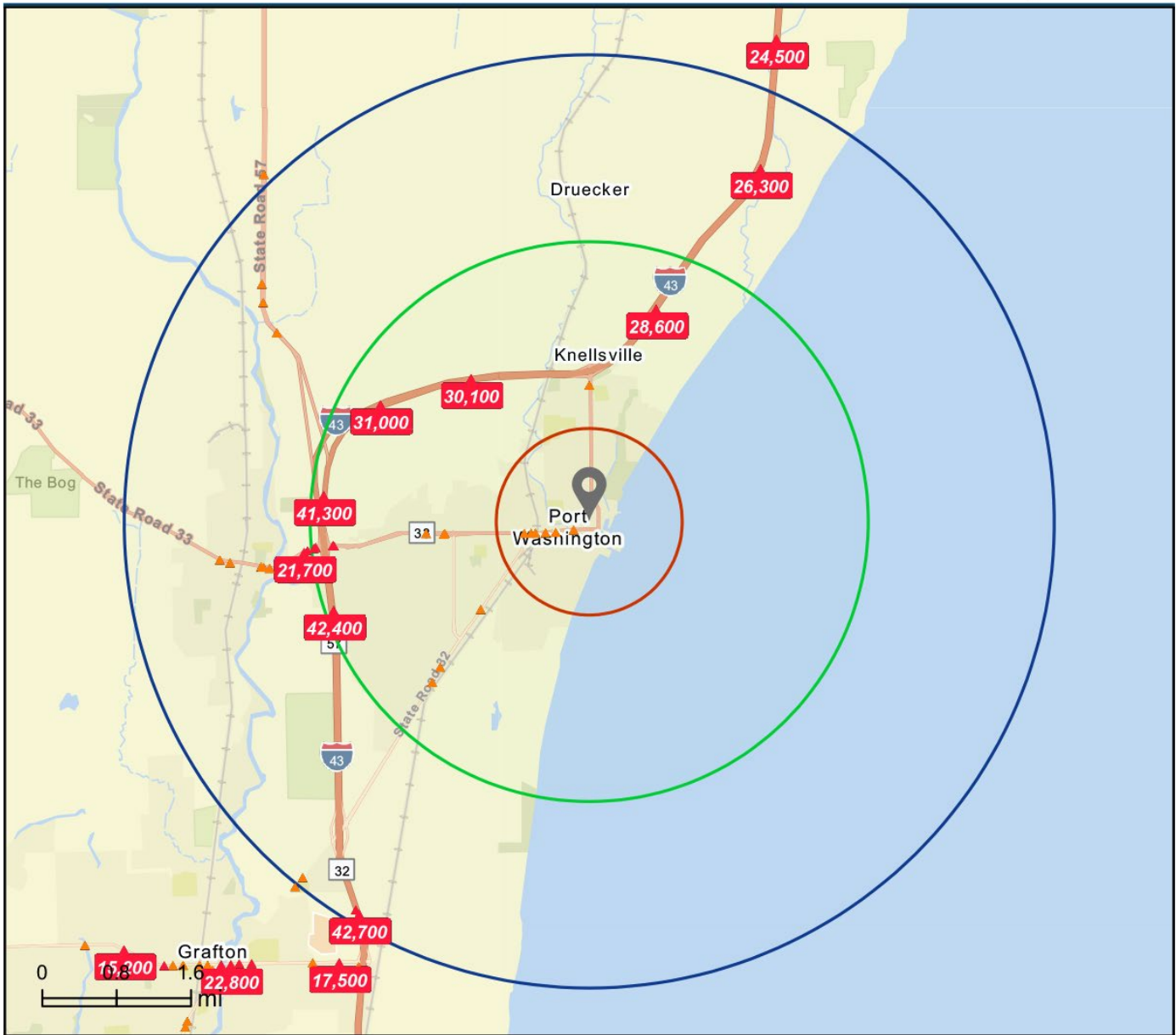
AREA BUSINESSES & AMENITIES



MAP KEY

- | | | |
|-----------------------------------|---------------------------------|--|
| 1. 203 N. Wisconsin St. | 15. Tellos Grill and Cafe | 29. Red Hawk Outdoor Sports |
| 2. Singing Salmon Salon | 16. W.J. Niederkorn Library | 30. Pirate Hollow Waterpark |
| 3. The Steerage Dining Saloon | 17. Portage Veterinary Clinic | 31. First Congregational Church |
| 4. Dockside Deli | 18. Gopher One | 32. Bailey House Bed & Bike Inn |
| 5. Inventor's Brewpub | 19. Toucan Food & Custard | 33. Le Grand Salon |
| 6. The Twisted Willow Restaurant | 20. Yamaha of Port Washington | 34. Grand Avenue United Methodist Church |
| 7. John's Pizzeria | 21. Port Washington High School | 35. Bella Lei Salon Spa & Boutique |
| 8. The Pasta Shoppe | 22. Patio Grill and Bar | 36. Starrfit Gym |
| 9. Sir James Pub | 23. St. Mary's School | 37. Cousin's Subs |
| 10. China King Chinese Restaurant | 24. Port Washington Yacht Club | 38. Moonlight Tavern & Supper Club |
| 11. Impact Performing Arts Center | 25. The Harborview | 39. Port Washington Post Office |
| 12. Cavalier Wine Bar | 26. Port Washington Inn | 40. Yummy Bones Barbecue |
| 13. Fork and Tap | 27. VIP Nails and Lashes | 41. Port Washington State Bank |
| 14. Beanies Mexican Restaurant | 28. Kissinger Appliances | |

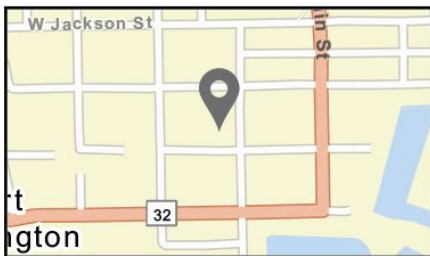
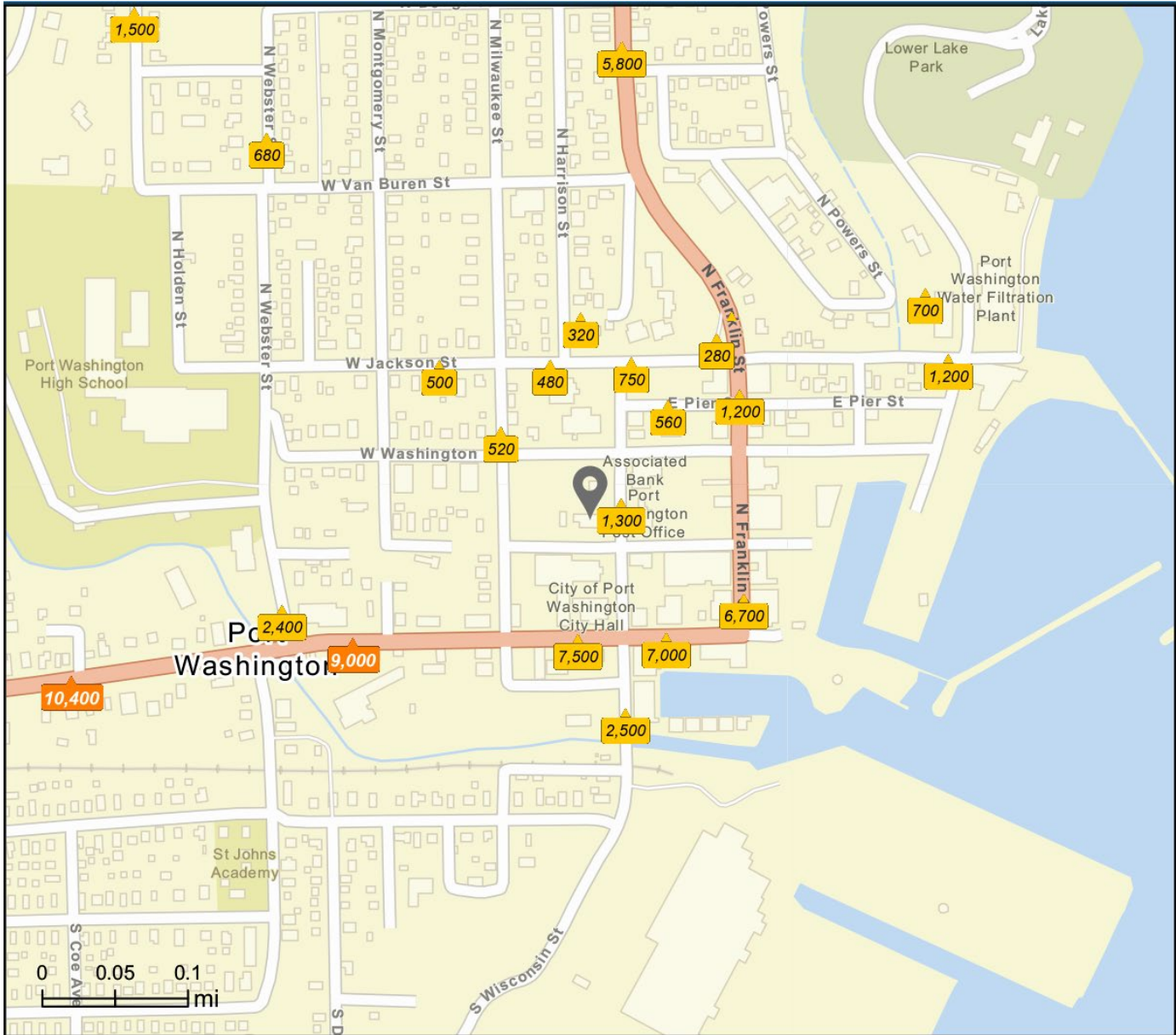
TRAFFIC COUNTS – 1/3/5 MILES



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



TRAFFIC COUNTS - CLOSE UP



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q3 2024).

SELLER DISCLOSURE REPORT - COMMERCIAL

THIS DISCLOSURE REPORT CONCERNS THE REAL PROPERTY LOCATED AT 203 N Wisconsin Street IN THE _____ (CITY) (VILLAGE) (TOWN) OF Port Washington, COUNTY OF OZAUKEE STATE OF WISCONSIN. THIS REPORT IS A DISCLOSURE OF THE CONDITION OF THAT PROPERTY AS OF November (MONTH) 18th (DAY) 2024 (YEAR).

When listing a property Wis. Admin. Code § REEB 24.07(1)(b) requires licensees to inspect the property and to "make inquiries of the seller on the condition of the structure, mechanical systems and other relevant aspects of the property. The licensee shall request that the seller provide a written response to the licensee's inquiry." This Seller Disclosure Report is a tool designed to help the licensee fulfill this license law duty.

This is not a warranty of any kind by the owner or any agents representing any party in this transaction and is not a substitute for any inspections, testing or warranties that the parties may wish to obtain. This is not a disclosure report required by Wis. Stat. Ch. 709 and the owner is voluntarily providing this information.

NOTICE TO PARTIES REGARDING ADVICE OR INSPECTIONS

Real estate licensees may not provide advice or opinions concerning whether or not an item is a defect for the purposes of this report or concerning the legal rights or obligations of parties to a transaction. The parties may wish to obtain professional advice or inspections of the property and to include appropriate provisions in a contract between them with respect to any advice, inspections, defects, or warranties.

A. OWNER'S INFORMATION

- A1. In this form, "aware" means the "owner(s)" have notice or knowledge.
- A2. In this form, "defect" means a condition that would have a significant adverse effect on the value of the property; that would significantly impair the health or safety of future occupants of the property; or that if not repaired, removed, or replaced would significantly shorten or adversely affect the expected normal life of the premises.
- A3. In this form, "owner" means the person or persons, entity, or organization that owns the above-described real property.
- A4. The owner represents that to the best of the owner's knowledge, the responses to the following questions have been accurately checked as "yes," "no," or "not applicable (N/A)" to the property being sold. If the owner responds to any question with "yes," the owner shall provide an explanation of the reason why the response to the question is "yes" in the area provided following each group of questions.
- A5. The owner discloses the following information with the knowledge that, even though this is not a warranty, prospective buyers may rely on this information in deciding whether and on what terms to purchase the property. The owner hereby authorizes the owner's agents and the agents of any prospective buyer to provide a copy of this report, and to disclose any information in the report, to any person in connection with any actual or anticipated sale of the property.

B. STRUCTURAL AND MECHANICAL

	YES	NO	N/A
B1. Are you aware of defects in the roof?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B2. Are you aware of defects in the electrical system, including defects in solar panels and systems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B3. Are you aware of defects in part of the plumbing system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B4. Are you aware of defects in the heating and air conditioning system (including the air filters and humidifiers), fire safety, security or lighting?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B5. Are you aware of defects in the basement or foundation (including cracks, seepage, and bulges)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B6. Are you aware of defects in any structure or structural components on the property (including walls)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B7. Are you aware of defects in mechanical equipment included in the sale either as fixtures or personal property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B8. Are you aware of rented items located on the property or items affixed to or closely associated with the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

B9. Explanation of "yes" responses _____

C. ENVIRONMENTAL

	YES	NO	N/A
C1. Are you aware of the presence of unsafe levels of mold?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C2. Are you aware of a defect caused by unsafe concentrations of, or unsafe conditions relating to, radon, radium in water supplies, high voltage electric (100 KV or greater) or steel natural gas transmission lines located on but not directly serving the property, lead in paint, lead in soil, pesticides, or other potentially hazardous or toxic substances on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C3. Are you aware of the presence of asbestos or asbestos-containing materials on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C4. Are you aware of the presence of or a defect caused by unsafe concentrations of, unsafe conditions relating to, or the storage of hazardous or toxic substances on neighboring properties?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C5. Are you aware of current or previous termites, powder post beetle, or carpenter ant infestations or defects caused by animal, reptile, or insect infestations, including infestations impacting trees?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C6. Are you aware of water quality issues caused by unsafe concentrations of or unsafe conditions relating to lead?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C7. Are you aware of the manufacture of methamphetamine or other hazardous or toxic substances on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C8. Are you aware of governmental investigation or private assessment/audit (of environmental matters) ever being conducted?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C9. Explanation of "yes" responses _____			

D. STORAGE TANKS

	YES	NO	N/A
D1. Are you aware of underground or aboveground fuel storage tanks on or previously located on the property for storage of flammable or combustible liquids, including but not limited to gasoline and heating oil?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D2. Are you aware of defects in the underground or aboveground fuel storage tanks on or previously located on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D3. Explanation of "yes" responses _____			

E. TAXES, SPECIAL ASSESSMENTS, PERMITS, ETC.

	YES	NO	N/A
E1. Have you received notice of property tax increases, other than normal annual increases, or are you aware of a pending property reassessment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E2. Are you aware that remodeling was done that may increase the property's assessed value?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E3. Are you aware of pending special assessments?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E4. Are you aware that the property is located within a special purpose district, such as a drainage district, that has the authority to impose assessments against the real property located within the district?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E5. Are you aware of any proposed construction of a public project that may affect the use of the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E6. Are you aware of any remodeling, replacements, or repairs affecting the property's structure or mechanical systems that were done or additions to this property that were made during your period of ownership without the required permits?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E7. Are you aware of any land division involving the property for which a required state or local permit was not obtained?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E8. Explanation of "yes" responses _____			

F. LAND USE

	YES	NO	N/A
F1. Are you aware of any zoning code violations with respect to the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F2. Are you aware of the property or any portion of the property being located in a floodplain, wetland, or shoreline zoning area, or of flooding, drainage problems, standing water or other water problems affecting the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F3. Are you aware of nonconforming uses of the property or nonconforming structures on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F4. Are you aware of conservation easements on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F5. Are you aware of restrictive covenants or deed restrictions on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F6. Are you aware of nonowners having rights to use part of the property, including, but not limited to, rights-of-way and easements other than recorded utility easements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	YES	NO	N/A
F7. Are you aware of the property being subject to a mitigation plan required under administrative rules of the Wisconsin Department of Natural Resources related to county shoreland zoning ordinances?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F8. <u>Use Value.</u>			
a. Are you aware of all or part of the property having been assessed as agricultural land under Wis. Stat. s. 70.32 (2r) (use value assessment)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Are you aware of the property having been assessed a use-value assessment conversion charge relating to this property? (Wis. Stat. s. 74.485 (2))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Are you aware of the payment of a use-value assessment conversion charge having been deferred relating to this property? (Wis. Stat. s. 74.485 (4))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F9. Is all or part of the property subject to or in violation of a farmland preservation agreement?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F10. Is all or part of the property subject to, enrolled in, or in violation of the Forest Crop Law, Managed Forest Law, the Conservation Reserve Program, or a comparable program?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F11. Are you aware of a dam that is totally or partially located on the property or that an ownership in a dam that is not located on the property will be transferred with the property because it is owned collectively by members of a homeowners' association, lake district, or similar group? (If "yes," contact the Wisconsin Department of Natural Resources to find out if dam transfer requirements or agency orders apply.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F12. Are you aware of boundary or lot line disputes, encroachments, or encumbrances affecting the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F12a. Are you aware of any private road agreements or shared driveway agreements relating to the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F13. Are you aware there is not legal access to the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F14. Are you aware of federal, state, or local regulations requiring repairs, alterations, or corrections of an existing condition? This may include items such as orders to correct building code violations.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F15. Are you aware of a pier attached to the property that is not in compliance with state or local pier regulations? See http://dnr.wisconsin.gov/topic/shoreways for more information.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F16. Are you aware of one or more burial sites or archeological artifacts on the property? (For information regarding the presence, preservation, and potential disturbance of burial sites, contact the Wisconsin Historical Society at 608-242-7834 or www.wisnet.org/burial-information .)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F17. Explanation of "yes" responses _____			

G. ADDITIONAL INFORMATION

	YES	NO	N/A
G1. Are you aware of a structure on the property that is designated as a historic building or that all or any part of the property is in a historic district?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
G2. Are you aware of any agreements that bind subsequent owners of the property, such as a lease agreement or an extension of credit from an electric cooperative?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
G2a. Are you aware of any right of first refusal, recorded or not, on all or any portion of the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
G3. Are you aware of defects in a well on the property or in a well that serves the property, including unsafe well water?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
G4. Are you aware of a joint well serving the property including any defect related to a joint well serving the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
G5. Are you aware that a septic system or other private sanitary disposal system serves the property including defects in the septic system or other private sanitary disposal system on the property or any out-of-service septic system that serves the property and that is not closed or abandoned according to applicable regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
G6. Are you aware of an "L" tank on the property, including defects? (If "yes," specify in the additional information space whether the owner of the property either owns or leases the tank.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
G7. Are you aware of material damage from fire, wind, floods, earthquakes, expansive soils, erosion or landslides?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
G8. Are you aware of nearby airports, freeways, railroads or landfills, or significant odor, noise, water intrusion or other irritants emanating from neighboring property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
G9. Are you aware of any shared usages such as shared fences, walls, driveways, or signage, or any defect relating to the shared use?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
G10. Are you aware of leased parking?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
G10a. Does the property currently have internet service? <u>Spectrum</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If so, who is your provider? _____			
G10b. Does the property have an electric vehicle charging system and station or installed wiring for a future system or station?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the system or station affixed to the property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
G10c. Does the property have accessibility features? See https://www.ada.gov/secureaccess/ifa-ii-primer/ .	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G11. Are you aware of other defects affecting the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G12. The owner has owned the property for <u>11</u> years.			

G13. Explanation of "yes" responses

G10c ADA Accessibility features include
Push button Entrance, High toilets, ADA water fountain,
ADA bathroom, Zero grade entrance w/ designated parking

Note: Any sales contract provision requiring inspection of a residential dumbwaiter or elevator must be performed by a state-licensed elevator inspector.

OWNER'S CERTIFICATION

The owner certifies that the information in this report is true and correct to the best of the owner's knowledge as of the date on which the owner signs this report.

Entity Name (if any): Wmak Haven LLC
Name & Title of Authorized Representative Signing for Entity: Patrick T Poole Agent
Authorized Signature for Entity: Patrick T Poole Date: 11/18/2024
Owner _____ Date _____
Owner _____ Date _____
Owner _____ Date _____
Owner _____ Date _____
Owner _____ Date _____

CERTIFICATION BY PERSON SUPPLYING INFORMATION

A person other than the owner certifies that the person supplied information on which the owner relied for this report and that the information is true and correct to the best of the person's knowledge as of the date on which the person signs this report.

Person _____ Date _____
Person _____ Date _____

BUYER'S ACKNOWLEDGEMENT

The prospective buyer acknowledges that technical knowledge such as that acquired by professional inspectors may be required to detect certain defects such as the presence of asbestos, building code violations, and floodplain status.

I acknowledge receipt of a copy of this statement.

Entity Name (if any): _____
Name & Title of Authorized Representative Signing for Entity: _____
Authorized Signature for Entity: _____ Date _____
Prospective buyer _____ Date _____
Prospective buyer _____ Date _____
Prospective buyer _____ Date _____
Prospective buyer _____ Date _____
Prospective buyer _____ Date _____

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No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.
This report form does not satisfy Wis. Stat. chapter 708 which generally applies to transfers of real estate containing 1-4 dwelling units or vacant land.