

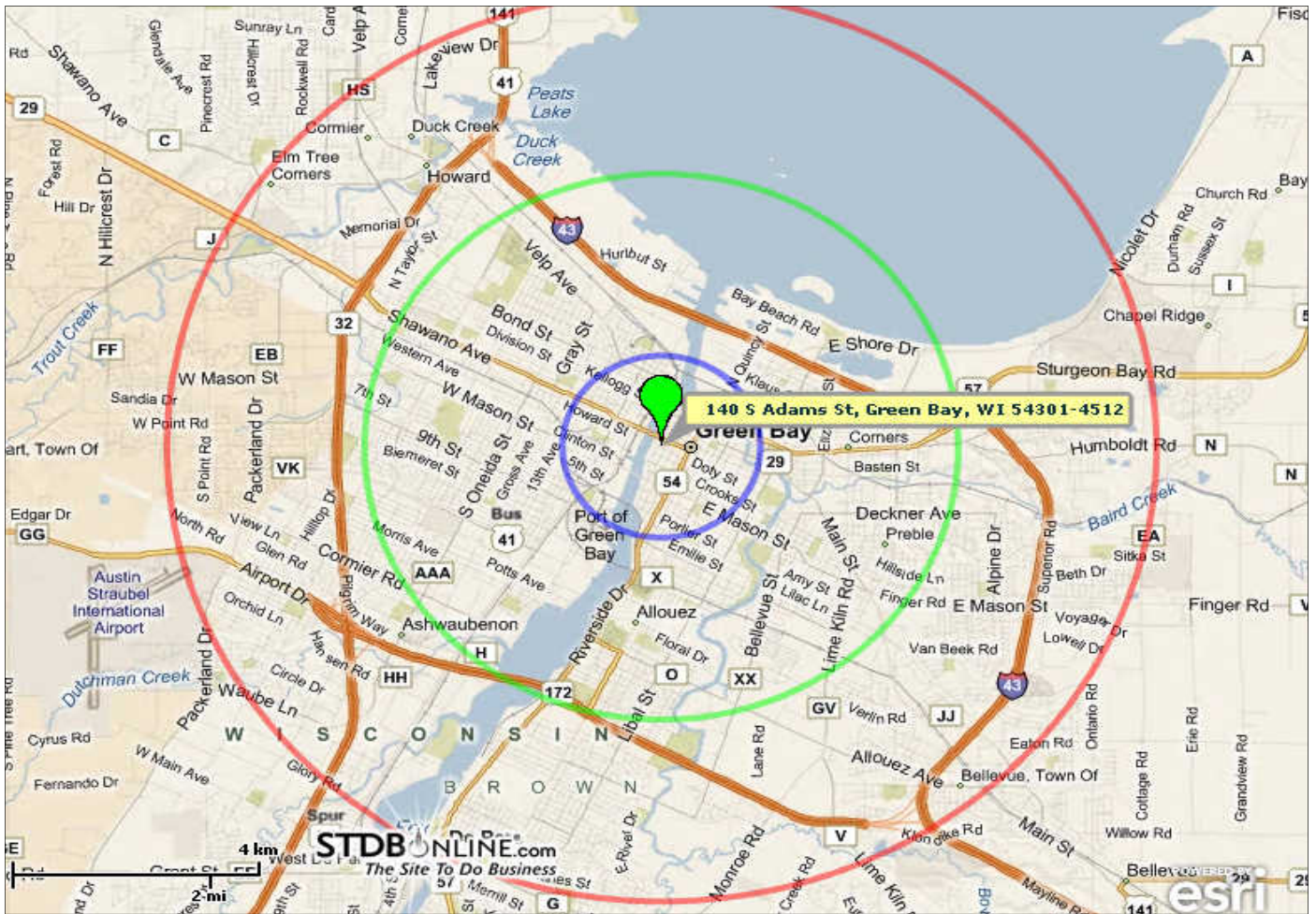






**SITE DETAILS REPORT—MAP**

Rings—1 Mile, 3 Miles, 5 Miles



Source—Site To Do Business Web Site

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

140 S Adams St, Green Bay, W...

Latitude: 44.512875

Longitude: -88.015877

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
<b>2010 Population</b>			
Total Population	14,550	83,030	152,831
Male Population	52.1%	49.5%	49.7%
Female Population	47.9%	50.5%	50.3%
Median Age	30.5	34.9	35.3
<b>2010 Income</b>			
Median HH Income	\$33,430	\$46,077	\$53,217
Per Capita Income	\$17,332	\$22,947	\$25,781
Average HH Income	\$42,038	\$52,601	\$61,033
<b>2010 Households</b>			
Total Households	5,710	36,572	63,307
Average Household Size	2.44	2.22	2.32
<b>2010 Housing</b>			
Owner Occupied Housing Units	28.7%	49.6%	53.7%
Renter Occupied Housing Units	55.6%	42.5%	39.5%
Vacant Housing Units	15.7%	7.9%	6.8%
<b>Population</b>			
1990 Population	14,854	81,552	138,018
2000 Population	14,893	83,143	148,944
2010 Population	14,550	83,030	152,831
2015 Population	14,271	82,394	153,286
1990-2000 Annual Rate	0.03%	0.19%	0.76%
2000-2010 Annual Rate	-0.23%	-0.01%	0.25%
2010-2015 Annual Rate	-0.39%	-0.15%	0.06%

In the identified market area, the current year population is 152,831. In 2000, the Census count in the market area was 148,944. The rate of change since 2000 was 0.25 percent annually. The five-year projection for the population in the market area is 153,286, representing a change of 0.06 percent annually from 2010 to 2015. Currently, the population is 49.7 percent male and 50.3 percent female.

#### Households

1990 Households	6,059	34,193	53,831
2000 Households	5,833	35,705	60,216
2010 Households	5,710	36,572	63,307
2015 Households	5,618	36,597	63,970
1990-2000 Annual Rate	-0.38%	0.43%	1.13%
2000-2010 Annual Rate	-0.21%	0.23%	0.49%
2010-2015 Annual Rate	-0.32%	0.01%	0.21%

The household count in this market area has changed from 60,216 in 2000 to 63,307 in the current year, a change of 0.49 percent annually. The five-year projection of households is 63,970, a change of 0.21 percent annually from the current year total. Average household size is currently 2.32, compared to 2.38 in the year 2000. The number of families in the current year is 37,486 in the market area.

#### Housing

Currently, 53.7 percent of the 67,939 housing units in the market area are owner occupied; 39.5 percent, renter occupied; and 6.8 percent are vacant. In 2000, there were 62,200 housing units - 57.1 percent owner occupied, 39.7 percent renter occupied and 3.2 percent vacant. The rate of change in housing units since 2000 is 0.86 percent. Median home value in the market area is \$133,411, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 2.13 percent annually to \$148,217. From 2000 to the current year, median home value changed by 2.48 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015. Esri converted 1990 Census data into 2000 geography.

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	1 mile radius	3 miles radius	5 miles radius
<b>Median Household Income</b>			
1990 Median HH Income	\$16,777	\$24,519	\$29,270
2000 Median HH Income	\$27,081	\$35,373	\$41,316
2010 Median HH Income	\$33,430	\$46,077	\$53,217
2015 Median HH Income	\$40,171	\$53,991	\$61,524
1990-2000 Annual Rate	4.9%	3.73%	3.51%
2000-2010 Annual Rate	2.08%	2.61%	2.5%
2010-2015 Annual Rate	3.74%	3.22%	2.94%
<b>Per Capita Income</b>			
1990 Per Capita Income	\$9,530	\$12,102	\$13,736
2000 Per Capita Income	\$14,735	\$18,090	\$20,688
2010 Per Capita Income	\$17,332	\$22,947	\$25,781
2015 Per Capita Income	\$20,119	\$26,431	\$29,754
1990-2000 Annual Rate	4.45%	4.1%	4.18%
2000-2010 Annual Rate	1.6%	2.35%	2.17%
2010-2015 Annual Rate	3.03%	2.87%	2.91%
<b>Average Household Income</b>			
1990 Average Household Income	\$21,880	\$28,715	\$34,680
2000 Average Household Income	\$34,765	\$42,184	\$50,171
2010 Average HH Income	\$42,038	\$52,601	\$61,033
2015 Average HH Income	\$48,670	\$60,171	\$69,944
1990-2000 Annual Rate	4.74%	3.92%	3.76%
2000-2010 Annual Rate	1.87%	2.18%	1.93%
2010-2015 Annual Rate	2.97%	2.73%	2.76%

**Households by Income**

Current median household income is \$53,217 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$61,524 in five years. In 2000, median household income was \$41,316, compared to \$29,270 in 1990.

Current average household income is \$61,033 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$69,944 in five years. In 2000, average household income was \$50,171, compared to \$34,680 in 1990.

Current per capita income is \$25,781 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$29,754 in five years. In 2000, the per capita income was \$20,688, compared to \$13,736 in 1990.

**Population by Employment**

Total Businesses	1,121	4,099	7,237
Total Employees	21,971	64,448	117,406

Currently, 90.6 percent of the civilian labor force in the identified market area is employed and 9.4 percent are unemployed. In comparison, 89.2 percent of the U.S. civilian labor force is employed, and 10.8 percent are unemployed. In five years the rate of employment in the market area will be 92.2 percent of the civilian labor force, and unemployment will be 7.8 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 91.2 percent, and 8.8 percent will be unemployed. In 2000, 69.8 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.1 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 60.7 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 16.1 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 23.2 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 84.6 percent of the market area population drove alone to work, and 1.8 percent worked at home. The average travel time to work in 2000 was 16.5 minutes in the market area, compared to the U.S. average of 25.5 minutes.

**Population by Education**

In 2010, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 11.3 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 33.8 percent were high school graduates only (29.6 percent in the U.S.)
- 9.3 percent had completed an Associate degree (7.7 percent in the U.S.)
- 18.2 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 7.6 percent had earned a Master's/Professional/Doctorate Degree (10.4 percent in the U.S.)

**DISCLOSURE OF REAL ESTATE AGENCY - C**

1 THIS DISCLOSURE IS BEING PROVIDED BY HILGENBERG REALTY, LLC and  
2 Firm Name ▲  
3 Joseph Van Deurzen WHO ARE WORKING AS:  Owner's Agent  Buyer's/Tenant's Agent  
4 Sales Associate▲

5 Wisconsin Statute § 452.135 requires that brokers provide a written agency disclosure form containing a disclosure of duties owed to all parties,  
6 the duties owed to the broker's client, a statement regarding confidentiality and a statement of which party(ies) the broker represents, before  
7 providing brokerage services to a party. This form is being provided to comply with that requirement.

**DUTIES TO ALL PARTIES**

8 Wisconsin Statute section 452.133(1) states that in providing brokerage services to a party to a transaction (including  
9 both clients and customers), a broker shall do all of the following:

- 10 (a) Provide brokerage services to all parties to the transaction honestly, fairly and in good faith.
- 11 (b) Diligently exercise reasonable skill and care in providing brokerage services to all parties.
- 12 (c) Disclose to each party all material adverse facts that the broker knows and that the party does not know or cannot discover through  
13 reasonably vigilant observation, unless the disclosure of a material adverse fact is prohibited by law.
- 14 (d) Keep confidential any information given to the broker in confidence, or any information obtained by the broker that he or she knows a  
15 reasonable party would want to be kept confidential, unless the information must be disclosed under (c) or Wis. Stats. sec. 452.23  
16 (information contradicting third party inspection or investigation reports) or is otherwise required by law to be disclosed or the party  
17 whose interests may be adversely affected by the disclosure specifically authorizes the disclosure of particular confidential information.  
18 A broker shall continue to keep the information confidential after the transaction is complete and after the broker is no longer providing  
19 brokerage services to the party.
- 20 (e) Provide accurate information about market conditions that affect a transaction, to any party who requests the information, within a  
21 reasonable time of the party's request, unless disclosure of the information is prohibited by law.
- 22 (f) Account for all property coming into the possession of a broker that belongs to any party within a reasonable time of receiving the property.
- 23 (g) When negotiating on behalf of a party, present contract proposals in an objective and unbiased manner and disclose the advantages  
24 and disadvantages of the proposals.

**DUTIES TO A CLIENT**

25 Wisconsin Statute section 452.133(2) states that in addition to his or her duties under lines 8 to 24, a broker providing  
26 brokerage services to his or her client shall do all of the following:

- 27 (a) Loyally represent the client's interests by placing the client's interests ahead of the interests of any other party, unless loyalty to a client  
28 violates the broker's duties under lines 8 to 24 or Wis. Stats. sec. 452.137(2) (duties to all clients in multiple representation situations).
- 29 (b) Disclose to the client all information known by the broker that is material to the transaction and that is not known by the client or  
30 discoverable by the client through reasonably vigilant observation, except for confidential information (see lines 14 to 19) and other  
31 information, the disclosure of which is prohibited by law.
- 32 (c) Fulfill any obligation required by the agency agreement, and any order of the client that is within the scope of the agency agreement,  
33 that are not inconsistent with another duty that the broker has under this chapter or any other law.

**CONFIDENTIALITY NOTICE TO CLIENTS AND CUSTOMERS**

35 A BROKER IS REQUIRED TO MAINTAIN THE CONFIDENTIALITY OF ALL INFORMATION GIVEN TO THE BROKER IN CONFIDENCE AND  
36 OF ALL INFORMATION OBTAINED BY THE BROKER THAT HE OR SHE KNOWS A REASONABLE PARTY WOULD WANT TO BE KEPT  
37 CONFIDENTIAL, UNLESS THE INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW (SEE LINES 14 TO 19). THE FOLLOWING  
38 INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:

- 39 1) MATERIAL ADVERSE FACTS AS DEFINED IN SECTION 452.01(5g) OF THE WISCONSIN STATUTES.
- 40 2) ANY FACTS KNOWN BY THE BROKER THAT CONTRADICT ANY INFORMATION INCLUDED IN A WRITTEN INSPECTION  
41 REPORT ON THE PROPERTY OR REAL ESTATE THAT IS THE SUBJECT OF THE TRANSACTION.

42 TO ENSURE THAT THE BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST THAT  
43 INFORMATION IN THE SPACE BELOW THAT IS MARKED "CONFIDENTIAL INFORMATION" AT A LATER TIME, YOU MAY ALSO PROVIDE  
44 THE BROKER WITH OTHER WRITTEN NOTIFICATION OF WHAT INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

45 IF YOU WISH TO IDENTIFY SPECIFIC INFORMATION AS CONFIDENTIAL PLEASE COMPLETE THE "CONFIDENTIAL INFORMATION"  
46 SECTION BELOW AND RETURN TO BROKER.

47 CONFIDENTIAL INFORMATION: \_\_\_\_\_  
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Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://www.widocoffenders.org> or by phone at 877-234-0085.

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