



GRUBB & ELLIS.

Apex Commercial

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Independently Owned and Operated

Mr. James Dieter
Blackhawk Antique Market
633 South 12th Street
Milwaukee, WI 53204

Re: Broker Opinion of Use
633 S. 12th Street
Milwaukee, WI

To whom it may concern,

We have had the opportunity to list the building located at 633 S. 12th Street ("Property") for more than six years. During that time we have toured many prospects through the Property, from office users to residential developers and even schools. We have never, however, toured and industrial or warehouse user through the building.

In our opinion, a mixed use zoning is appropriate for the Property going forward. There are a number of practical reasons for this, including the following:

- Today's industrial tenants do not lease space in multi-story buildings, or buildings with low ceilings like those at the Property. There are far more efficient and modern alternatives in the marketplace. Wood floors and the many columns at the Property make it obsolete. There is no loading to the largest building on the corner of 12th and Pierce, a must for any industrial type user.
- Mixed use tenants will pay a higher rent than industrial tenants. This will increase the value of the building, and the resulting property taxes paid.
- The significant investment in the building by the current owner deserves recognition. Mr. Dieter replaced hundreds of old inefficient windows. He sandblasted the interior of the most of the Property, leveled and installed new floors, installed high efficiency heating and cooling systems and new utility services throughout the building. It would be a waste of these improvements to lease the Property for industrial use.
- There are many examples of these types of buildings that have been converted to mixed use and awarded the appropriate zoning in the 3rd and 5th Wards. Precedent has been established.

As real estate professionals, we endorse a change in zoning for the Property to a mixed use zoning category. If you have any questions, or need additional information from us, please do not hesitate to call us at (262) 784-7500.

Sincerely,

Paul Galbraith
Vice President

Daniel Jessup
President

Michael Streit
Vice President