

OFFICE BUILDING FOR SALE



TRANSWESTERN

REAL ESTATE
SERVICES

4701 NORTH PORT WASHINGTON ROAD

GLENDALE, WI 53212



Sale Information:

MARIANNE BURISH, MBA

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Milwaukee, WI 53203

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GENERAL INFORMATION

Exceptional opportunity to own a small well-maintained, high-visibility multi-tenant office property in the desirable Northshore community of Glendale. With an easy-to-find and easy-to-access location immediately off a newly improved exit to Port Washington Road (in association with the almost-done I43 reconstruction project at Hampton Avenue), this currently owner-occupied, 100% leased building keeps good company with its best-in-class medical/healthcare, corporate, and commercial neighbors including Ascension Wisconsin, the Orthopedic Hospital of Wisconsin, Blount Orthopedic, RiverGlen Pediatric Clinic, Heartis Senior Living Village, Northshore Montessori School, Nurturing Nook child daycare, the Holiday Inn Rivercenter & Anchorage restaurant, legendary Solly's butter-burger restaurant and others. Perfect opportunity for the next owner-user needing all or a portion of the building and/or investor looking for that genuinely achievable value-add play. Priced to sell. Call Marianne Burish today to discuss the opportunity or schedule a tour.

List Price	\$1,100,000 (\$84.25/gross SF; \$105.32/SF superstructure)
Building Size/Year Built	13,055 gross SF (4 floors + improved lower level); 10,444 SF upper 4 floor (9,685 sf per leases). Built 1977/78 with subsequent updates/renovations
Real Estate Taxes – 2022	\$27,586.32
Assessed Value - 2022	\$1,040,000
Parcel Number	23314008001
Stories	4 Stories plus improved lower level
Building Tenancy	Multi-tenant office building. Currently 100% occupied (upper floors); 40.4% owner-occupied per building leasable SF.
Construction Type	Masonry walls with precast floors with insulated aluminum frame windows
Roof & Wall Flashing	Newer (late 2013/early 2014): Fesco insulated single ply SBS modified bitumen membrane
Lot Size	0.413 Acres
Zoning	Commercial or Business Park
Utilities	Gas/electric (WE Energies); water & sewer (municipal)
Parking	36 on-site surface parking spaces (including 1 ADA space) per survey plat (attached).
Fire Protection	Fire monitoring to fire department
Elevator	Northwestern 1500# (10 person) Hydraulic Passenger Elevator
HVAC	New in 2017: Carrier 25-ton rooftop heating & cooling plant incl temp economizer & barometric relief.
Electrical	3 Phase/208 V/400 Amp (TBC)
Stacking Plan/Rent Roll/NOI	See "Building Stacking Plan & Rent Roll"; leases are shorter-term (but long-tenured) 3 rd party office tenancies plus an additional \$1,000/year in association with a new 6 year, 4 space, parking lease. Operating data shared upon further qualification of interest.
Special Features/Noteworthy Items	4 th floor roof light; electrified backlit south signage; north electrified signage infrastructure in-place but not currently used—potential signage income; under-utilized lower-level office space used as file storage presently at no charge by owner; possible short-term leaseback from seller. Located off new I43 at Hampton exit (December 2023 expected completion date (see I43 Reconstruction section herein)).

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

BUILDING STACKING PLAN

Floor		Note (1) Leasable SF per Leases	Occupied Per Leases	Floor Plate	% Occupied Superstructur e SF Per Leases
4	Urban & Taylor, S.C. - Ste 400 - 2,611 SF (LED 1/31/2022)	2,611	2,611	2,611	100.0%
3	Rinehart, Scaffidi & Rinehart, LLC - Ste 300 - 2,611 SF (LED 6/30/2023)	2,611	2,611	2,611	100.0%
2	Reckmeyer Law, LLC - Ste. 200 - 1,306 SF (M-T-M)	2,463	2,463	2,611	100.0%
1	Lida Accounting Services, LLC - Ste. 100 - 956 SF (12/31/2023)	2,000	2,000	2,611	100.0%
1	The Opportunity Center, Inc. - Ste. 101 - 1,044 SF (9/30/2027)	2,000	2,000	2,611	100.0%
LOWER LEVEL	Note (3) OFFICE SPACE - VACANT & AVAILABLE	9,685	9,685	10,444	100.0%
				13,055	
		Owner Occupied Per Leases - SF (i.e. Suites 200 & 400)		3,917	
		Note (2) Owner Occupied Based on Leasable SF per existing leases - % (Note 2)		40.4%	

Note 1: Floorplate SF and gross SF building data as indicated by tenant leases, building appraisal/s, various building plans, etc. Broker makes no representations as to the correctness of the data herein.

Note 2: Leaseable SF per leases is less than building SF per architectural plans and various other referenced documents; Owner (and previous owners) made no SF adjustments for building common areas on multi-tenant floors. The "Owner Occupied %" is based on the SF occupied by Owner per the leases calculated over the indicated leasable SF per leases of 9,685 sf.

Note 3: The Lower Level office space was previously occupied by an accounting firm (many years ago); said space is now used as file storage space by owner at no charge. No elevator service to this level.

BUILDING RENT ROLL

4701 N Port Washington Road
Milwaukee, WI 53212

Rent Roll
As of August 1, 2022

NOTE	Tenant	Suite	SF	Note (1) Modified Gross	Note (1) Modified Gross	Leased SF	Note (1) Modified Gross	Term of Lease
				Monthly Rent	Annual Rent		\$/SF	
	Lida Accounting	100	956	\$1,340	\$16,080	956	\$ 16.82	12/31/2023
4	The Opportunity Center, Inc.	101	1,044	\$1,740	\$20,880	1,044	\$ 20.00	11/30/2025
	Reckmeyer Law	200	1,306	\$2,100	\$25,200	1,306	\$ 19.30	MTM
	Sylke Law Office	201	1,157	\$1,140	\$13,680	1,157	\$ 11.82	12/31/2023
	Rinehart, Scaffidi & Rinehart	300	2,611	\$3,000	\$36,000	2,611	\$ 13.79	6/30/2023
	Urban & Taylor	400	2,611	\$4,200	\$50,400	2,611	\$ 19.30	1/31/2022
2	LOWER LEVEL OFFICE SPACE	LL	2,611	\$0	\$0	-	\$ -	
	Total Office Rental Income		12,296	\$13,520	\$162,240	9,685	\$ 16.75	
	Rental Income From Owner-Occupant/s:			\$8,040	\$75,600	4,961	\$ 15.24	
	Rental Income From Third Party Tenants:			\$5,480	\$86,640	4,724	\$ 18.34	
				\$13,520	\$162,240	9,685		
3	Other Income - Parking Lease	4 spaces			\$1,000			9/30/2027
	Total Building Income				\$163,240			

Note 1: Modified Gross Lease Rate includes base rent, operating expenses, real estate taxes, gas (heat), electric (a/c), water and sewer expense. Tenants pay for their own premises cleaning and separately metered electricity for overhead lights and convenience outlets.

Note 2: Lower level office space last occupied several years ago by an accounting firm; currently used for file storage by owner at no charge. No elevator service.

Note 3: Represents \$1,000/year parking income from new annual lease with adjacent building owner. Said parking lease is paid in 2 installments each year and can be terminated by either party after 10/30/2022 upon 180 days advance written notice to the other.

Note 4: Indicated rent commences 12/1/2022.

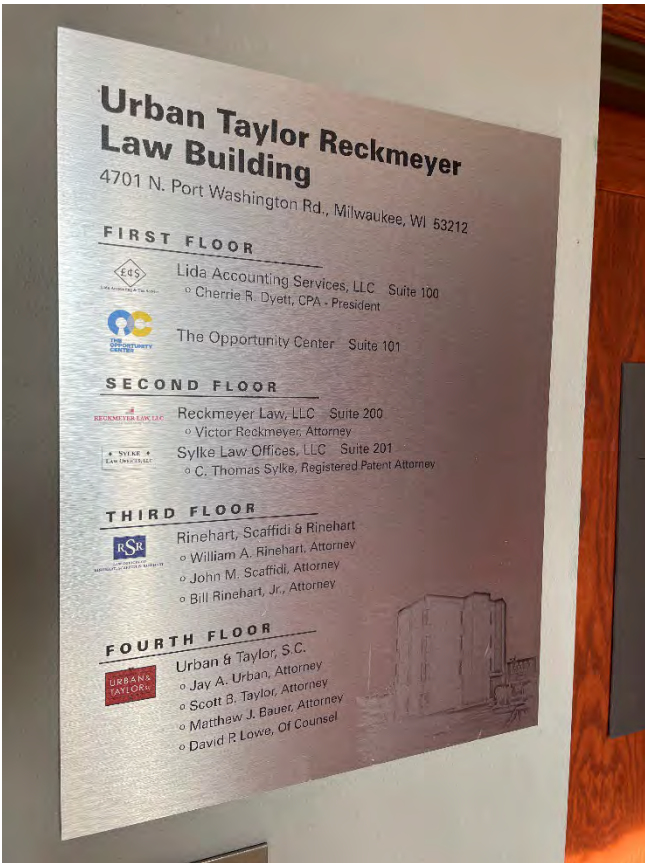
PROPERTY PHOTOGRAPHS



Building signage along N. Port Washington Road



Main lobby



Building Directory – Quality Tenant Roster



Simple, smartly finished elevator cab

PHOTOGRAPHS



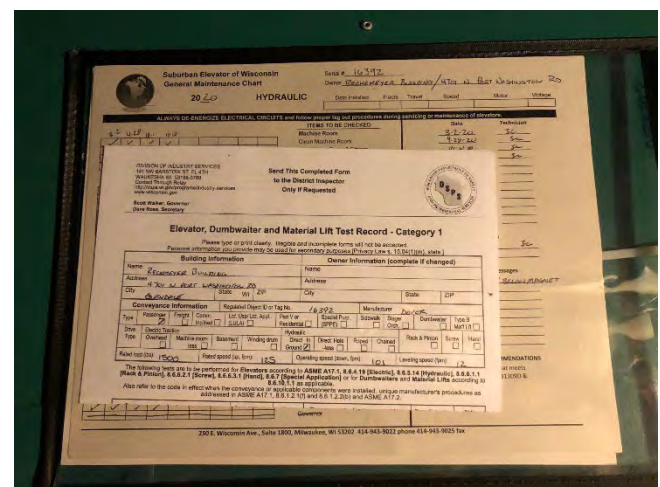
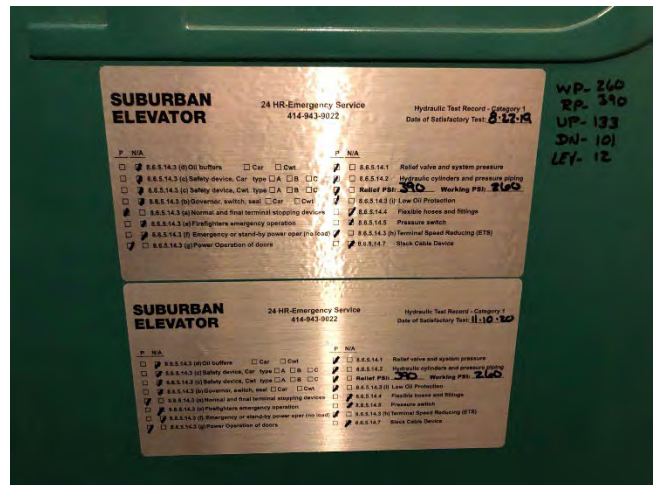
Typical floor lobby area



Dedicated men's and women's restrooms on each floor



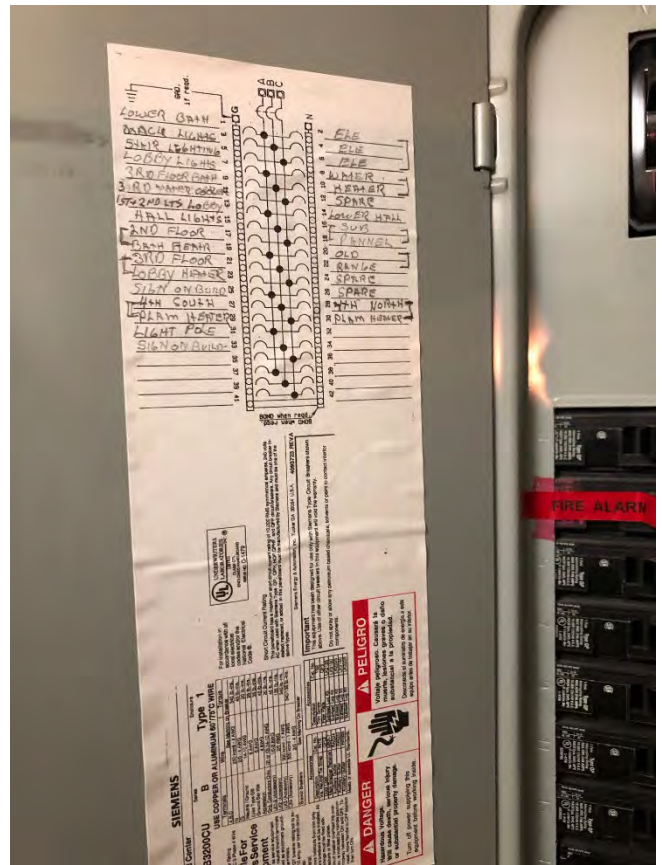
Properly maintained hydraulic elevator



PHOTOGRAPHS



Finished basement/lower level office space currently
Used for owner's record storage.





4701 NORTH PORT WASHINGTON ROAD
GLENDALE, WI

PHOTOGRAPHS

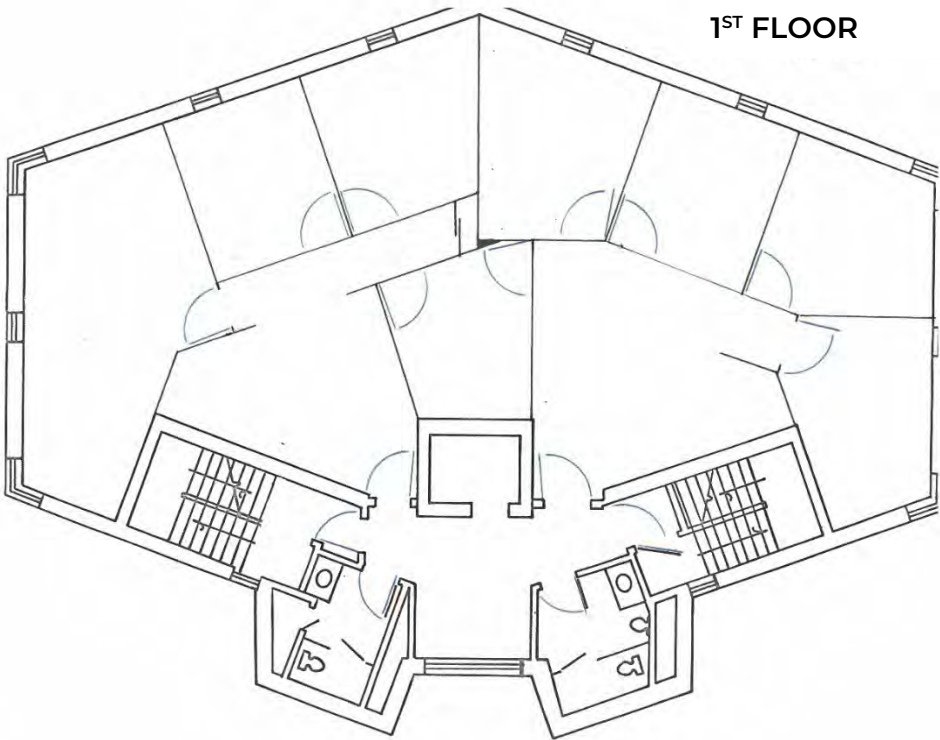
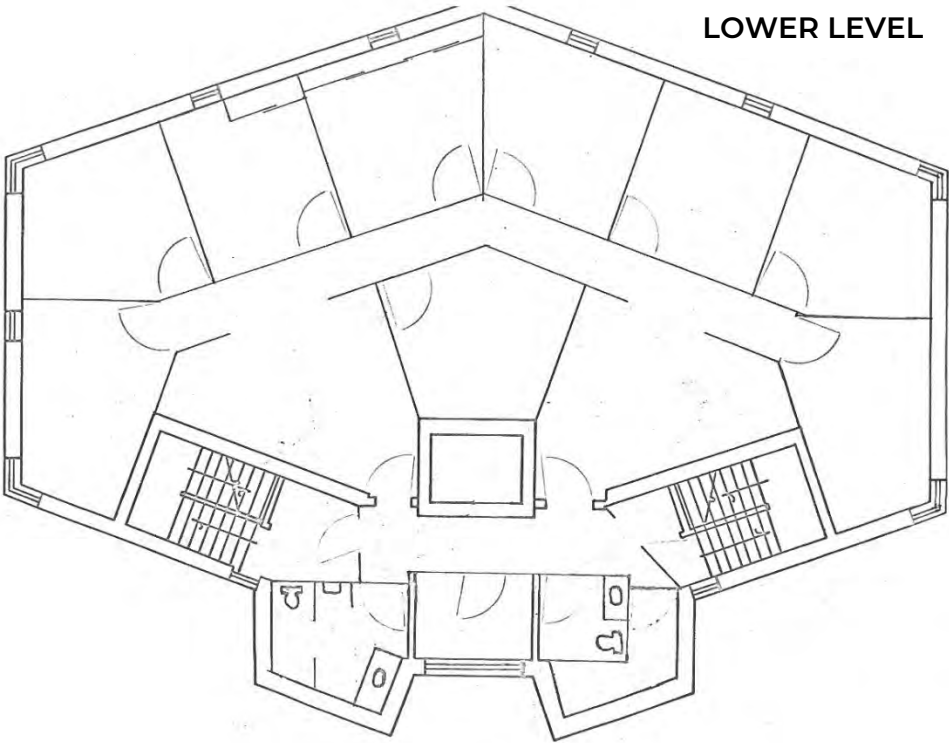


Precast flooring

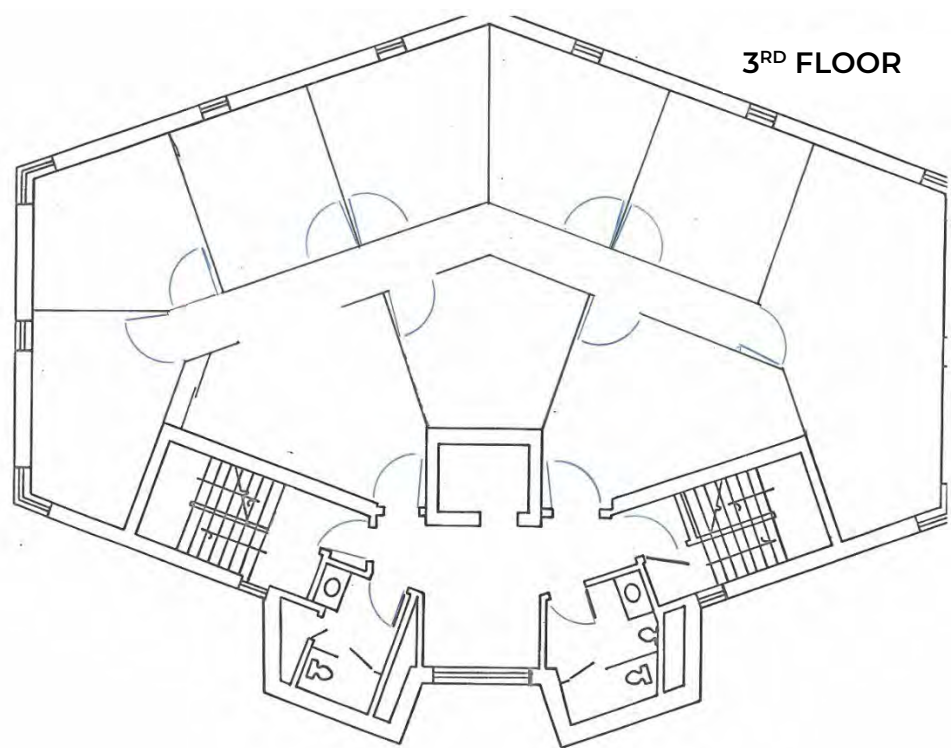
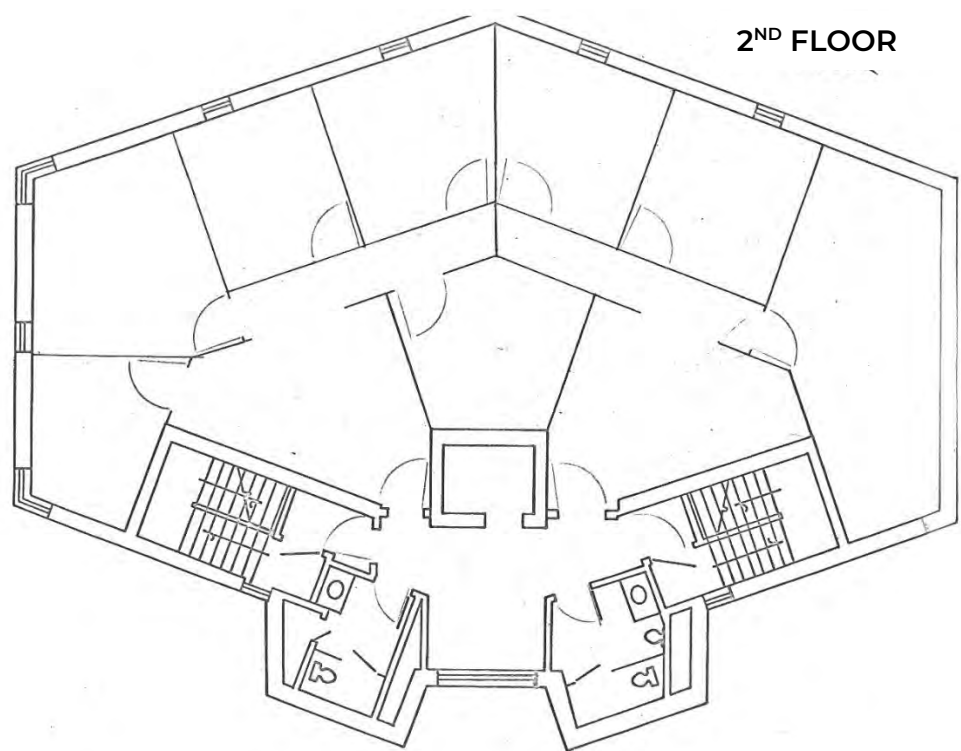


Holiday Inn & RiverCenter Conference Facility and Anchorage Restaurant

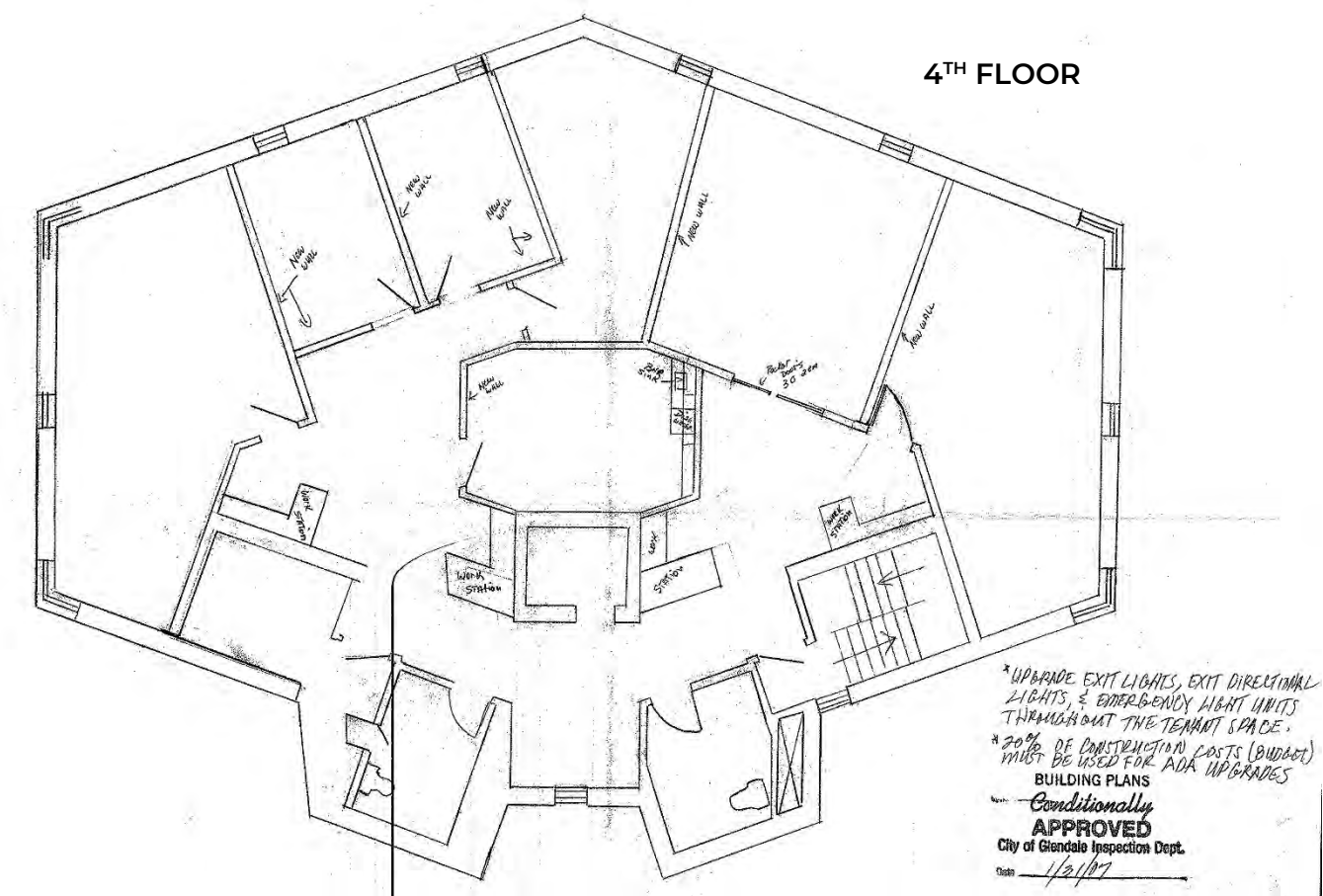
FLOOR PLANS – APPROXIMATE EXISTING CONDITIONS



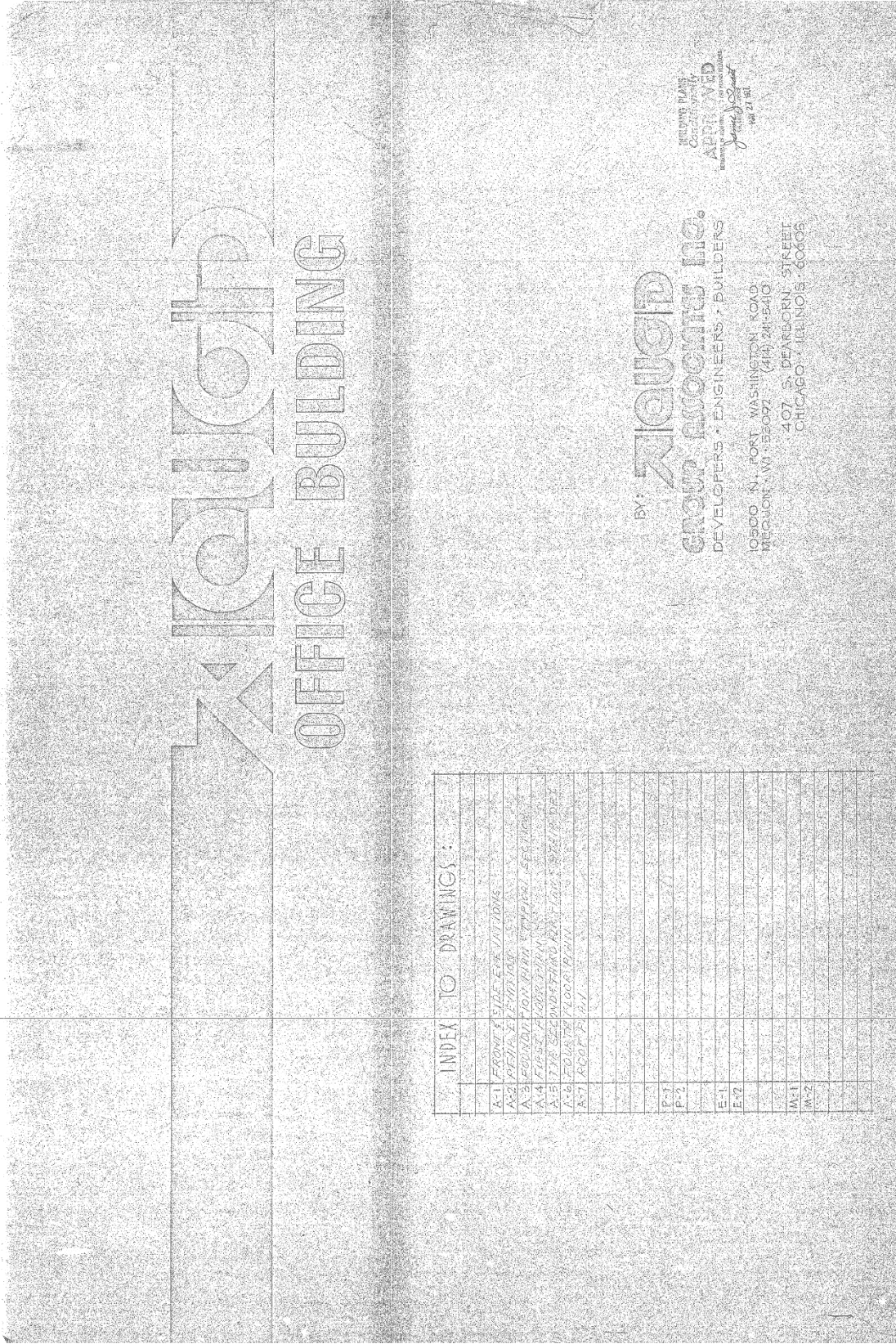
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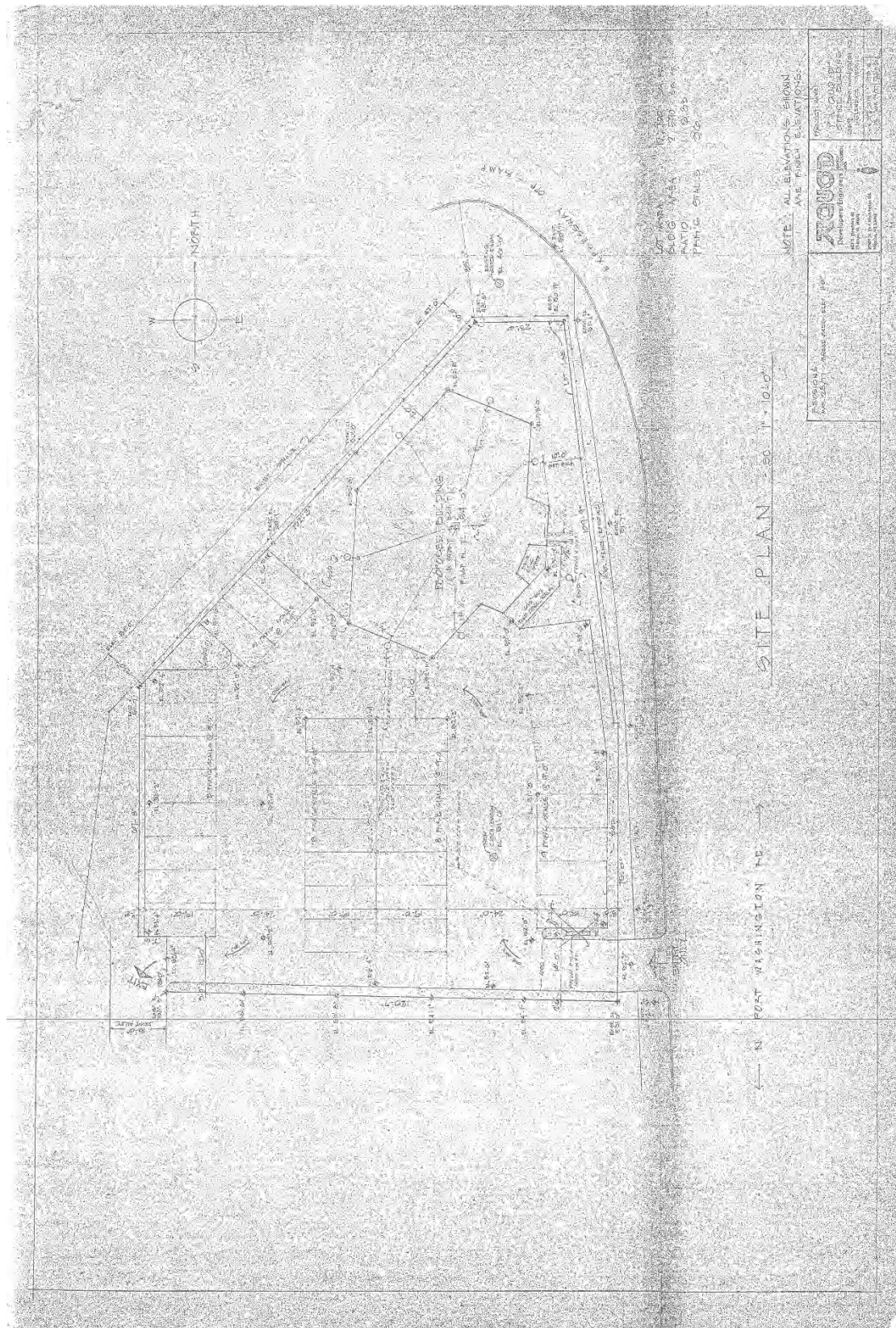
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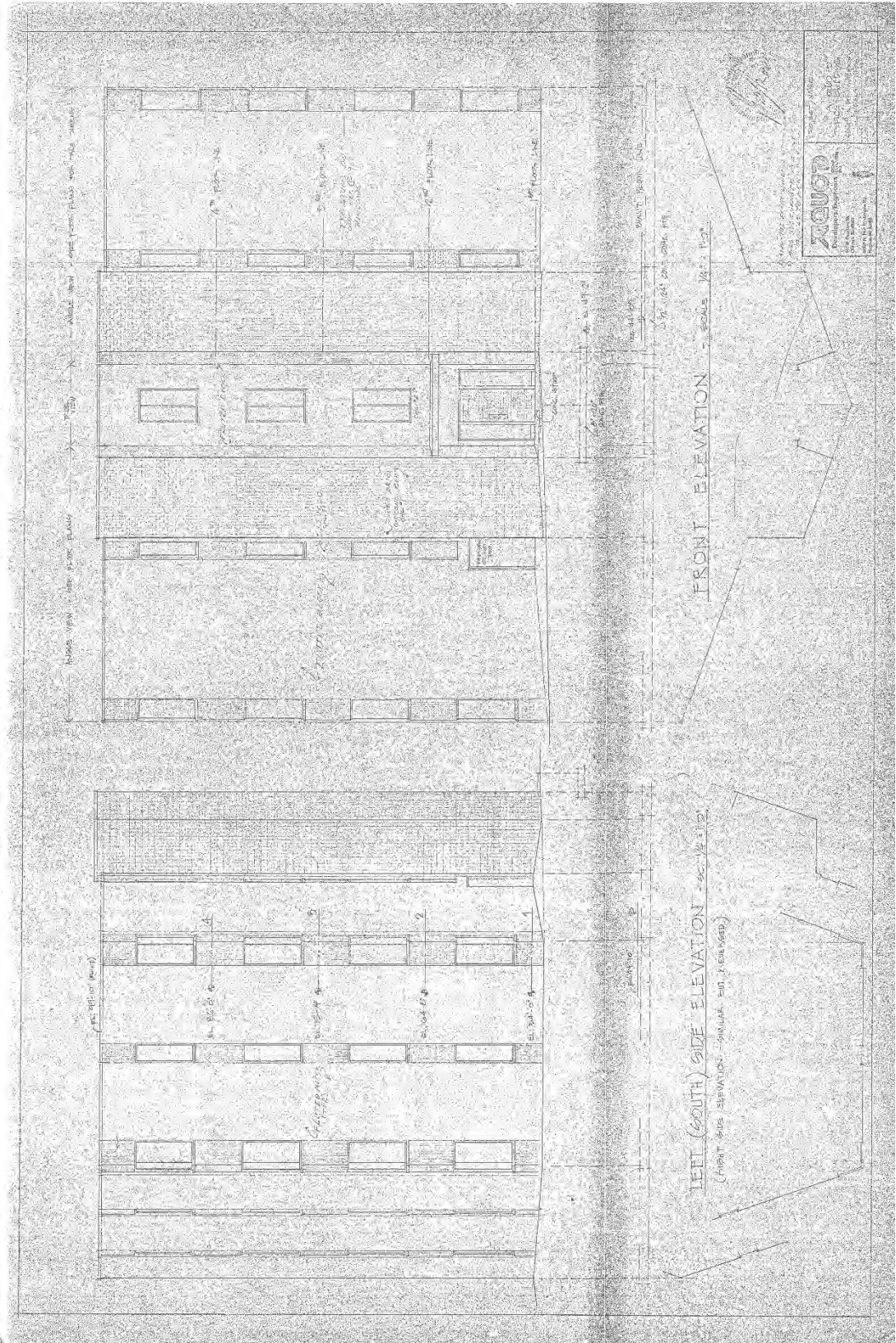
BUILDING PLANS – ORIGINAL 1977



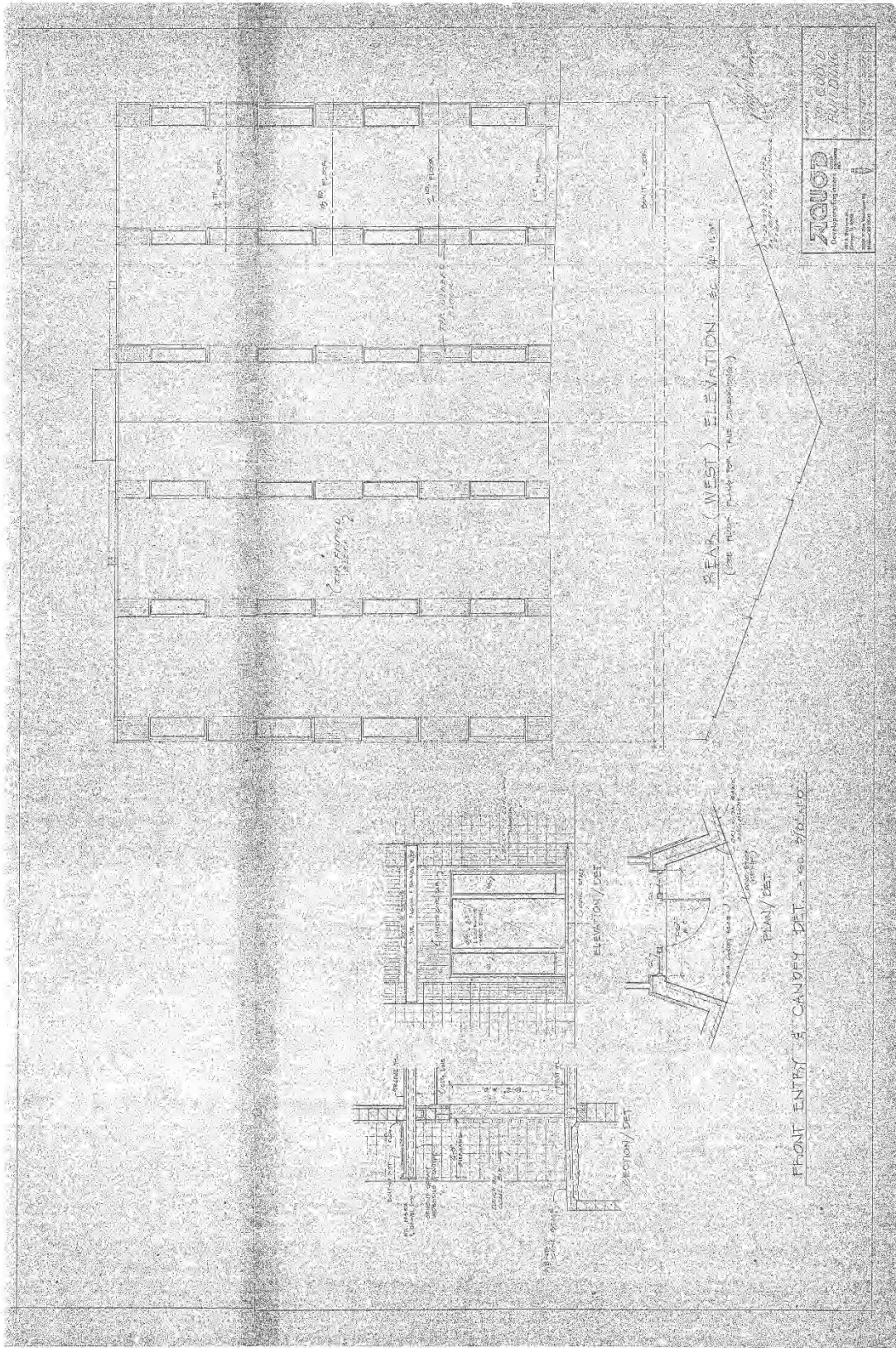
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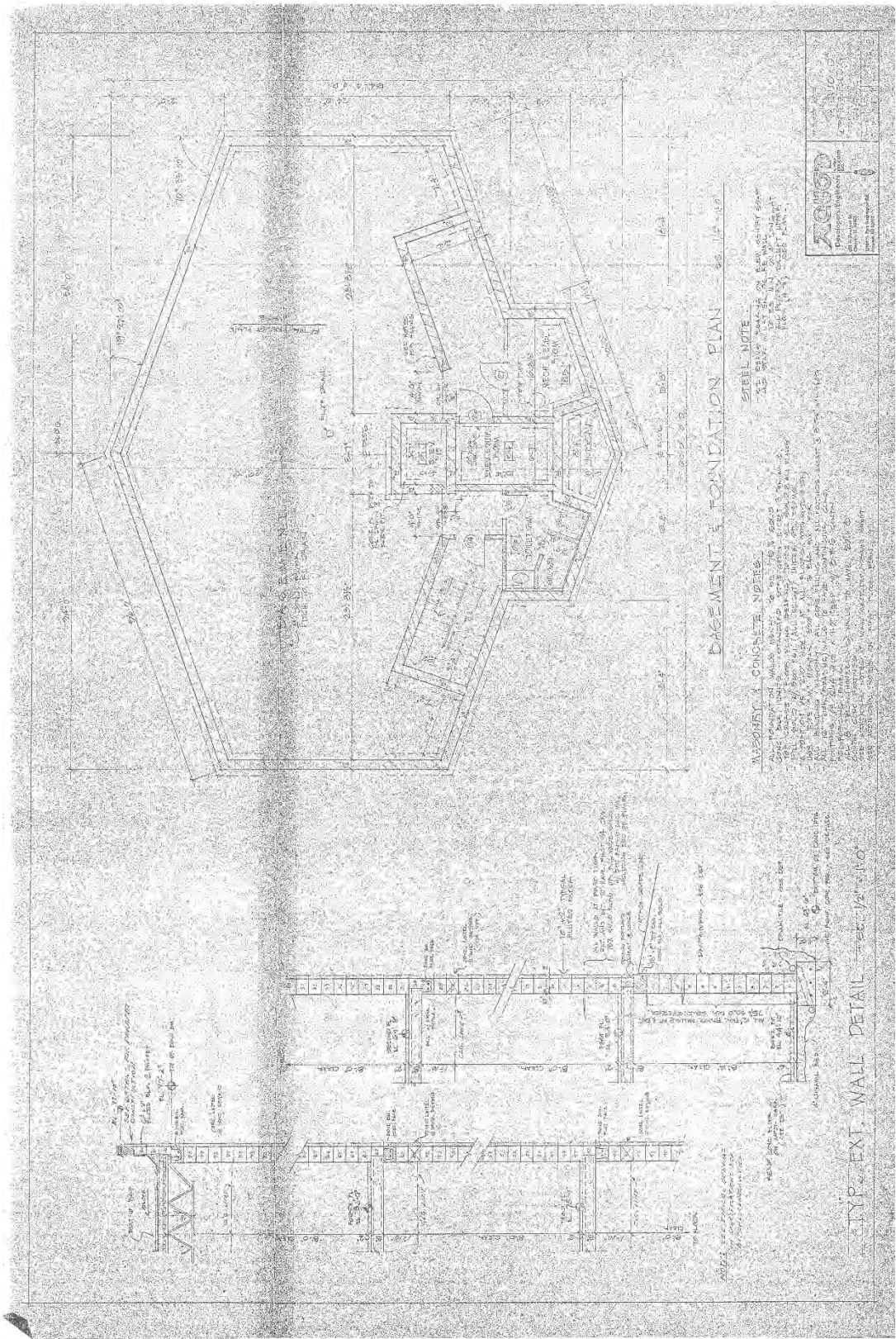
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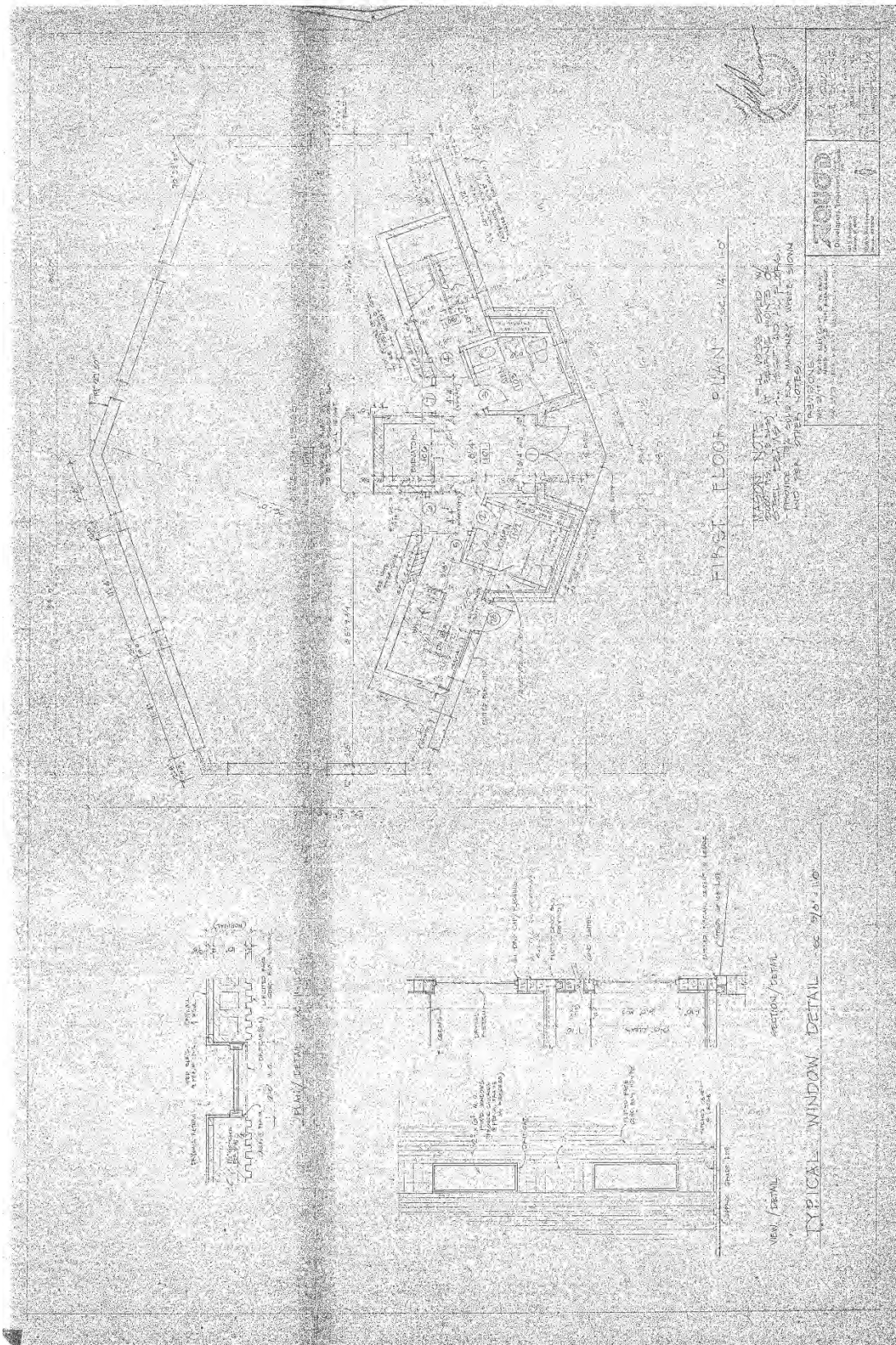
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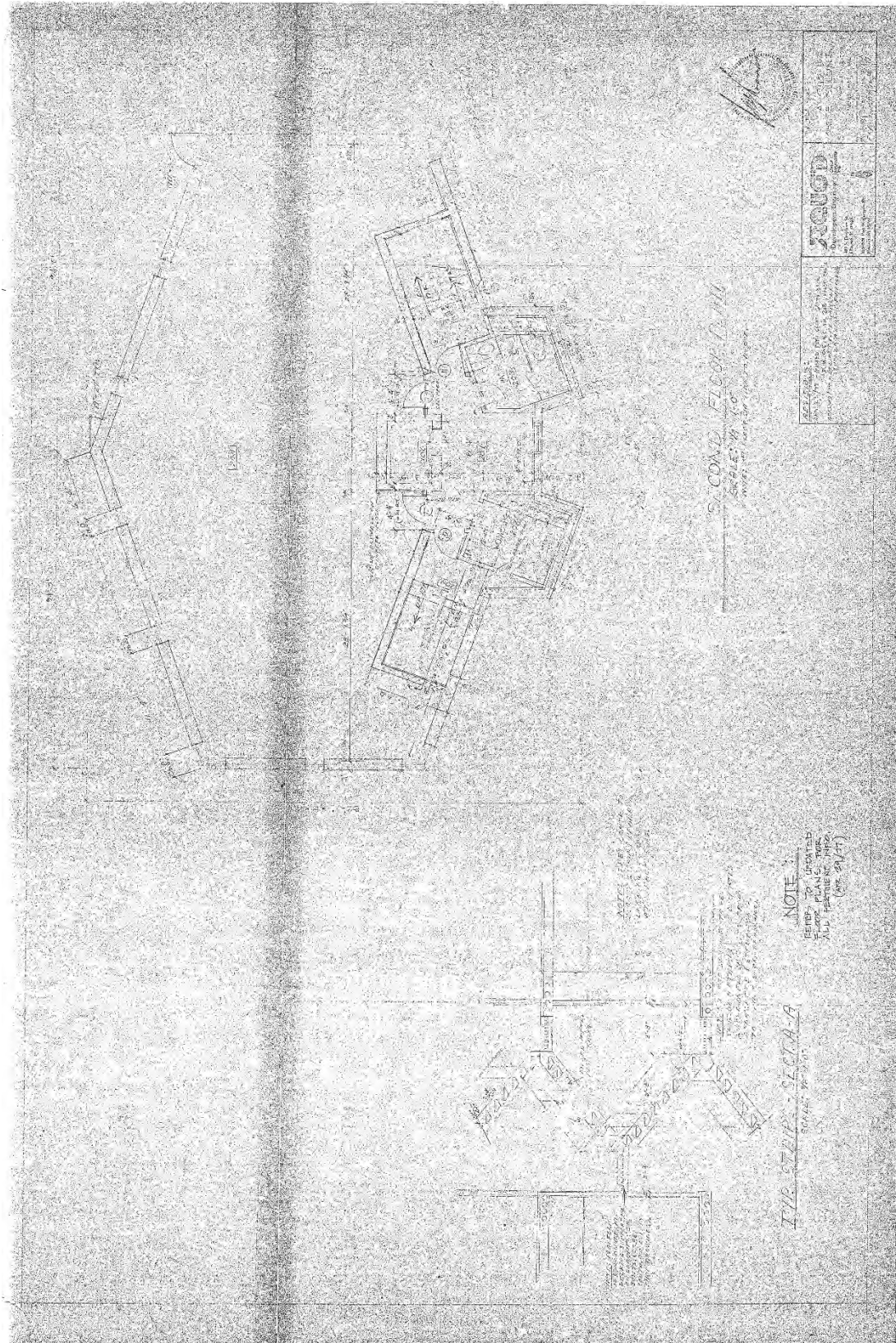
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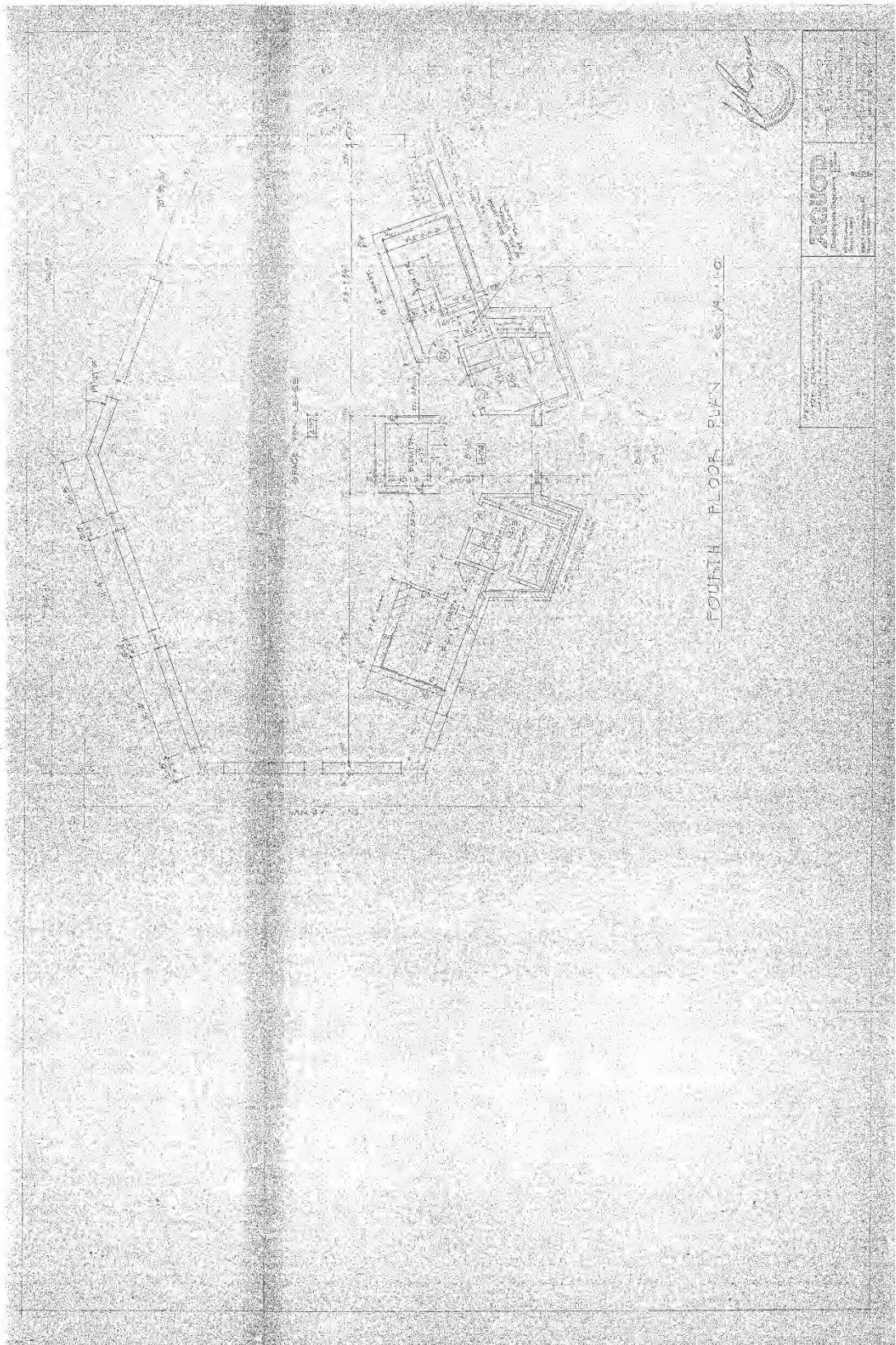
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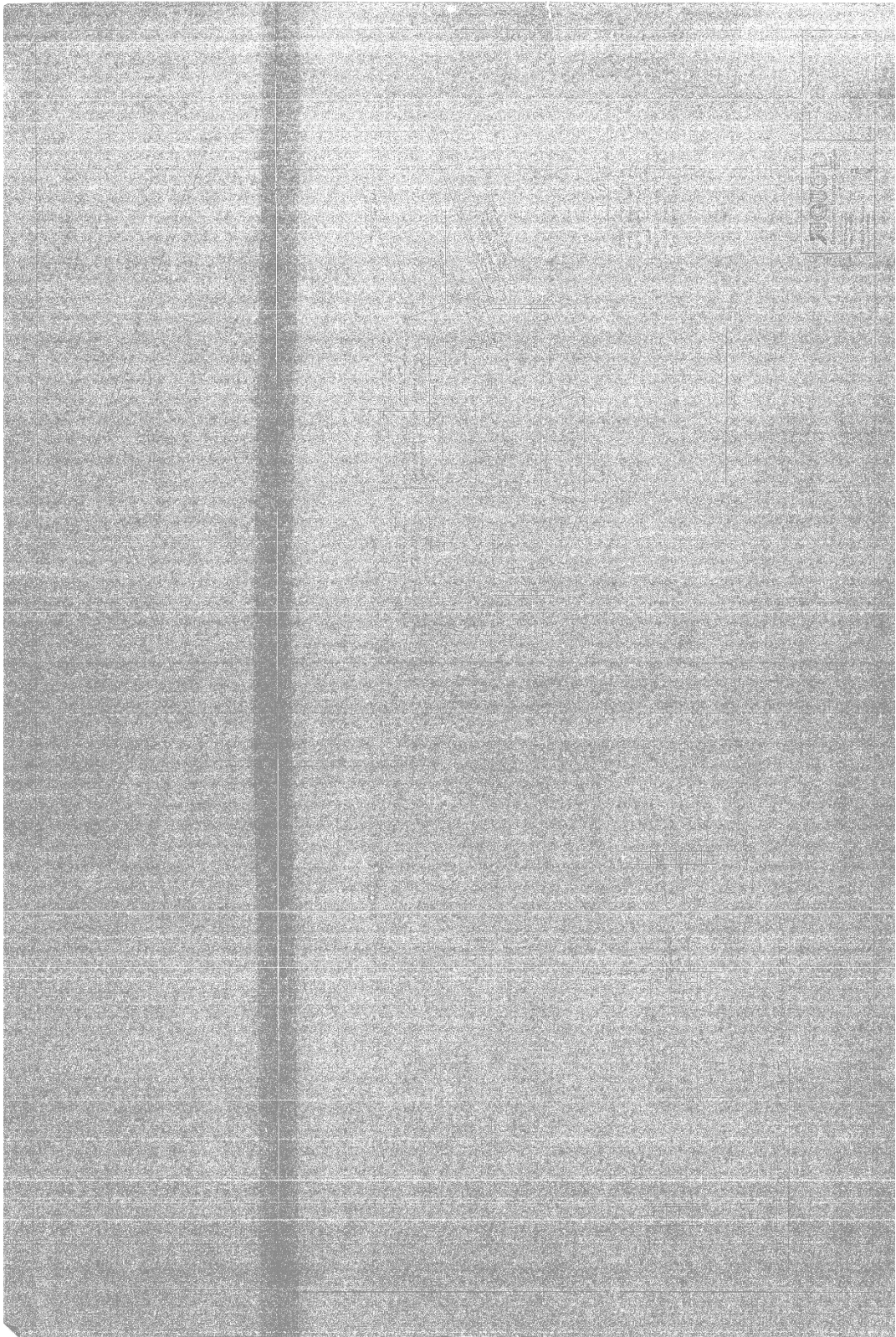
BUILDING PLANS – ORIGINAL 1977



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BUILDING PLANS – ORIGINAL 1977



PROPERTY PARCEL REPORT

Milwaukee County Land Information Parcel Report

TAXKEY: 2331008001

Report generated 4/19/2022 5:27:30 AM



Parcel location within Milwaukee County



Selected parcel highlighted

Parcel Information

TAXKEY: 2331008001
Record Date: 12/31/2020
Owner(s): FOR THE SKY, L.L.C.

Address:	4701 N PORT WASHINGTON RD	Assessed Value:	\$1,040,000
Municipality:	Glendale	Land Value:	\$155,000
Acres:	0.00	Improvement Value:	\$885,000

Parcel Description: COMMERCIAL

Zoning Description: Planned Development

Legal Description: ASSESSMENT SUBD. #74 NW 1/4 SEC 5-7-22 N. 15' LOT 16 & ALL OF LOT 17, & PT OF LOT 18; COM 1.57' W OF SE COR OF SD LOT; TH W 126.54'; N 7.67'; N 42D 14' E 132.64'; N 89D47M30S E 23.34'; S 7D20M30S E 109.71' TO POB, BLK 2 & VAC ALLEY ADJ. SD LOTS 17 & 18

School District: NICOLET UHS SCHOOL DISTRICT

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

2022 PROPERTY TAX DETAIL & LEGAL DESCRIPTION

Property Address
4701 N PORT WASHINGTON RD

STATE OF WISCONSIN
REAL ESTATE PROPERTY TAX BILL FOR 2022
CITY OF GLENDALE
MILWAUKEE COUNTY

BILL NO. 144620
Correspondence should refer to parcel number
PARCEL#: 233-1008-001

Assessed Value Land	Ass'd Value Improvements	Total Assessed Value	Ave. Assmt. Ratio	Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair Mkt																																																																									
155,000	885,000	1,040,000	0.8296	186,800	1,066,800	1,253,600	<input type="checkbox"/> A star in this box means unpaid prior year taxes																																																																								
<table border="1"> <thead> <tr> <th>Taxing Jurisdiction</th> <th>2021 Est. State Aids Allocated Tax Dist.</th> <th>2022 Est. State Aids Allocated Tax Dist.</th> <th>2021 Net Tax</th> <th>2022 Net Tax</th> <th>% Tax Change</th> </tr> </thead> <tbody> <tr> <td>MILWAUKEE COUNTY</td> <td>1,578,558</td> <td>1,513,233</td> <td>6,153.02</td> <td>6,116.10</td> <td>-0.6%</td> </tr> <tr> <td>CITY OF GLENDALE</td> <td>1,512,623</td> <td>1,524,299</td> <td>7,645.31</td> <td>7,827.07</td> <td>2.4%</td> </tr> <tr> <td>NICOLET HIGH SCHOOL DIST</td> <td>1,209,357</td> <td>1,177,471</td> <td>4,882.69</td> <td>6,521.81</td> <td>33.6%</td> </tr> <tr> <td>GLENDALE/RIVER HILLS</td> <td>1,736,990</td> <td>1,857,066</td> <td>5,703.93</td> <td>5,680.73</td> <td>-0.4%</td> </tr> <tr> <td>VOCATIONAL DISTRICT</td> <td>1,830,649</td> <td>1,778,811</td> <td>1,160.34</td> <td>1,127.91</td> <td>-2.8%</td> </tr> <tr> <td>METRO SEWER</td> <td></td> <td></td> <td>1,713.93</td> <td>1,708.53</td> <td>-0.3%</td> </tr> <tr> <td>MILW. CO. SALES TAX</td> <td></td> <td></td> <td>-1,225.59</td> <td>-1,298.89</td> <td>6.0%</td> </tr> <tr> <td>Total</td> <td>7,868,177</td> <td>7,850,880</td> <td>26,033.63</td> <td>27,683.26</td> <td>6.3%</td> </tr> <tr> <td></td> <td>First Dollar Credit</td> <td></td> <td>82.75</td> <td>96.94</td> <td>17.1%</td> </tr> <tr> <td></td> <td>Lottery & Gaming Credit</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Net Property Tax</td> <td></td> <td>25,950.88</td> <td>27,586.32</td> <td>6.3%</td> </tr> </tbody> </table>							Taxing Jurisdiction	2021 Est. State Aids Allocated Tax Dist.	2022 Est. State Aids Allocated Tax Dist.	2021 Net Tax	2022 Net Tax	% Tax Change	MILWAUKEE COUNTY	1,578,558	1,513,233	6,153.02	6,116.10	-0.6%	CITY OF GLENDALE	1,512,623	1,524,299	7,645.31	7,827.07	2.4%	NICOLET HIGH SCHOOL DIST	1,209,357	1,177,471	4,882.69	6,521.81	33.6%	GLENDALE/RIVER HILLS	1,736,990	1,857,066	5,703.93	5,680.73	-0.4%	VOCATIONAL DISTRICT	1,830,649	1,778,811	1,160.34	1,127.91	-2.8%	METRO SEWER			1,713.93	1,708.53	-0.3%	MILW. CO. SALES TAX			-1,225.59	-1,298.89	6.0%	Total	7,868,177	7,850,880	26,033.63	27,683.26	6.3%		First Dollar Credit		82.75	96.94	17.1%		Lottery & Gaming Credit						Net Property Tax		25,950.88	27,586.32	6.3%	Gross Property Tax 27,683.26 First Dollar Credit -96.94 Lottery Credit Net Property Tax 27,586.32
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FOR INFORMATIONAL PURPOSES ONLY - Voter Approved Temporary Tax Increases <table border="1"> <thead> <tr> <th>Taxing Jurisdiction</th> <th>Total Additional Taxes</th> <th>Total Additional Taxes Applied to Property</th> <th>Year Increase Ends</th> </tr> </thead> <tbody> <tr> <td>GLENDALE/RIVER HILLS</td> <td>1,540,498.00</td> <td>844.92</td> <td>2025</td> </tr> <tr> <td>NICOLET HIGH SCHOOL DIST</td> <td>1,738,937.02</td> <td>942.05</td> <td>2028</td> </tr> <tr> <td>NICOLET HIGH SCHOOL DIST</td> <td>2,198,445.78</td> <td>1,190.99</td> <td>2042</td> </tr> </tbody> </table>							Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	GLENDALE/RIVER HILLS	1,540,498.00	844.92	2025	NICOLET HIGH SCHOOL DIST	1,738,937.02	942.05	2028	NICOLET HIGH SCHOOL DIST	2,198,445.78	1,190.99	2042	RETAIN THIS PORTION AS YOUR COPY SEE REVERSE SIDE FOR IMPORTANT INFORMATION																																																								
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IMPORTANT: Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description. 9365795 8963835 SEC 05, T 07 N, R 22 E PLAT: N/A-NOT AVAILABLE ASSESSMENT SUBD. #74 NW 1/4 SEC 5-7-22 N. 15' LOT 16 & ALL OF LOT							TOTAL DUE FOR FULL PAYMENT PAYBY January 31, 2023 \$ 27,586.32 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. Installments may be paid as follows: 9379.36 DUE BY 01/31/2023 9103.48 DUE BY 03/31/2023 9103.48 DUE BY 05/31/2023																																																																								

PA-6953 (R. 8-15)

1977 ORIGINAL PLAT OF SURVEY

Plat of Surrey

Known as North Port Washington Road, in the City of Glendale, Wisconsin
The North 15.00 ft. of Lot 16 and all of Lot 17 and that part of Lot 18 in Block 2 in ASSESSMENT SUBDIVISION NO. 74, being a Subdivision of a part of Lot 129 in Comstock and Williams' Subdivision of Government Lots 1 to 5, inclusive, in Section 5 and the SE 1/4 of Section 5 and the NW 1/4 of Section 4, T 7 N, R 22 E, in the City of Glendale, Milwaukee County, Wisconsin, which is bounded and described as follows: Commencing at the Southwest corner of said Lot 18; thence due North along the West line of Lot 18 aforesaid and along the center line of vacated alley 7.67 ft. to a point; thence North 42° 14' 00" East 132.64 ft. to a point,

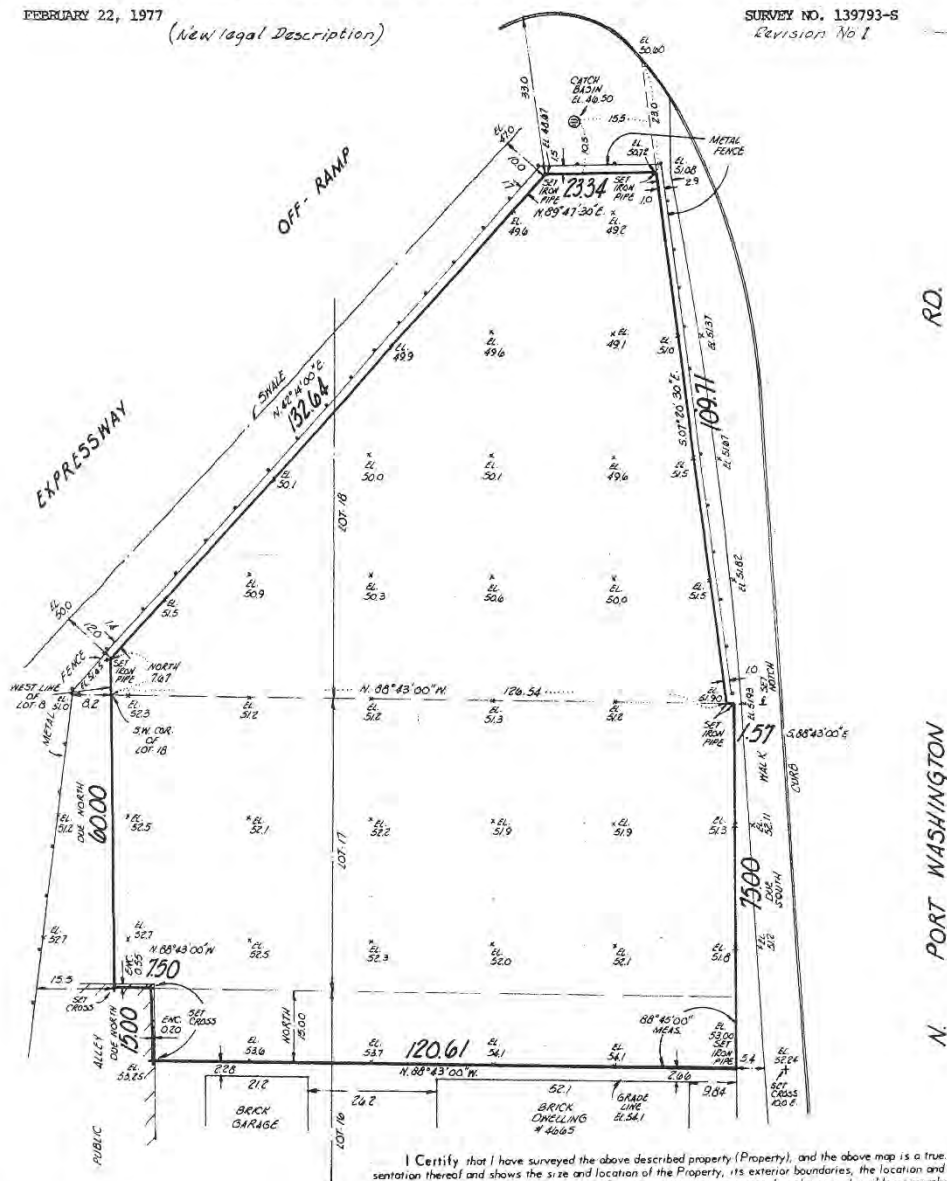
thence South 07° 20' 30" East 109.71 ft. to a point in the South line of said Lot 17; thence South 88° 43' 00" East 1.57 ft. to a point; thence due south along the East line of Lots 17 and 16, ~~thence~~ said 75.00 ft. to a point; thence North 88° 43' 00" West 120.61 ft. to a point; thence due North 15.00 ft. to a point; thence North 88° 43' 00" West 7.50 ft. to a point; thence due North 60.00 ft. to the point of commencement.

FEBRUARY 22, 1977

(New legal Description)

SURVEY NO. 139793-S

SURVEY NO. 13973
Revision No 1




I Certify that I have surveyed the above described property (Property), and the above map is a true representation thereof and shows the site and location of the Property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundaries, fences, apparent easements and roadways and visible encroachments, if any.

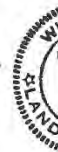
This survey is made for the exclusive use of the present owners of the Property, and also those who purchase, mortgage, or guarantee the title thereto, within one (1) year from date hereof.

Kenneth E Burke



 national survey of engineering

3470 North 127th Street • P.O. Box 444 • Brookfield, Wisconsin, 53005 • phone 414 / 781-1000



2001 PLAT OF SURVEY

PLAT OF SURVEY

PREPARED FOR: R D, LINDNER

LOCATION: Port Washington Road, Glendale, Wisconsin

LEGAL DESCRIPTION:

PARCEL 1:

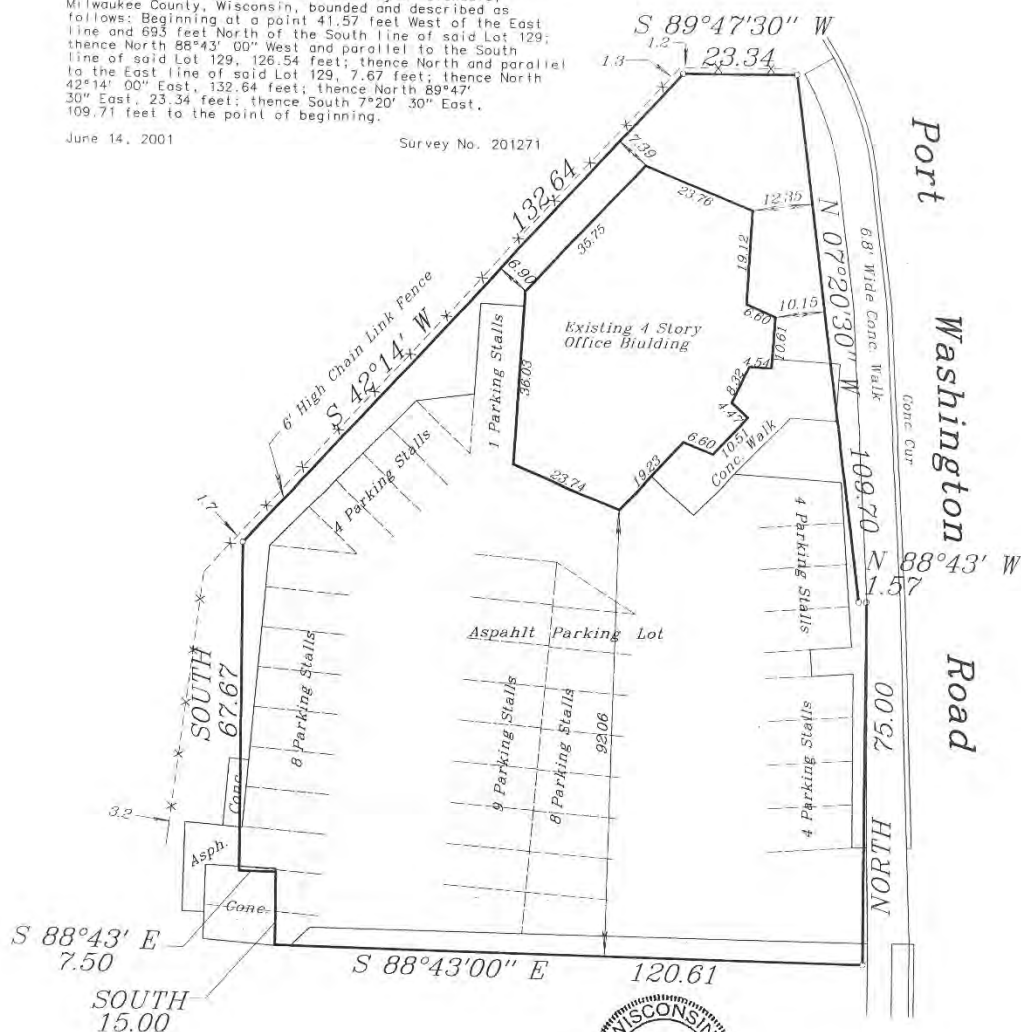
The North Fifteen (15) feet of Lot Sixteen (16), all of Lot Seventeen (17) together with the East One-half (1/2) of the vacated alley adjoining Lot Seventeen (17) on the West, all in Block Two (2), Assessment Subdivision No. 74, being a part of Lot One Hundred Twenty-nine (129), in Cornstock and Williams Subdivision of Government Lots One (1) to Five (5) inclusive, in Section Five (5), South East One-quarter (1/4) of Section Five (5) and North West One-quarter (1/4) of Section Four (4), in Township Seven (7) North, Range Twenty-Two (22) East, in the City of Glendale, Milwaukee County, Wisconsin.

PARCEL 2:

That part of Lot Eighteen (18), in Block Two (2), in Assessment Subdivision No. 74, being a part of Lot One Hundred Twenty-nine (129), in Cornstock and Williams Subdivision of Government Lots One (1) to Five (5) inclusive, in Section Five (5), in Township Seven (7) North, Range Twenty-Two (22) East, in the City of Glendale, Milwaukee County, Wisconsin, bounded and described as follows: Beginning at a point 41.57 feet West of the East line and 69.3 feet North of the South line of said Lot 129; thence North 88°43' 00" West and parallel to the South line of said Lot 129, 126.54 feet; thence North and parallel to the East line of said Lot 129, 7.67 feet; thence North 42°14' 00" East, 132.64 feet; thence North 89°47' 30" East, 23.34 feet; thence South 7°20' 30" East, 109.71 feet to the point of beginning.

June 14, 2001

Survey No. 201271



I hereby certify that I have surveyed the above described property and the above map is a true representation thereof and shows the site and location of the property, its exterior boundaries, the location of all visible structures and dimensions of all principal buildings thereon, boundary fences, apparent easements, roadway and visible encroachments, if any. This survey is made for the present owners of the property, and also those who purchase, mortgage, or guarantee, the title thereto within one (1) year from date hereof.

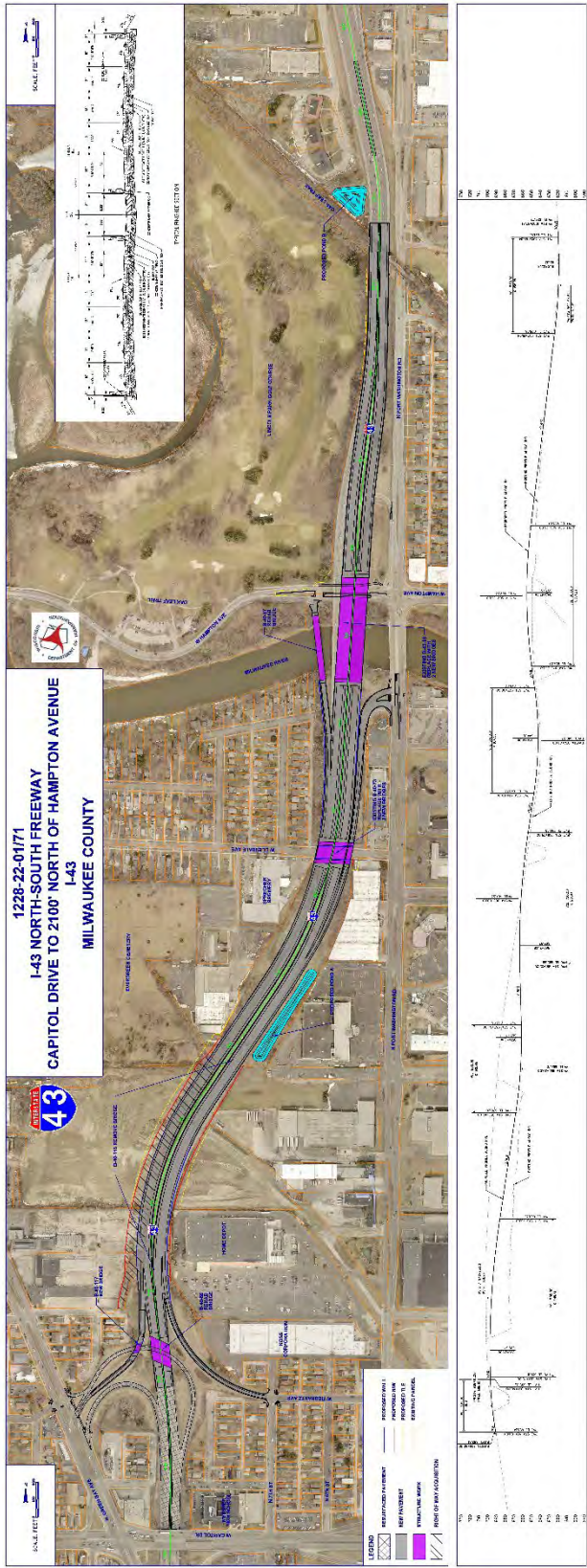
Signed



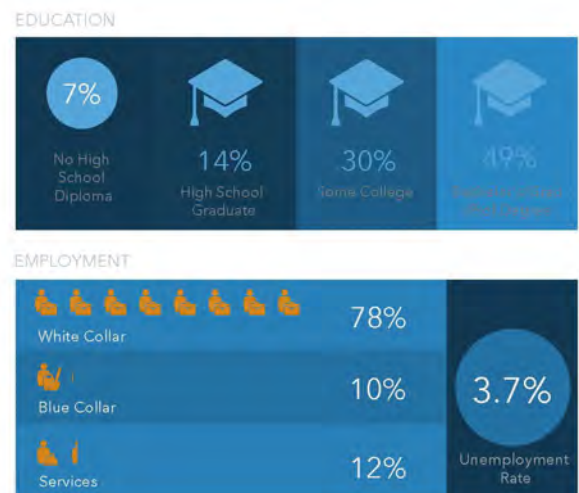
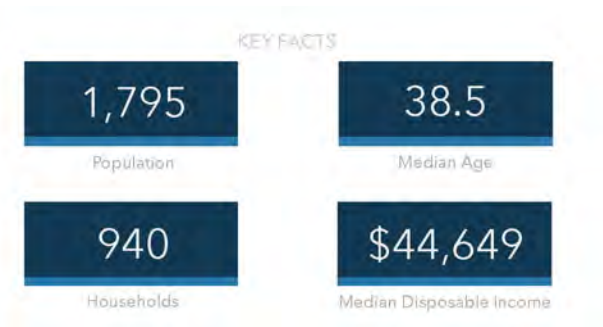
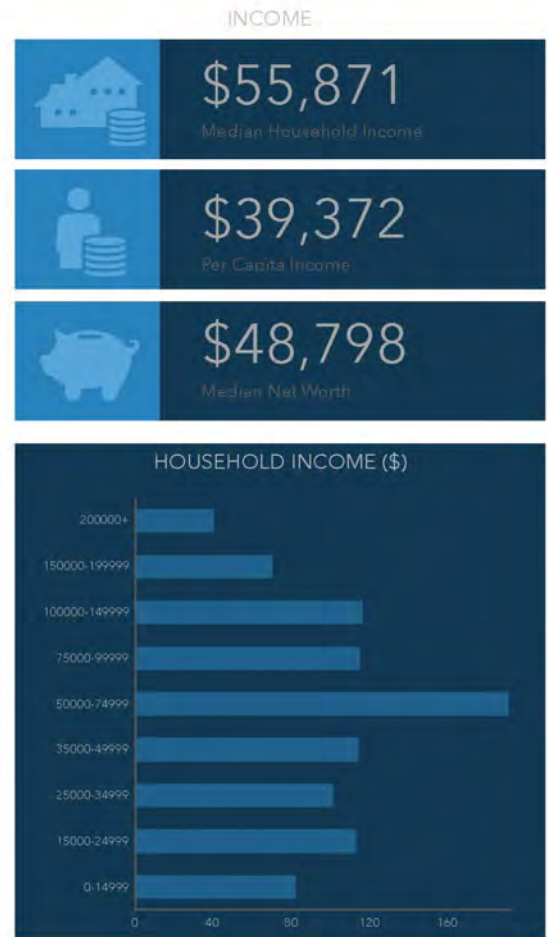
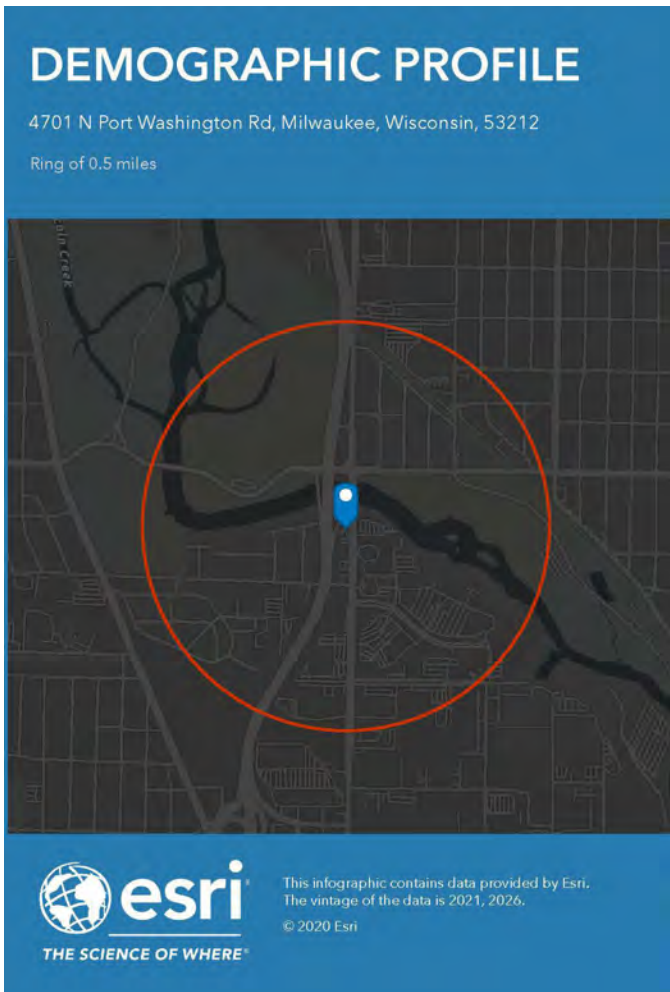
Survey No. 201271

METROPOLITAN ENGINEERING, INC.
2070 CONCORDIA DRIVE, SUITE 100, WAUKESHA, WI 53186
TEL: (262) 780-2201 FAX: (262) 780-4200

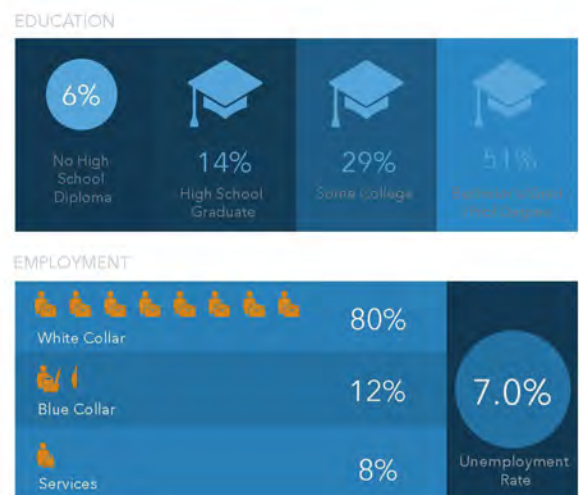
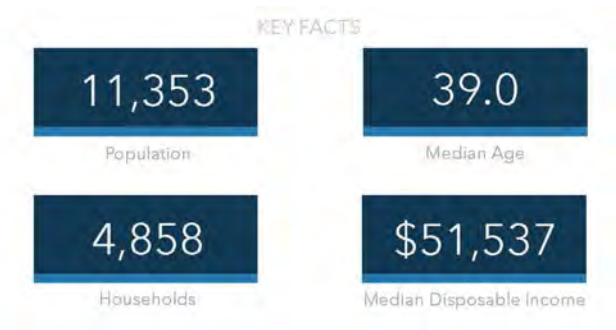
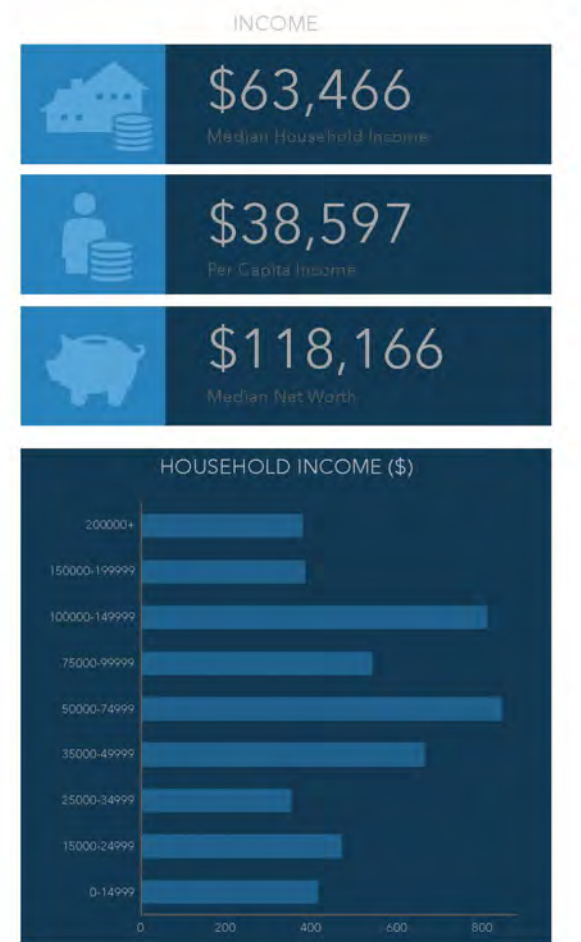
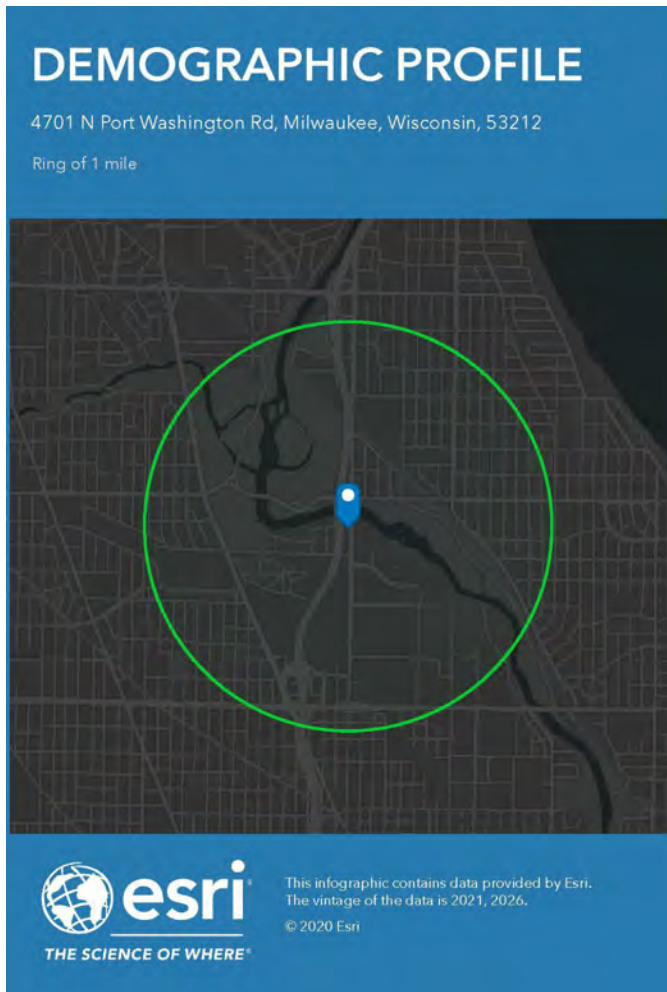
I43 RECONSTRUCTION



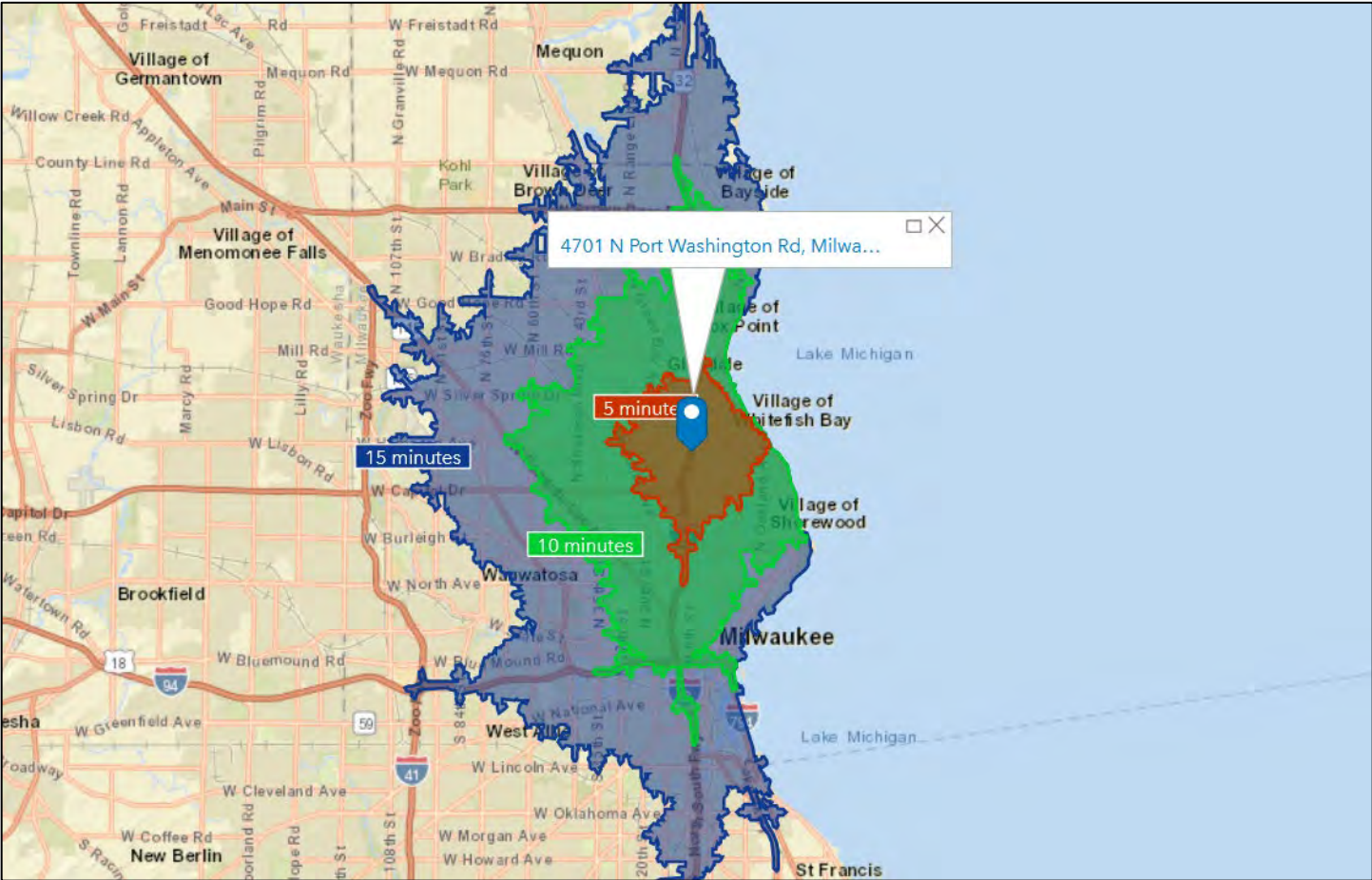
DEMOGRAPHICS – .5 MILES



DEMOGRAPHICS – 1 MILE



DRIVE TIMES



4701 NORTH PORT WASHINGTON ROAD
GLENDALE, WI

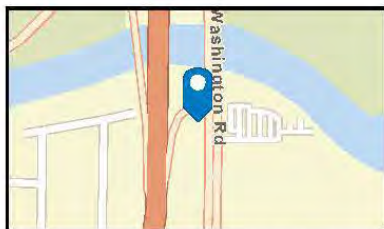
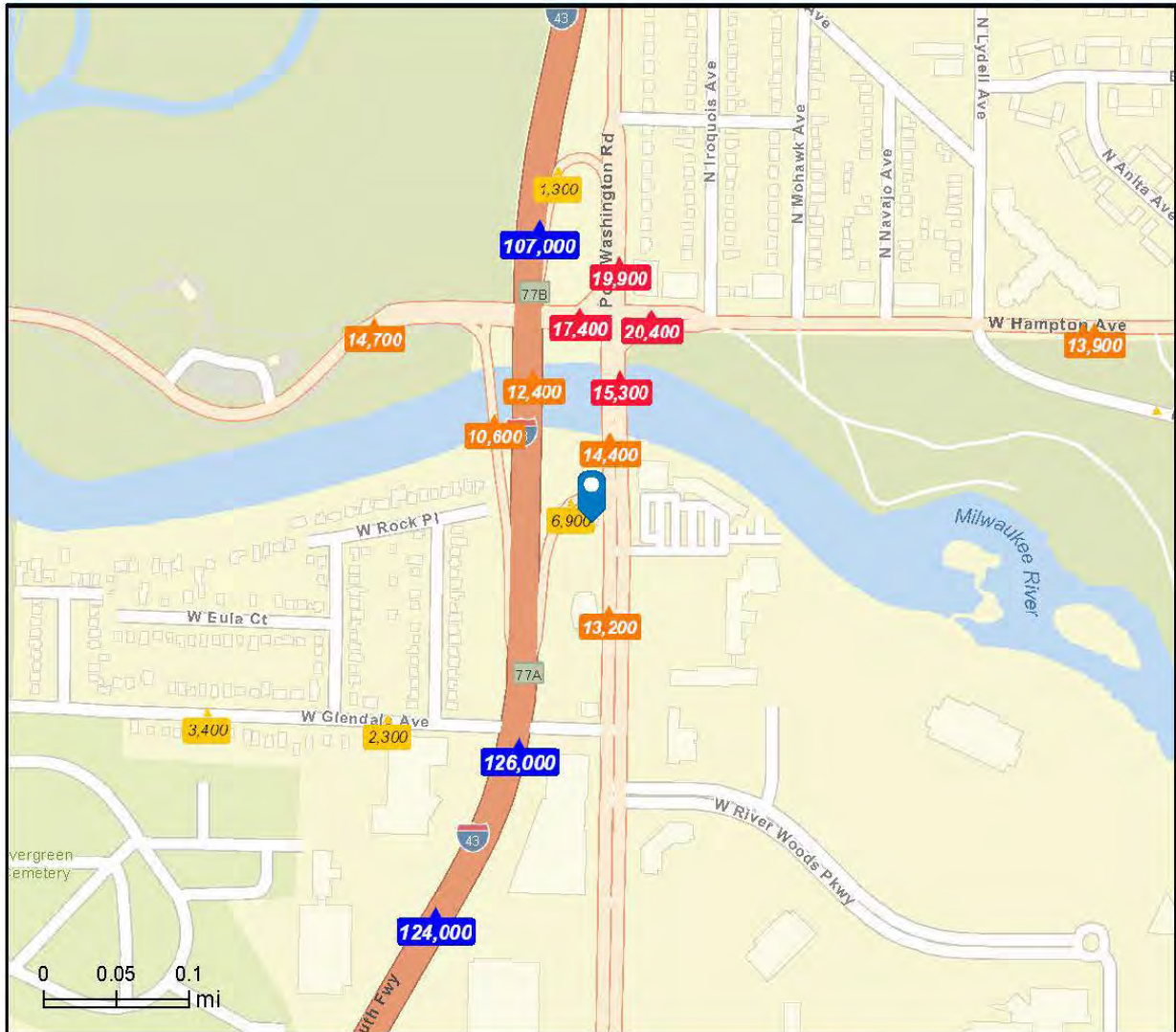
TRAFFIC COUNTS



Traffic Count Map - Close Up

4701 N Port Washington Rd, Milwaukee, Wisconsin, 53212
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 43.10212
Longitude: -87.91723



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: ©2020 Kalibrate Technologies (Q4 2020).

DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the
2 following disclosure statement:

3 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent
4 of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is
6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the
7 customer, the following duties:

8 (a) The duty to provide brokerage services to you fairly and honestly.

9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.

10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request
11 it, unless disclosure of the information is prohibited by law.

12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 42-51).

14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
15 confidential information or the confidential information of other parties (see lines 23-41).

16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.

17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
18 advantages and disadvantages of the proposals.

19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home
21 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a
22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

23 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the
24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person
25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to
26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the
27 Firm is no longer providing brokerage services to you.

28 The following information is required to be disclosed by law:

29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).

30 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection
31 report on the property or real estate that is the subject of the transaction.

32 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a
34 later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:** _____

36 _____

37 _____

38 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents): _____

39 _____

40 _____

41 _____ (Insert information you authorize to be disclosed, such as financial qualification information.)

42 **DEFINITION OF MATERIAL ADVERSE FACTS**

43 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction
46 or affects or would affect the party's decision about the terms of such a contract or agreement.

47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a
51 contract or agreement made concerning the transaction.

52 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at
54 <http://www.doc.wi.gov> or by telephone at 608-240-5830.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.
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