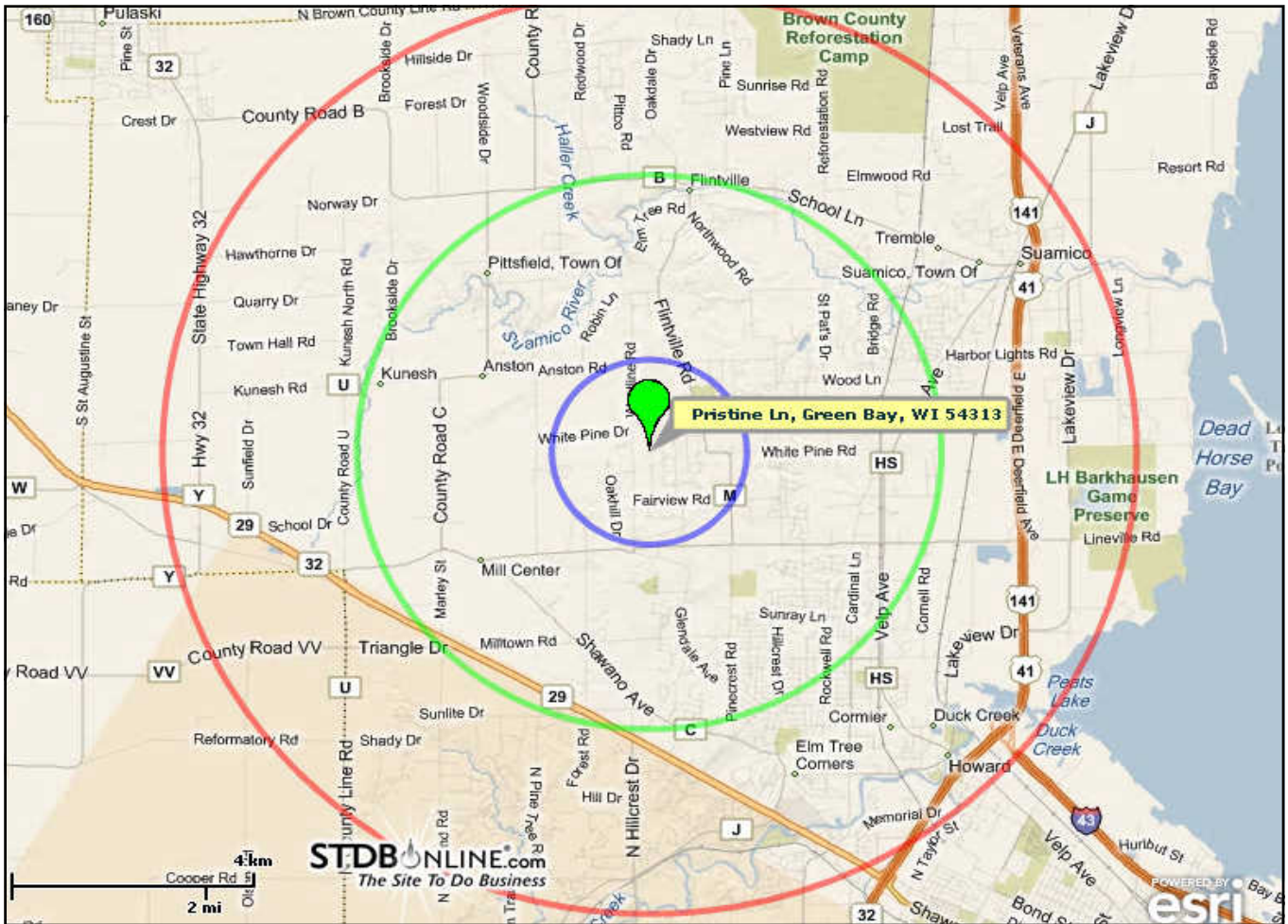


SITE DETAILS REPORT—MAP

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.

Pristine Ln, Green Bay, WI 5...

Latitude: 44.604994

Longitude: -88.126359

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
2010 Population			
Total Population	1,438	13,434	30,475
Male Population	50.6%	49.7%	49.8%
Female Population	49.4%	50.3%	50.2%
Median Age	41.9	35.7	37.4
2010 Income			
Median HH Income	\$78,879	\$75,351	\$74,550
Per Capita Income	\$31,861	\$28,954	\$30,412
Average HH Income	\$90,939	\$81,371	\$83,157
2010 Households			
Total Households	489	4,737	11,064
Average Household Size	2.92	2.83	2.74
2010 Housing			
Owner Occupied Housing Units	90.3%	80.6%	78.3%
Renter Occupied Housing Units	5.1%	15.4%	17.1%
Vacant Housing Units	4.7%	4.1%	4.7%
Population			
1990 Population	925	6,305	17,565
2000 Population	1,154	9,475	24,344
2010 Population	1,438	13,434	30,475
2015 Population	1,559	14,679	32,556
1990-2000 Annual Rate	2.24%	4.16%	3.32%
2000-2010 Annual Rate	2.17%	3.46%	2.22%
2010-2015 Annual Rate	1.63%	1.79%	1.33%

In the identified market area, the current year population is 30,475. In 2000, the Census count in the market area was 24,344. The rate of change since 2000 was 2.22 percent annually. The five-year projection for the population in the market area is 32,556, representing a change of 1.33 percent annually from 2010 to 2015. Currently, the population is 49.8 percent male and 50.2 percent female.

Households

1990 Households	287	1,979	5,697
2000 Households	383	3,207	8,566
2010 Households	489	4,737	11,064
2015 Households	535	5,230	11,921
1990-2000 Annual Rate	2.93%	4.95%	4.16%
2000-2010 Annual Rate	2.41%	3.88%	2.53%
2010-2015 Annual Rate	1.81%	2%	1.5%

The household count in this market area has changed from 8,566 in 2000 to 11,064 in the current year, a change of 2.53 percent annually. The five-year projection of households is 11,921, a change of 1.5 percent annually from the current year total. Average household size is currently 2.74, compared to 2.83 in the year 2000. The number of families in the current year is 8,874 in the market area.

Housing

Currently, 78.3 percent of the 11,604 housing units in the market area are owner occupied; 17.1 percent, renter occupied; and 4.7 percent are vacant. In 2000, there were 8,739 housing units - 80.5 percent owner occupied, 17.2 percent renter occupied and 2.3 percent vacant. The rate of change in housing units since 2000 is 2.81 percent. Median home value in the market area is \$180,343, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 1.9 percent annually to \$198,143. From 2000 to the current year, median home value changed by 2.07 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.

Pristine Ln, Green Bay, WI 5...

Latitude: 44.604994
 Longitude: -88.126359

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
Median Household Income			
1990 Median HH Income	\$46,528	\$41,070	\$40,143
2000 Median HH Income	\$66,177	\$61,801	\$60,138
2010 Median HH Income	\$78,879	\$75,351	\$74,550
2015 Median HH Income	\$87,493	\$81,366	\$80,854
1990-2000 Annual Rate	3.59%	4.17%	4.12%
2000-2010 Annual Rate	1.73%	1.95%	2.12%
2010-2015 Annual Rate	2.09%	1.55%	1.64%
Per Capita Income			
1990 Per Capita Income	\$16,559	\$14,356	\$15,142
2000 Per Capita Income	\$25,663	\$23,168	\$24,344
2010 Per Capita Income	\$31,861	\$28,954	\$30,412
2015 Per Capita Income	\$35,335	\$32,722	\$34,633
1990-2000 Annual Rate	4.48%	4.9%	4.86%
2000-2010 Annual Rate	2.13%	2.2%	2.19%
2010-2015 Annual Rate	2.09%	2.48%	2.63%
Average Household Income			
1990 Average Household Income	\$52,062	\$45,346	\$45,767
2000 Average Household Income	\$76,016	\$67,206	\$68,564
2010 Average HH Income	\$90,939	\$81,371	\$83,157
2015 Average HH Income	\$99,750	\$91,072	\$93,930
1990-2000 Annual Rate	3.86%	4.01%	4.12%
2000-2010 Annual Rate	1.76%	1.88%	1.9%
2010-2015 Annual Rate	1.87%	2.28%	2.47%

Households by Income

Current median household income is \$74,550 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$80,854 in five years. In 2000, median household income was \$60,138, compared to \$40,143 in 1990.

Current average household income is \$83,157 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$93,930 in five years. In 2000, average household income was \$68,564, compared to \$45,767 in 1990.

Current per capita income is \$30,412 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$34,633 in five years. In 2000, the per capita income was \$24,344, compared to \$15,142 in 1990.

Population by Employment

Total Businesses	23	271	1,183
Total Employees	130	1,995	9,541

Currently, 94.2 percent of the civilian labor force in the identified market area is employed and 5.8 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 95.1 percent of the civilian labor force, and unemployment will be 4.9 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, 78.2 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.0 percent were in the Armed Forces.

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

- 64.5 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 10.9 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 24.7 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 88.7 percent of the market area population drove alone to work, and 2.7 percent worked at home. The average travel time to work in 2000 was 19.7 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:

- 5.7 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 34.3 percent were high school graduates only (29.6 percent in the U.S.)
- 11.0 percent had completed an Associate degree (7.7 percent in the U.S.)
- 20.3 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 8.5 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 Paul L. Hamachek, CCIM 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) Loyal 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: _____
48 _____
49 _____
50 _____
51 _____
52 _____
53 _____

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.

Copyright May 2001 by Wisconsin REALTORS® Association
Drafted by: Attorney Richard J. Staff
No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.