

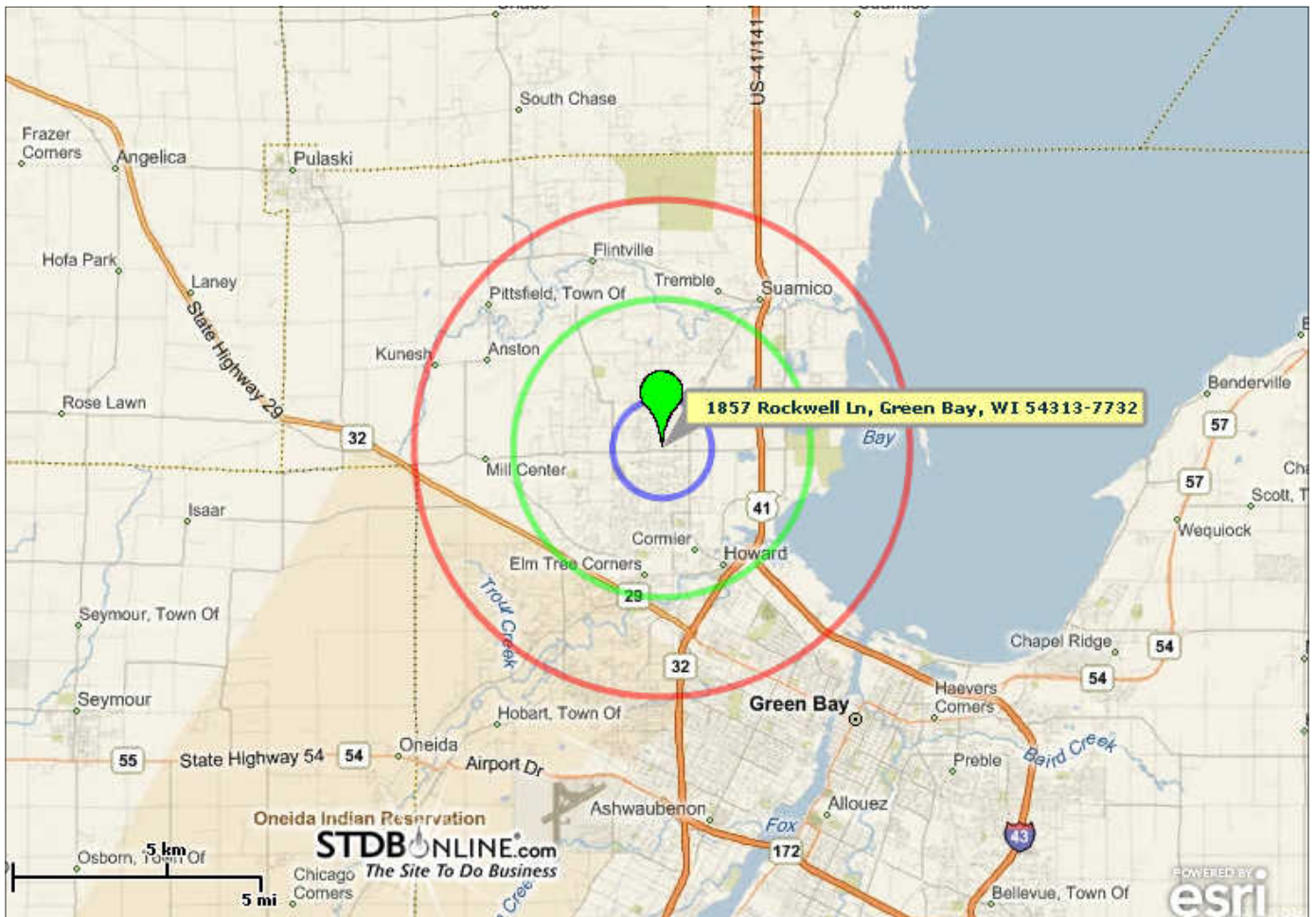






**SITE DETAILS REPORT—MAP**

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.

1857 Rockwell Ln, Green Bay,...

Latitude: 44.591334

Longitude: -88.089037

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
<b>2010 Population</b>			
Total Population	3,859	18,936	48,201
Male Population	48.8%	49.5%	48.9%
Female Population	51.2%	50.5%	51.1%
Median Age	33.5	35.9	37.0
<b>2010 Income</b>			
Median HH Income	\$72,225	\$72,324	\$63,359
Per Capita Income	\$28,286	\$28,719	\$28,713
Average HH Income	\$78,007	\$78,486	\$70,799
<b>2010 Households</b>			
Total Households	1,437	6,850	19,462
Average Household Size	2.68	2.75	2.45
<b>2010 Housing</b>			
Owner Occupied Housing Units	73.4%	76.5%	61.8%
Renter Occupied Housing Units	21.8%	19.1%	32.8%
Vacant Housing Units	4.8%	4.4%	5.3%
<b>Population</b>			
1990 Population	1,321	10,036	34,029
2000 Population	2,024	14,407	42,005
2010 Population	3,859	18,936	48,201
2015 Population	4,213	20,455	50,243
1990-2000 Annual Rate	4.36%	3.68%	2.13%
2000-2010 Annual Rate	6.5%	2.7%	1.35%
2010-2015 Annual Rate	1.77%	1.56%	0.83%

In the identified market area, the current year population is 48,201. In 2000, the Census count in the market area was 42,005. The rate of change since 2000 was 1.35 percent annually. The five-year projection for the population in the market area is 50,243, representing a change of 0.83 percent annually from 2010 to 2015. Currently, the population is 48.9 percent male and 51.1 percent female.

<b>Households</b>			
1990 Households	434	3,242	12,821
2000 Households	727	5,038	16,628
2010 Households	1,437	6,850	19,462
2015 Households	1,586	7,469	20,384
1990-2000 Annual Rate	5.29%	4.51%	2.63%
2000-2010 Annual Rate	6.87%	3.04%	1.55%
2010-2015 Annual Rate	1.99%	1.75%	0.93%

The household count in this market area has changed from 16,628 in 2000 to 19,462 in the current year, a change of 1.55 percent annually. The five-year projection of households is 20,384, a change of 0.93 percent annually from the current year total. Average household size is currently 2.45, compared to 2.50 in the year 2000. The number of families in the current year is 13,214 in the market area.

### Housing

Currently, 61.8 percent of the 20,562 housing units in the market area are owner occupied; 32.8 percent, renter occupied; and 5.3 percent are vacant. In 2000, there were 17,054 housing units - 62.5 percent owner occupied, 34.9 percent renter occupied and 2.5 percent vacant. The rate of change in housing units since 2000 is 1.84 percent. Median home value in the market area is \$161,869, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 2.25 percent annually to \$180,917. From 2000 to the current year, median home value changed by 2.44 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	\$41,100	\$39,520	\$31,679
2000 Median HH Income	\$59,942	\$58,634	\$48,210
2010 Median HH Income	\$72,225	\$72,324	\$63,359
2015 Median HH Income	\$79,012	\$78,867	\$71,275
1990-2000 Annual Rate	3.85%	4.02%	4.29%
2000-2010 Annual Rate	1.84%	2.07%	2.7%
2010-2015 Annual Rate	1.81%	1.75%	2.38%
<b>Per Capita Income</b>			
1990 Per Capita Income	\$13,639	\$14,054	\$14,029
2000 Per Capita Income	\$22,497	\$22,736	\$22,140
2010 Per Capita Income	\$28,286	\$28,719	\$28,713
2015 Per Capita Income	\$32,050	\$32,475	\$32,904
1990-2000 Annual Rate	5.13%	4.93%	4.67%
2000-2010 Annual Rate	2.26%	2.31%	2.57%
2010-2015 Annual Rate	2.53%	2.49%	2.76%
<b>Average Household Income</b>			
1990 Average Household Income	\$43,426	\$42,609	\$36,831
2000 Average Household Income	\$64,367	\$63,948	\$55,589
2010 Average HH Income	\$78,007	\$78,486	\$70,799
2015 Average HH Income	\$87,466	\$87,955	\$80,781
1990-2000 Annual Rate	4.01%	4.14%	4.2%
2000-2010 Annual Rate	1.89%	2.02%	2.39%
2010-2015 Annual Rate	2.32%	2.3%	2.67%

**Households by Income**

Current median household income is \$63,359 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$71,275 in five years. In 2000, median household income was \$48,210, compared to \$31,679 in 1990.

Current average household income is \$70,799 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$80,781 in five years. In 2000, average household income was \$55,589, compared to \$36,831 in 1990.

Current per capita income is \$28,713 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$32,904 in five years. In 2000, the per capita income was \$22,140, compared to \$14,029 in 1990.

**Population by Employment**

Total Businesses	125	825	2,084
Total Employees	1,068	6,738	27,544

Currently, 93.0 percent of the civilian labor force in the identified market area is employed and 7.0 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 94.1 percent of the civilian labor force, and unemployment will be 5.9 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, 74.0 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:

- 62.2 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 13.0 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 24.8 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 87.2 percent of the market area population drove alone to work, and 2.4 percent worked at home. The average travel time to work in 2000 was 18.2 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:

- 7.6 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 36.0 percent were high school graduates only (29.6 percent in the U.S.)
- 10.3 percent had completed an Associate degree (7.7 percent in the U.S.)
- 18.8 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 7.3 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: \_\_\_\_\_  
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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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