

# Appraisal Report

Former Carleton MPS School Building  
4116 W. Silver Spring Drive  
Milwaukee, Wisconsin



Appraisal Date:  
March 23, 2016

***THE NICHOLSON GROUP LLC***

April 12, 2016

Rhonda Szallai  
City of Milwaukee, Department of City Development  
809 N. Broadway  
Milwaukee, Wisconsin 53202-3617

Subject: Former Carleton MPS School Building Appraisal  
4116 W. Silver Spring Drive  
Milwaukee, Wisconsin

We have completed an appraisal of the fee simple estate in the property identified above and submit our findings in this appraisal report. The subject property consists of the former Carleton School containing a gross building area ("GBA") of  $\pm 46,267$  square feet situated on a  $\pm 3.49$  acre parcel. The improvements were constructed from 1917 to 1972 and has a weighted average year built of 1933. This appraisal reflects the property being able to be sold to an education operator without restriction.

It is our opinion that the market value of the fee simple estate in the property as of March 23, 2016, under the extraordinary assumptions as stated herein, is:

Two Hundred Twenty Thousand Dollars  
\$220,000

This appraisal was made subject to the extraordinary assumptions summarized below; please refer to pages 8 and 9 for further descriptions:

1. That the gross building area ("GBA") is 46,267 square feet
2. That the mechanical systems are in working order and have been adequately maintained.
3. That the MPS deferred maintenance costs of \$356,676 include all significant deferred maintenance items and that these deferred maintenance costs are complete and accurate.
4. That the large parking and playground area on the north side of the parcel that is leased to Growing Power will be vacated with 60 day notice, that the tenant will remove the structures and mulch and furthermore, that the asphalt and/or concrete paving underneath is in adequate condition.
5. That no immediate asbestos abatement is necessary. No asbestos abatement costs have been provided by the client or MPS and it is beyond the expertise of the appraisers and beyond the scope of this appraisal to estimate these costs. The property value as concluded herein has not considered any impact on value created by the presence of ACM's which would likely decrease value.

If at a later date any of these extraordinary assumptions are shown to be different than as stated, the value of the property will likely change and we reserve the right to revise our valuation analysis and amend our opinions.

The opinions expressed in this report can only be completely understood by reading the following report, exhibits, other data, assumptions and limiting conditions, and general service conditions. This appraisal report and all of the appraiser's work in connection with the appraisal assignment are subject to the limiting and general service conditions as well as all other terms stated in the report. Any use of the appraisal by any party, regardless of whether such use is authorized or intended by The Nicholson Group, constitutes acceptance of all such limiting and general service conditions and terms.

Respectfully submitted,  
**THE NICHOLSON GROUP LLC**



Lawrence R. Nicholson, MAI  
Wisconsin Certified General Appraiser (#116)



Jacob L. Nicholson

Attachment  
16-037

**Table of Contents**

Scope of Work ..... 5

Area Overview ..... 12

Neighborhood Overview ..... 18

Summary of Property Appraised ..... 21

Highest and Best Use ..... 29

Overview of Valuation Procedures ..... 31

Sales Comparison Approach ..... 32

Correlation and Conclusion ..... 44

Exhibits

A) Subject Property Photographs and Property Information..... 45

B) Comparable Sales Information ..... 56

C) Assumptions and Limiting Conditions ..... 64

D) Appraisal Certification..... 67

E) Professional Qualifications ..... 69

General Service Conditions ..... 74

**Scope of Work**

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Property Appraised	Former Carleton MPS School Building 4116 W. Silver Spring Drive Milwaukee, Wisconsin
Appraisal & Inspection Date	March 23, 2016
Property Rights Appraised	Market value of the fee simple estate
Intended Users	The intended user of our opinions and this report is the City of Milwaukee Department of City Development (“client”). Use of this report by others is not intended by the appraiser. A party receiving a report copy from the client does not, as a consequence, become a party to the appraiser-client relationship. No third parties are authorized to rely upon our opinions or this report without the express written permission of The Nicholson Group.
Intended Use	The intended use of our opinions and this report is for possible sale of the property to an education operator.
Assets Included	Land, site improvements and building improvements
Scope of the Investigations	<p>In developing this real property appraisal, the appraiser conducted a complete appraisal process which considered the use of the three traditional approaches to value: the Cost, Sales Comparison and Income Capitalization Approaches. The Sales Comparison Approach was used and is the most applicable approach.</p> <p>The Cost Approach was considered as part of this appraisal process, however, it was not utilized in arriving at our opinion of value. The Cost Approach is considered most reliable when the appraised improvements are new or relatively new and do not suffer from items of significant physical, functional, or external obsolescence. The subject building was originally constructed in 1917 to 1972 and has a weighted average year built of 1933. There is an extensive amount of accrued depreciation and the Cost Approach is not one that the most probable buyer would use in determining an appropriate acquisition price for the property.</p>

The most probable buyer for the subject property is an owner-user. The subject's location is not an active investment market for educational real estate. There is a lack of rental data for school properties in the market area from which market rent could be reliably ascertained. The same is true for overall capitalization rates. Given that the highest and best use of the subject property is as an owner-user building and not an income producing building (i.e. investment property), the Income Capitalization Approach was not used and is not necessary in order to provide a credible opinion of value.

Given the applicability and strength of the Sales Comparison Approach, the omission of the Cost Approach and Income Capitalization Approach does not weaken the credibility of the opinion of value concluded herein.

Jacob L. Nicholson and Lawrence R. Nicholson, MAI collected, researched and analyzed the information deemed necessary to develop credible assignment results, that is, being worthy of belief. Furthermore, the appraisers have: inspected the interior and exterior of the appraised property; reviewed subject property information provided by MPS; researched public records pertaining to the subject property; investigated market and neighborhood trends affecting the highest and best use; gathered information pertaining to comparable sales; analyzed the data; and, applied the Sales Comparison Approach to arrive at a reasonable and independent opinion of market value. Jake Nicholson conducted the market research and valuation analyses under the direct supervision of Larry Nicholson; both appraisers worked on preparing this report.

Sources used in obtaining comparable data included: The Nicholson Group's proprietary database of sale transactions; public records; real estate sales data published by CoStar Group, MLS, Redi-net and tax assessor offices; other appraisers; and, real estate brokers. The comparable sales were inspected and the terms of the transactions were verified through public records and/or by interviewing a party to the transaction. Data may have been used without verification by a party to the transaction if attempts to contact these individuals were unsuccessful and/or if the data was obtained from a reliable source and appeared to be correct.

The opinions presented in this report are based upon review and analysis of the market conditions affecting real property value. The value opinion has been supported by relevant evidence and logic to the degree necessary for the intended use.

Information, estimates and opinions furnished to the appraiser and contained in this report and/or in the appraisal workfile were obtained from sources considered reliable and believed to be true and correct. However, we can assume no responsibility for the accuracy of such items furnished to the appraiser.

While reasonable care has been taken to ensure that the facts stated herein are accurate and that any expressed or implied opinions are fair and reasonable, the opinions, estimates and projections in this appraisal constitute judgments as of the date of this appraisal and there can be no assurance that future results or events will be consistent with any such opinions, estimates or projections.

This appraisal report is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice ("USPAP") for an Appraisal Report. This report presents summary discussions of the data, reasoning and analyses that were used in the appraisal process to develop our opinion of value. Supporting documentation that is not provided with the report concerning the data, reasoning and analyses is retained in the appraisal workfile. The depth of discussion contained in this report is specific to the needs of the client and for the intended use state in this report. The appraiser is not responsible for unauthorized use of this report.

## Extraordinary Assumptions

The Uniform Standards of Professional Appraisal Practice (“USPAP”) defines an Extraordinary Assumption as: “an assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser’s opinions or conclusions.” The following comment is offered directly after this definition: “Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis.”

This appraisal has been made under the following extraordinary assumptions:

1. The gross building area (“GBA”) used in this appraisal is 46,267 square feet whereas the GBA as reported by MPS is 53,290 square feet. The appraiser’s GBA was based on measurements from reduced building floor plans as provided supplemented with measurements taken during the property inspection. MPS’s figures appear to include above-grade open areas. This appraisal has been made under the extraordinary assumption that the appraiser’s GBA is correct. If detailed information is provided showing a different GBA, the value of the property will likely change accordingly and we reserve the right to revise our valuation analysis and amend our opinions.
2. We understand that the subject building closed in 2009 and that the mechanical systems are in working order as they have been adequately maintained. This appraisal has been made under the extraordinary assumption that the building mechanical systems are in working order. If information is provided showing that this is not the case, the value of the property will likely change and we reserve the right to revise our analysis and amend our opinions.



3. Items of deferred maintenance were noted at the property during our inspection, a summary of which is presented on pages 23 through 25; however, it is beyond our expertise to identify all items of deferred maintenance and estimate the associated costs to cure. Information on the City of Milwaukee Department of City Development website (see below for the web link) indicates that the 2015 MPS deferred maintenance cost estimate is \$356,676; detail was requested from MPS but was not provided. Deferred maintenance costs are a direct deduction from the property value and the MPS cost estimate was used in this appraisal. This appraisal has been made under the extraordinary assumption that the MPS deferred maintenance costs include all significant deferred maintenance items including the items we noticed and that these deferred maintenance costs are complete and accurate. If information is provided showing that this is not the case, the value of the property will likely change and we reserve the right to revise our analysis and amend our opinions.

<http://city.milwaukee.gov/Surplus-School-Properties.htm#VvwqEvidUk1>

4. We understand that the large parking and playground area on the north side of the parcel is leased to Growing Power, a non-profit organization that has hoop greenhouses and mulch on the property; the lease document was not provided. Reportedly, the tenant must vacate the property with 60 day notice. This appraisal has been made under the extraordinary assumption that the tenant will remove the structures and mulch and furthermore, that the asphalt and/or concrete paving underneath is in adequate condition.
5. We understand that there are asbestos containing materials (“ACM’s”) present throughout the building. Milwaukee Public Schools is aware of this and has implemented an asbestos inspection and management plan. It is our understanding and it is an extraordinary assumption that no immediate abatement is necessary. No asbestos abatement costs have been provided by the client or MPS and it is beyond the expertise of the appraisers and beyond the scope of this appraisal to estimate these costs. The property value as concluded herein has not considered any impact on value created by the presence of ACM’s which would decrease value. We reserve the right to revise our analysis and amend our opinions if it is later found that the ACM’s present in the building requires abatement and the cost of this abatement becomes known.

## Competency Statement

According to the Competency Rule as set forth by USPAP, competency applies to factors such as, but not limited to, specific types of property, a specific type of property or asset, a market, a geographic area, an intended use, specific laws and regulations, or an analytical method. The appraisers are familiar with the subject property type and market area. Furthermore, the appraisers have the education, experience and competency to appropriately utilize the analytical methods employed in this report. The appraisers certify that they have the ability to properly identify the problem to be addressed, the knowledge and experience to complete the assignment competently and recognition of and compliance with laws and regulations that apply to the appraiser or to the assignment.

## Exposure Time

Exposure time is defined in USPAP as “estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal”. Further, “Exposure time is a retrospective opinion based on an analysis of past events assuming a competitive and open market.”

Exposure time is the amount of time necessary to expose a property to the open market in order to achieve a sale. The opinion of an exposure time is not intended to be a prediction of a date of sale. Furthermore, exposure time is always presumed to occur prior to the effective date of the appraisal. Implicit in this definition are the following characteristics:

- the property is actively exposed and aggressively marketed to potential purchasers through marketing channels commonly used by sellers of similar type property;
- the property is offered at a price reflecting the most probable markup over market value used by sellers of similar type property; and,
- sale is consummated under the terms and conditions of the definition of Market Value.

The subject property is a special use property for which there is a limited amount of demand; as such, the market exposure period could be quite long. It is our opinion that the reasonable exposure time, or the length of time necessary for the subject property to be exposed to the market prior to an arm's length sale occurring at the market value as concluded herein, is up to two or more years.

## Definitions

Market Value is defined as: The most probable price that a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- Buyer and seller are typically motivated;
- Both parties are well informed or well advised, and acting in what they consider their best interests;
- A reasonable time is allowed for exposure in the open market;
- Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

[Source 12 C.F.R. Part 34.42(g); 55 Federal Register 34696, August 24, 1990, as amended at 57 Federal Register 12202, April 9, 1992; 59 Federal Register 29499, June 7, 1994]

Fee Simple Estate is defined as: "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power and escheat. [Source: Appraisal Institute, The Dictionary of Real Estate Appraisal, 5<sup>th</sup> ed. (Chicago: Appraisal Institute), 2010]

Highest and Best Use is defined as: "The reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity." [Source: Appraisal Institute, The Dictionary of Real Estate Appraisal, 5<sup>th</sup> ed. (Chicago: Appraisal Institute), 2010]

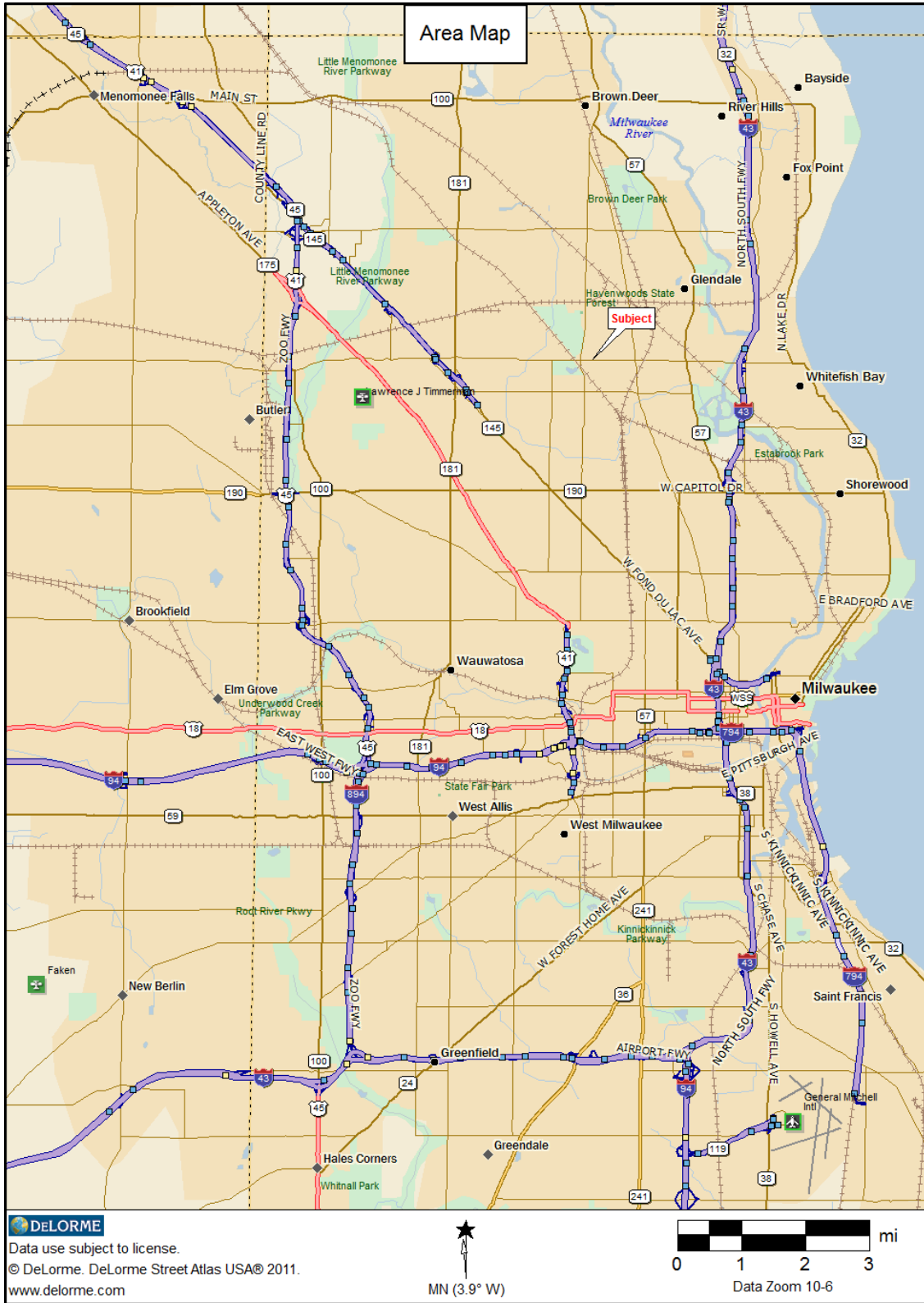
**Area Overview**

The subject property is located in the north-central area of the City of Milwaukee. Demographic data for the market area comprising 1-, 3- and 5-mile radii from the subject property is presented on pages 15 to 17. An Area Map is presented on the following page.

The City of Milwaukee is the largest city in Wisconsin and is the major economic center in the State. With a trend toward urbanization, there has been a resurgence of new housing projects in the near periphery areas of downtown Milwaukee including the Third and Fifth Wards. This trend is fueled by empty nesters and young professionals living downtown to be closer to the areas cultural and entertainment districts.

As of 2013, the City of Milwaukee was the 31<sup>st</sup> largest city in the nation and the 39<sup>th</sup> largest metropolitan area. The City has a stable and diverse employment base and has many large employers, with no substantial reliance on any one employer or industry. Largest private-sector employees are summarized below:

<b>Milwaukee's Largest Employers</b>	
AT&T Wisconsin	Medical College of Wisconsin
Aurora Health Care	Northwestern Mutual
BMO Harris	Potawatomi Bingo Casino
Briggs & Stratton Corp.	ProHealth Care, Inc.
Columbia St. Mary's	Quad/Graphics
Cooper Power Systems	Rockwell Automation
Froedtert Health	Roundy's Supermarkets, Inc.
GE Healthcare	SC Johnson
Harley-Davidson Inc.	U.S. Bank
Johnson Controls	We Energies
Kohl's Department Stores	Wheaton Franciscan Healthcare



According to the Metropolitan Milwaukee Association of Commerce (“MMAC”), a large portion of the local labor force is employed in the manufacturing sector. Service businesses, however, constitute the largest sector of the local economy, with much of the growth occurring in financial and insurance services, including e-commerce and data processing services. Tourism is also a major contributor to the local economy. The area's many festivals and parades, as well as its nationally recognized museums and zoo, generate \$2.5 billion annually. Milwaukee is home to many nationally and internationally known service companies in all major market segments, including insurance, financial services, utilities, retail and food services.

The city is home to major institutions of higher education: Marquette University, with an enrollment of 11,000 undergraduate and graduate students; and, the University of Wisconsin–Milwaukee, the second largest campus in the UW system with more than 27,000 students. Universities and colleges within the city include: Alverno College, Cardinal Stritch University, Keller Graduate School, Marquette University, Medical College of Wisconsin, Milwaukee Area Technical College, Milwaukee Institute of Art & Design, Milwaukee School of Engineering, Mount Mary College, Stratton College, University of Wisconsin – Milwaukee, and Wisconsin Lutheran College.

The City is served by several local bus routes and freeway flyer routes of the Milwaukee County Transit System. Elderly and disabled city residents have access to two specialized transportation programs provided by Milwaukee County.

**1-, 3- & 5-Mile Demographics**



**Executive Summary**

Former Carleton School  
4116 W Silver Spring Dr, Milwaukee, Wisconsin, 53209  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 43.11935  
Longitude: -87.96371

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	18,785	152,968	388,912
2010 Population	17,782	147,257	372,346
2015 Population	17,162	144,520	366,943
2020 Population	17,009	144,544	367,267
2000-2010 Annual Rate	-0.55%	-0.38%	-0.43%
2010-2015 Annual Rate	-0.67%	-0.36%	-0.28%
2015-2020 Annual Rate	-0.18%	0.00%	0.02%
2015 Male Population	46.0%	45.5%	46.4%
2015 Female Population	54.0%	54.5%	53.6%
2015 Median Age	31.0	33.2	33.3

In the identified area, the current year population is 366,943. In 2010, the Census count in the area was 372,346. The rate of change since 2010 was -0.28% annually. The five-year projection for the population in the area is 367,267 representing a change of 0.02% annually from 2015 to 2020. Currently, the population is 46.4% male and 53.6% female.

**Median Age**

The median age in this area is 31.0, compared to U.S. median age of 37.9.

**Race and Ethnicity**

2015 White Alone	12.2%	21.2%	34.8%
2015 Black Alone	81.3%	69.5%	55.8%
2015 American Indian/Alaska Native Alone	0.5%	0.4%	0.4%
2015 Asian Alone	1.4%	4.7%	4.4%
2015 Pacific Islander Alone	0.0%	0.0%	0.0%
2015 Other Race	1.5%	1.2%	1.4%
2015 Two or More Races	3.1%	3.0%	3.3%
2015 Hispanic Origin (Any Race)	4.2%	3.7%	4.5%

Persons of Hispanic origin represent 4.5% of the population in the identified area compared to 17.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 60.4 in the identified area, compared to 63.0 for the U.S. as a whole.

**Households**


2000 Households	6,992	57,219	148,291
2010 Households	6,679	55,567	143,967
2015 Total Households	6,464	54,709	142,426
2020 Total Households	6,405	54,691	142,515
2000-2010 Annual Rate	-0.46%	-0.29%	-0.30%
2010-2015 Annual Rate	-0.62%	-0.30%	-0.20%
2015-2020 Annual Rate	-0.18%	-0.01%	0.01%
2015 Average Household Size	2.64	2.62	2.55

The household count in this area has changed from 143,967 in 2010 to 142,426 in the current year, a change of -0.20% annually. The five-year projection of households is 142,515, a change of 0.01% annually from the current year total. Average household size is currently 2.55, compared to 2.56 in the year 2010. The number of families in the current year is 89,362 in the specified area.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

**1-, 3- & 5-Mile Demographics**



**Executive Summary**

Former Carleton School  
4116 W Silver Spring Dr, Milwaukee, Wisconsin, 53209  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 43.11935  
Longitude: -87.96371

	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2015 Median Household Income	\$28,603	\$35,277	\$37,758
2020 Median Household Income	\$31,254	\$38,928	\$42,537
2015-2020 Annual Rate	1.79%	1.99%	2.41%
<b>Average Household Income</b>			
2015 Average Household Income	\$35,959	\$47,724	\$55,469
2020 Average Household Income	\$39,627	\$54,008	\$63,243
2015-2020 Annual Rate	1.96%	2.50%	2.66%
<b>Per Capita Income</b>			
2015 Per Capita Income	\$13,578	\$18,094	\$21,593
2020 Per Capita Income	\$14,955	\$20,456	\$24,601
2015-2020 Annual Rate	1.95%	2.48%	2.64%
<b>Households by Income</b>			
Current median household income is \$37,758 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$42,537 in five years, compared to \$60,683 for all U.S. households			
Current average household income is \$55,469 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$63,243 in five years, compared to \$84,910 for all U.S. households			
Current per capita income is \$21,593 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$24,601 in five years, compared to \$32,501 for all U.S. households			
<b>Housing</b>			
2000 Total Housing Units	7,454	60,434	158,091
2000 Owner Occupied Housing Units	3,393	32,498	80,017
2000 Renter Occupied Housing Units	3,599	24,721	68,274
2000 Vacant Housing Units	462	3,215	9,800
2010 Total Housing Units	7,436	61,009	159,219
2010 Owner Occupied Housing Units	2,994	29,408	74,437
2010 Renter Occupied Housing Units	3,685	26,159	69,530
2010 Vacant Housing Units	757	5,442	15,252
2015 Total Housing Units	7,451	61,525	160,616
2015 Owner Occupied Housing Units	2,762	27,836	70,812
2015 Renter Occupied Housing Units	3,702	26,873	71,615
2015 Vacant Housing Units	987	6,816	18,190
2020 Total Housing Units	7,456	61,794	161,321
2020 Owner Occupied Housing Units	2,719	27,805	70,679
2020 Renter Occupied Housing Units	3,686	26,886	71,836
2020 Vacant Housing Units	1,051	7,103	18,806
Currently, 44.1% of the 160,616 housing units in the area are owner occupied; 44.6%, renter occupied; and 11.3% are vacant. Currently, in the U.S., 55.7% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.6% are vacant. In 2010, there were 159,219 housing units in the area - 46.8% owner occupied, 43.7% renter occupied, and 9.6% vacant. The annual rate of change in housing units since 2010 is 0.39%. Median home value in the area is \$139,843, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 4.70% annually to \$175,928.			

**Data Note:** Income is expressed in current dollars  
**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

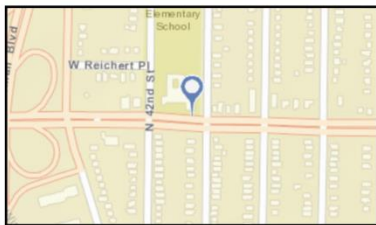
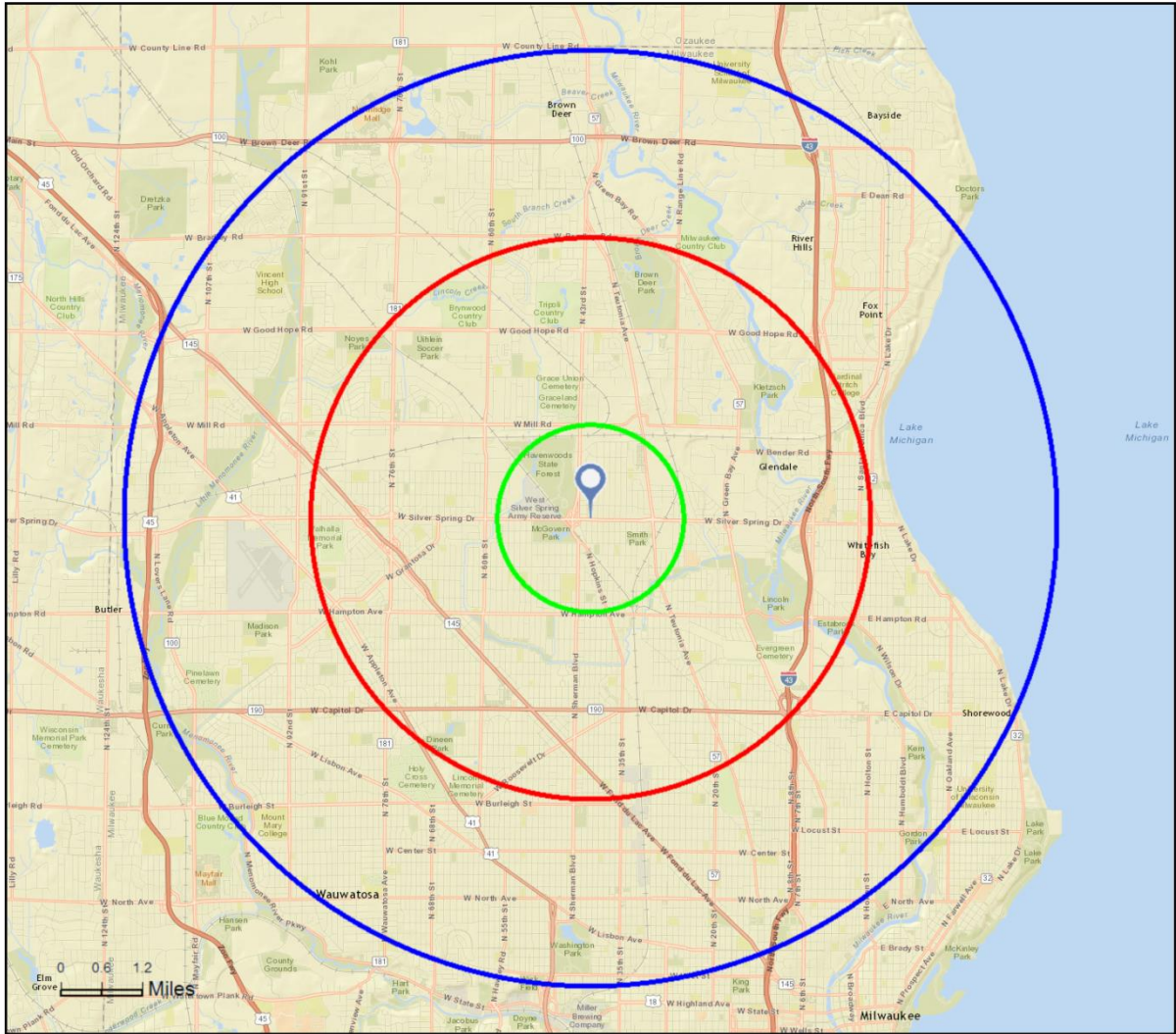




Site Map

Former Carleton School  
4116 W Silver Spring Dr, Milwaukee, Wisconsin, 53209  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 43.11935  
Longitude: -87.96371



**Neighborhood Overview**

The subject property is located at the northwest corner of W. Silver Spring Drive and N. 41<sup>st</sup> Street, between N. 41<sup>st</sup> and N. 42<sup>nd</sup> Streets. Land uses within the neighborhood are residential in nature with minimal commercial uses being located along W. Silver Spring Drive. The major thoroughfares in the area are W. Silver Spring Drive (east-west), N. Sherman Boulevard (north-south) to the west and N. Teutonia Avenue (north-south) to the east.

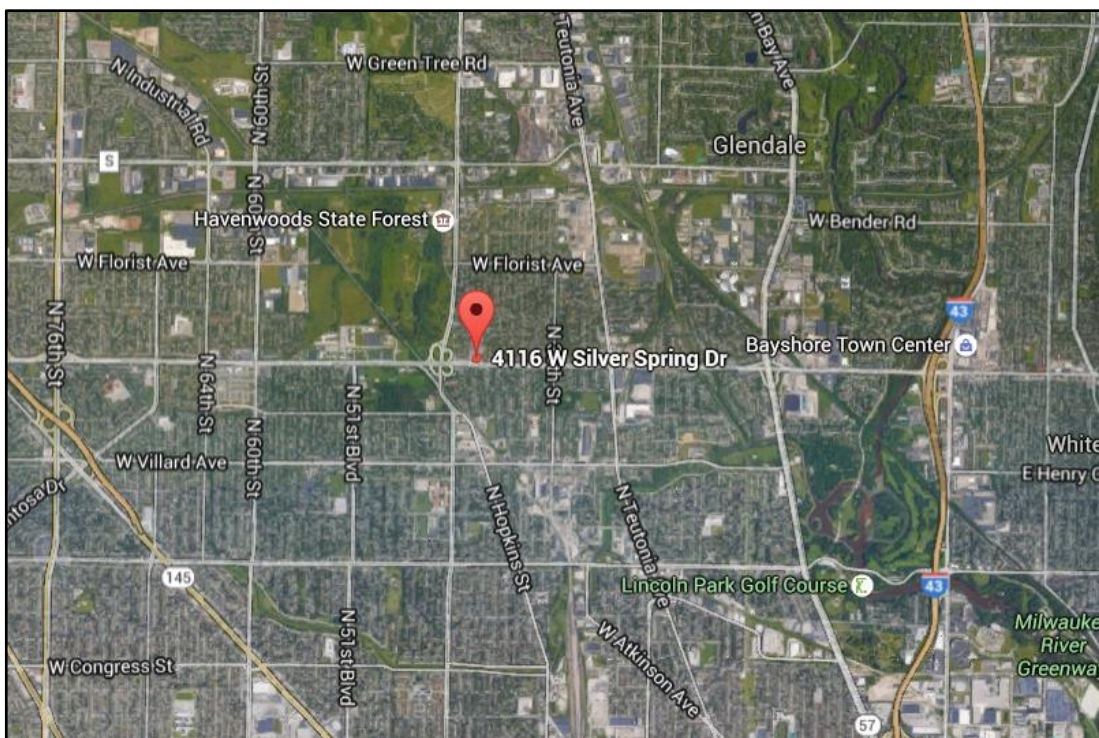
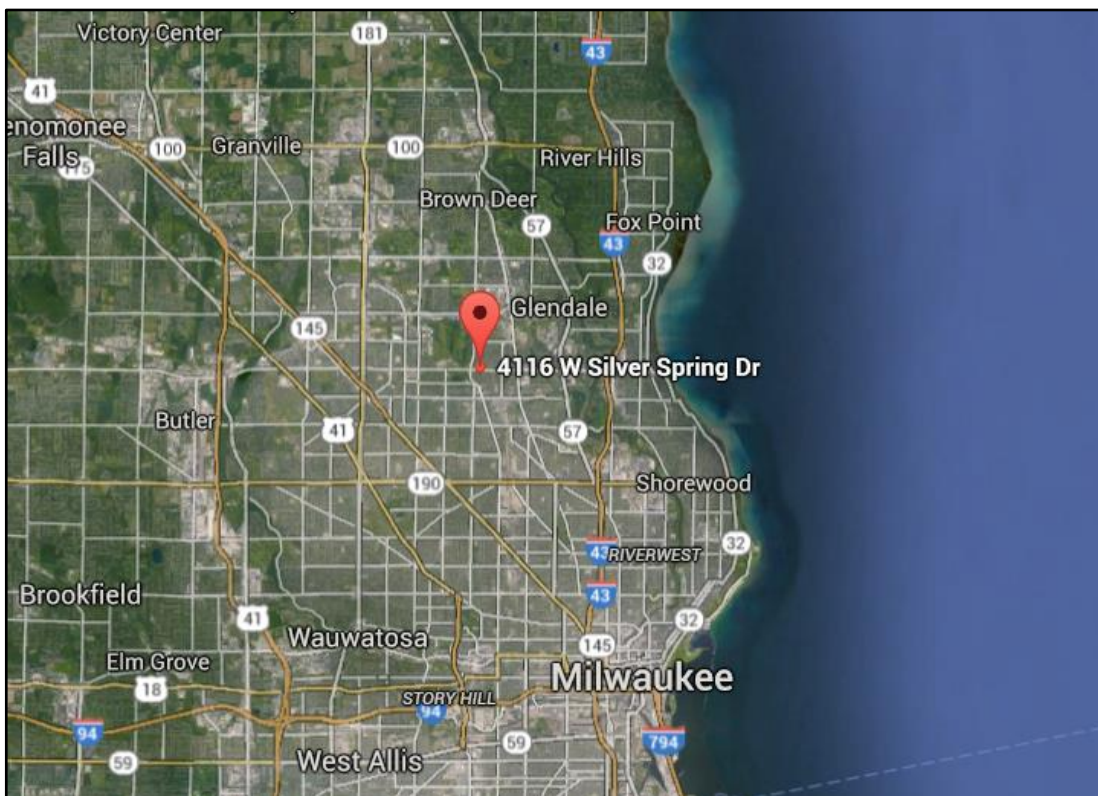
The neighborhood can generally be delineated on a geographic basis as: W. Mill Road on the north; N. 60<sup>th</sup> Street on the west; W. Hampton Avenue on the south; and, N. Teutonia Avenue on the east. Uses adjacent to the subject property are summarized as follows:

North	Single-family residential
East	Single-family residential
South	Single-family residential
West	Commercial uses along W. Silver Spring Road, single-family residential and Havenwoods State Forest across N. Sherman Boulevard.

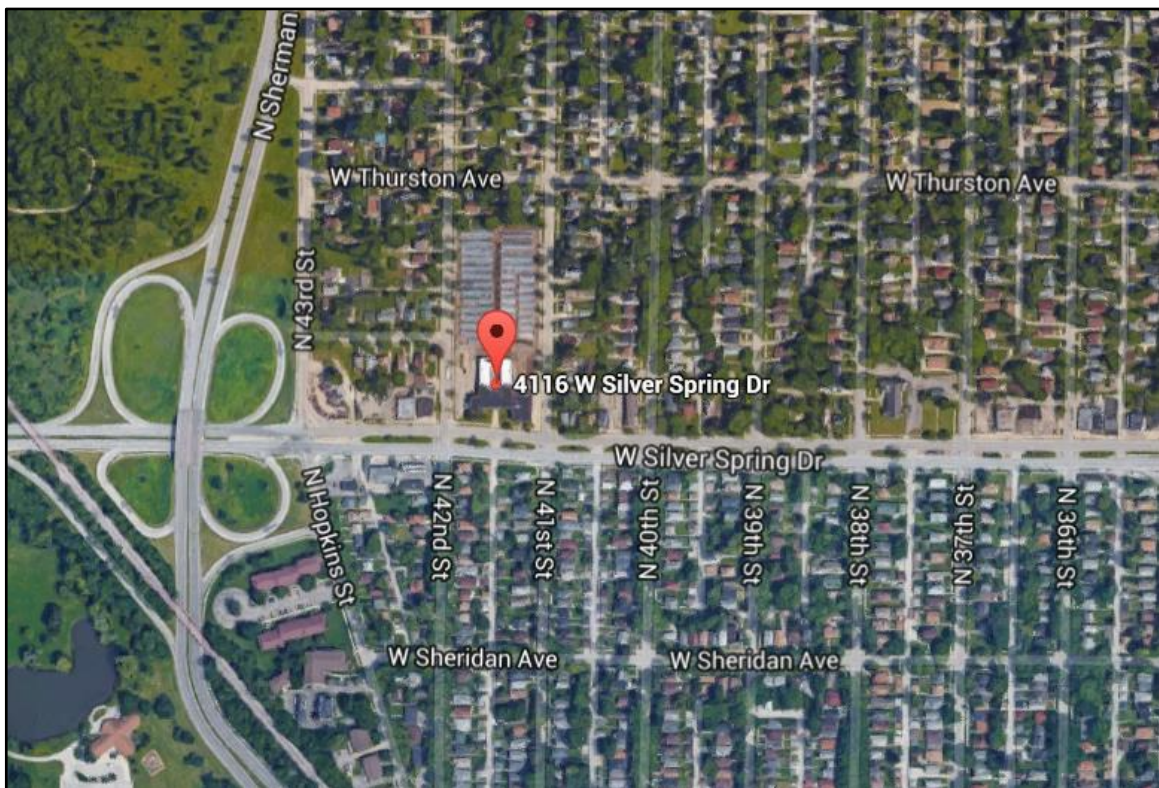
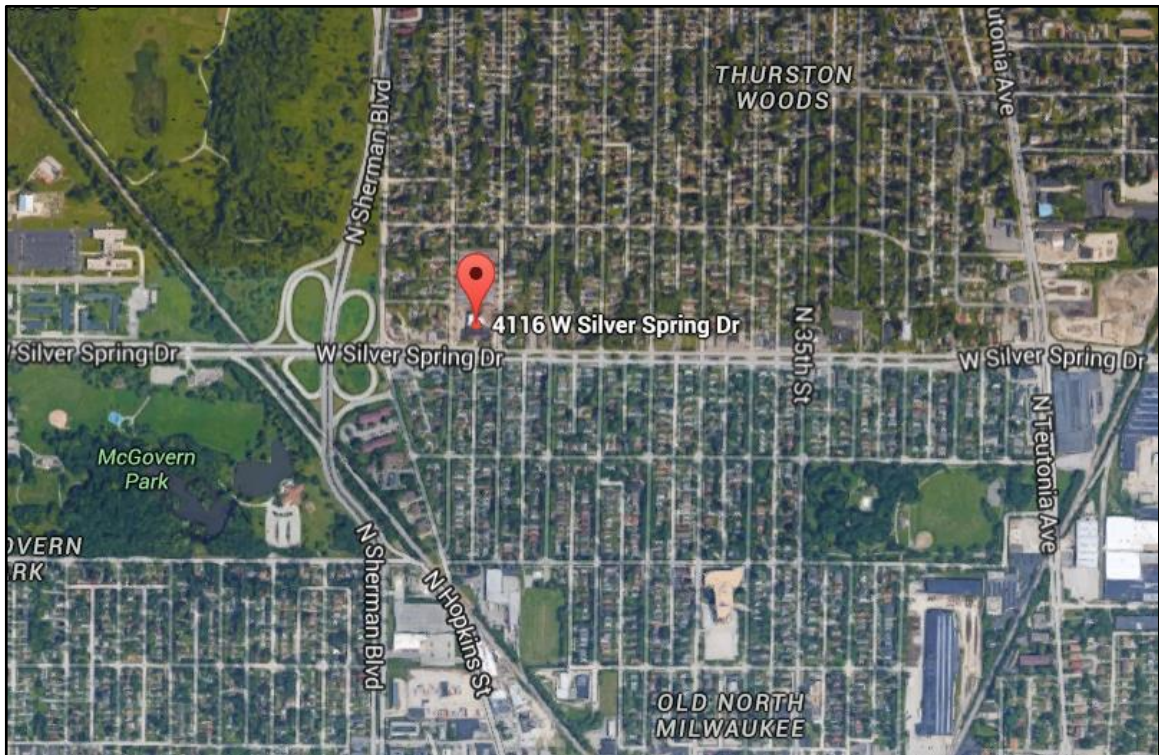
The subject parcel is one city block wide resulting in a “dual-corner” location between N. 41<sup>st</sup> Street and N. 42<sup>nd</sup> Street. W. Silver Spring Drive is a four-lane, two-way fully improved city street; it is asphalt paved, has curbs, gutters, sidewalks, runs east and west and has parking lanes on both sides. W. Silver Spring Drive is the primary commercial corridor in the neighborhood. N. 41<sup>st</sup> Street is a two-way residential street that runs north/south, perpendicular to W. Silver Spring Drive; it is a fully improved city street with asphalt pavement, curbs, gutters and sidewalks. N. 42<sup>nd</sup> Street is a two-way, two-lane fully improved city street that runs north/south and is residential in nature.

In terms of life cycle, the subject neighborhood is in a mature stage with little land available for development; development and redevelopment are not prevalent. From a development standpoint the subject area is stagnant with no known catalyst driving demand for new development.

Aerial Photograph of Subject Neighborhood



Aerial Photographs of Subject Neighborhood



**Summary of Property Appraised**

**Size** 3.49 acres  
The parcel size was obtained from public records. Although considered reliable, should any future detailed measurements indicate a significant difference in the size, the value of the property may change and we reserve the right to revisit our analyses and amend our opinions.

**Shape** Rectangular



**Frontage** The property has frontage along the north side of W. Silver Spring Drive, west side of N. 41<sup>st</sup> Street and east side of N. 42<sup>nd</sup> Street as depicted above.

**Visibility** The property is visible from all fronting streets.

**Topography** The property is at grade with the fronting streets.

Access	As shown in the aerial photograph on the previous page, there is access via N. 41 <sup>st</sup> and N. 42 <sup>nd</sup> Street. Access is reasonable for the property's highest and best use.
Utility Services	All municipal utilities including sewer, water, gas, electricity and telephone are available to the site.
Soils	No subsurface investigations were conducted. The Nicholson Group is not responsible for and has not undertaken an investigation of unapparent conditions, and cannot render a definitive opinion about buildability. My conclusion of value is based upon the assumption that there are no hidden or unapparent conditions of the property that might impact upon buildability. We recommend due diligence be conducted through local building department or municipality to investigate buildability and whether property is suitable for intended use. The Nicholson Group makes no representations, guarantees or warranties.
Easements	We are not aware of any easements which would adversely affect utility or marketability of the site. Standard utility easements likely exist but we have not investigated these. The Nicholson Group cannot guarantee that property is free of encroachments or easements and recommends further investigation and survey.
Site Improvements	<p>The site improvements are common for urban school properties such as asphalt paved parking and playground areas, concrete sidewalks, chainlink fencing, landscaping and signage, among other items. Overall, the site improvements are in fair condition with the asphalt parking area having some cracking and heaving.</p> <p>We understand that the large parking and playground area on the north side of the parcel is leased to Growing Power, a non-profit organization that has hoop greenhouses and mulch on the property. Reportedly, the tenant must vacate the property with 60 day notice. It is assumed that the tenant will remove the structures and mulch and furthermore, that the asphalt and/or concrete paving underneath is in adequate condition.</p>

Building Improvements

The building improvements are identified and examined to determine functional utility, quality and condition. This overview is based on a physical inspection of the property and review of building floor plans as provided by MPS. Physical attributes of the improvements are summarized below and on the following page.

The gross building area (“GBA”) used in this appraisal is 46,267 square feet whereas the GBA as reported by MPS is 53,290 square feet. The appraiser’s GBA was based on measurements from reduced building floor plans as provided supplemented with measurements taken during the property inspection. MPS’s figures appear to include above-grade open areas. This appraisal has been made under the extraordinary assumption that the appraiser’s GBA is correct.

Building Area Summary		
Building Level	GBA	% GBA
Ground Floor	19,815	42.8%
First Floor	13,546	29.3%
Second Floor	12,451	26.9%
Mezzanine	455	1.0%
Total GBA	46,267	100.0%

Building Physical Attributes Summary

Building Use	Former MPS School
Number of Buildings, Stories & Configuration	<p>One, three-story building</p> <p><u>Ground Floor</u> – The ground floor is about one-half to two-thirds below grade and is partially exposed with windows. Various classrooms are located throughout the ground floor along with the multi-purpose room, kitchen, storage rooms and furnace room. The multi-purpose room extends through the first floor with the high ceilings in these areas. Stairways are present at each end of the building.</p> <p><u>First Floor</u> – The first floor houses classrooms, administrative office, teacher’s lounge and boy’s and girl’s restrooms</p> <p><u>Second Floor</u> – The second floor houses various classrooms. The two northern wings are not present on the second floor.</p>
Size (GBA)	GBA: ±46,267 square feet

<p>Year Built, Effective Age and Remaining Economic Life</p>	<p>The building was originally constructed in 1917 with additions in 1927, 1932, 1936, 1940 and 1972; the weighted average year built is 1933 and or 83 years old. The effective age is estimated at ±75 years. The remaining economic life is near zero years unless and until significant capital expenditures are made for renovating the facility for school use; without such renovation and capital expenditure, the building is not functional for use.</p>								
<p>Construction Type</p>	<table border="0"> <tr> <td data-bbox="662 520 906 552"><u>Structural</u></td> <td data-bbox="906 520 1427 573">Appears to be partially reinforced concrete framing, concrete block and brick exterior walls</td> </tr> <tr> <td data-bbox="662 604 743 636"><u>Walls</u></td> <td data-bbox="906 604 1427 636">Brick</td> </tr> <tr> <td data-bbox="662 667 743 699"><u>Floors</u></td> <td data-bbox="906 667 1427 699">Poured concrete slab</td> </tr> <tr> <td data-bbox="662 730 727 762"><u>Roof</u></td> <td data-bbox="906 730 1427 762">Flat with membrane covering</td> </tr> </table>	<u>Structural</u>	Appears to be partially reinforced concrete framing, concrete block and brick exterior walls	<u>Walls</u>	Brick	<u>Floors</u>	Poured concrete slab	<u>Roof</u>	Flat with membrane covering
<u>Structural</u>	Appears to be partially reinforced concrete framing, concrete block and brick exterior walls								
<u>Walls</u>	Brick								
<u>Floors</u>	Poured concrete slab								
<u>Roof</u>	Flat with membrane covering								
<p>Ceiling Heights</p>	<p>The ceiling height in the gym is 20'</p>								
<p>HVAC</p>	<p>Heating is provided via a hot water steam boiler located on the ground floor; there is air conditioning in the multi-purpose room but in no other areas.</p>								
<p>Fire Alarm System</p>	<p>Yes, but the building is not sprinklered.</p>								
<p>Elevator</p>	<p>None</p>								
<p>Interior Finish</p>	<p>The interior floor finish generally consists of: terrazzo tile in the hallways with hardwood flooring in the classrooms and the gym; there is also carpeting in some classrooms. The walls are a mixture of painted drywall and concrete block. Lighting is provided through various ceiling mounted fluorescent and incandescent light fixtures with sodium vapor lighting in the gym/multi-purpose room. Large wood and glass doors are prevalent throughout the building. A mixture of chalkboards, marker boards, and corkboards are present throughout the classrooms.</p>								
<p>Handicap Accessibility</p>	<p>The building is not handicapped accessible; there is no elevator.</p>								
<p>Parking</p>	<p>There is a parking lot located on the west, north and east sides of the building. Please refer to the aerial photographs on pages 21. There is also street parking available.</p>								



Condition and Deferred  
Maintenance

The building is at or near the end of its economic life due to its older age and condition. Items of deferred maintenance were noted at the property during our inspection and include the following:

- Mulch in parking lot and playground; assume tenant will remove and restore to pavement
- Water damaged walls and peeling paint in hall near room 102 which appears minor
- Water stained terrazzo floor on third floor near room 309
- Interior cluttered with furniture, supplies and other items
- Many dead insects on the floors and unknown if there is an insect infestation problem
- Third floor ceiling tiles are water damaged in places indicating that the roof may be in need of repair or replacement
- General cleaning throughout

It is beyond our expertise to identify all items of deferred maintenance and estimate the associated costs to cure. Information on the City of Milwaukee Department of City Development website (see below for the web link) indicates that the 2015 MPS deferred maintenance cost estimate is \$356,676; detail was requested from MPS but was not provided. Deferred maintenance costs are a direct deduction from the property value and the MPS cost estimate was used in this appraisal. This appraisal has been made under the extraordinary assumption that the MPS deferred maintenance costs include all significant deferred maintenance items including the items we noticed and that these deferred maintenance costs are complete and accurate.

<http://city.milwaukee.gov/Surplus-School-Properties.htm#.VvwqEvldUk1>

Functional Utility

The building is functional for use as an educational facility with adequate capital expenditures; without renovation and capital expenditure, the building is not functional for use. Negative functional issues include: no cafeteria as the gym was utilized as a cafeteria; no elevator; not handicapped accessible; deferred maintenance items; and, below-grade educational area. Positive attributes include: a generally functional layout with large classrooms; a large multi-purpose room; and, kitchen facilities.

Occupancy Status

The property was vacant as of the date of appraisal.

History of Ownership and  
Property Sales

According to USPAP, an appraiser must analyze all agreements of sale, options, and listings of the subject property current as of the effective date of the appraisal; and, analyze all sales of the subject property that occurred within the three years prior to the effective date of the appraisal. Based on our investigations, the subject property is not currently listed for sale, there are no pending options or agreements of sale associated with the property, and there have been no sales of the property in the past three years.

Identifying Land Description

An identifying land description is contained in Exhibit A. The property can best be identified by its address and tax parcel numbers as presented herein. The identifying land description is assumed to be correct; however, any identifying land description presented in this appraisal report is not and should not be construed as a complete and accurate legal description of the subject property; it should only be used along with the tax parcel number and property address to identify the subject property for appraisal purposes. We do not guarantee or warrant the completeness, correctness or accuracy of the legal description of the subject property as provided and it should not be used for ownership transfer involving the subject property. The appraiser assumes no responsibility for matters legal in character, nor renders any opinions as to the title, which is assumed to be good.

Assessment and Taxes

The property is owned by the City of Milwaukee and is exempt from assessment and real estate taxes.

Zoning

The subject property is zoned RS6, Single-Family Residential District, by the City of Milwaukee. A school is a permitted use under the RS6 zoning. However, it is assumed all necessary permits and approvals were secured and the building was constructed and complies with local zoning ordinances, building codes, and all other applicable regulations.

The existing improvements appear to represent a legally permitted use. However, it is likely that given the building's age, it is not in compliance with building codes and it is assumed that renovation will include bringing the building into code compliance.

The preceding description of the applicable subject zoning is a summary only and is not meant to be complete. The reader is strongly encouraged to obtain and read all applicable ordinances for complete zoning information. We make no guarantees or warranties pertaining to the zoning applicable to the subject property or to any of my interpretations of the zoning ordinance. Furthermore, we do not guarantee or warrant any zoning or building code compliance. If a user of this report has questions relating to the zoning or building codes as they pertain to the subject property, it is strongly recommended that any such user obtain professional zoning and/or building code consultation from a qualified person.

#### Hazardous Materials

We understand that there are asbestos containing materials ("ACM's") present throughout the building. Milwaukee Public Schools is aware of this and has implemented an asbestos inspection and management plan. It is our understanding and it is an extraordinary assumption that no immediate abatement is necessary. No asbestos abatement costs have been provided by the client or MPS and it is beyond the expertise of the appraisers and beyond the scope of this appraisal to estimate these costs which would decrease value. The property value as concluded herein has not considered any impact on value created by the presence of ACM's in the subject building. We reserve the right to amend our opinions if it is later found that the ACM's present requires immediate abatement and the cost of this abatement becomes known.

A cursory review of public records indicated no other contamination issues and upon physical inspection, no indication "to the untrained eye" of any environmental hazards were apparent. Refer to Exhibit A for information from the Wisconsin DNR BRRTS website regarding the subject property. We assume that there are no unresolved or unknown environmental problems within the boundaries of the subject property. However, an appraiser is not qualified to assess environmental issues and is not considered an expert in this field.

Substances such as asbestos, mold, lead paint, urea-formaldehyde foam insulation, other chemicals, toxic wastes, or other potentially hazardous materials could, if present, adversely affect the value of the property. Unless otherwise stated in this report, the existence of hazardous substances, which may or may not be present on or in the property, was not considered by the appraiser in the development of the conclusion of value. The stated value estimate is predicated on the assumption that there is no material on or in the property that would cause such a loss in value. No responsibility is assumed for any such conditions, and the client and any reader of this report is hereby advised that the appraiser is not qualified to detect such substances or develop the remediation cost.

Full compliance with applicable federal, state, and local environmental regulations and laws is assumed unless otherwise stated, defined, and considered in the report. It is also assumed that all required licenses, consents, or other legislative or administrative authority from any local, state, or national government or private entity organization either have been or can be obtained or renewed for any use which the report covers.

**Highest and Best Use**

## Legally Permissible

Legal restrictions involve the public restrictions of zoning and the private restrictions of easements. The property is zoned RS6 District and the permitted uses include a variety of residential and institutional uses. We know of no easements that adversely impact value. The subject school building appears to represent a permitted use under the zoning and is compatible with surrounding land uses. There are no easements that have a negative impact on value. The property as improved appears to represent a legally permissible use.

## Physically Possible

Physical aspects of the site impose constraints on possible uses of the property. Size, shape, topography, soils and access are key determinants of physically possible uses. The parcel's size, shape and topography are conducive to development and access is adequate, convenient and suitable. Based on a review of the physical aspects of the site, a variety of uses are possible including the legally permissible uses. The physical layout of the building on the site is designed to provide adequate safety features and allows reasonable ingress and egress from the site and building. The building was constructed in 1917, 1927, 1932, 1936, 1940 and 1972 and has been maintained by MPS. However, the remaining economic life is near zero years unless and until significant capital expenditures are made for renovating the facility for school use; without such renovation and capital expenditure, the building is not functional for use.

## Financially Feasible

The continued use of the subject improvements as an educational facility is financially feasible as evidenced by the sales of similar facilities that were purchased for continued educational use. These sales provide market evidence that there has been some market demand for older educational facilities, however, it has not been an overly-active market and there is a very thin pool of potential buyers that would be interested in purchasing a school property such as the subject.

Testing financial feasibility of the property as improved involves determining if the property as improved is more valuable than the underlying land parcel. That is, do the existing improvements add value to the land parcel or is it economically justifiable to demolish the improvements for redevelopment. The value of the property as improved exceeds the value of the underlying land. The existing improvements add value to the land parcel and no other alternative uses could economically justify demolition of the existing improvements.

The appraisal problem and scope of work did not warrant an intensive highest and best use study. Given the nature of the subject real estate, the conclusion of highest and best use was based on logic, observed evidence, and the valuation analyses as summarized within this appraisal report.

Most Productive Use

The most productive use of the property is to maximize its overall value given its legal, locational, physical and economic attributes. The maximally productive use of the subject property is as currently improved and for continued use as an educational facility.

Highest and Best Use

The highest and best use is the use that is legally permissible, physically possible and financially feasible and that generates the highest property value. The highest and best use of the subject property is as currently improved and for continued use as an educational facility under the condition that the deferred maintenance items are repaired and other capital expenditures are made to extend the property's useful life.

**Overview of Valuation Procedures**

Cost Approach	In the Cost Approach, an estimate is made of the replacement cost new of the improvements. This amount is then adjusted to reflect depreciation resulting from physical deterioration, as well as functional and external obsolescence. The adjusted cost indication is then added to the estimated market value of the land resulting in an indication of value.
Sales Comparison Approach	In the Sales Comparison Approach, similar properties that have recently sold in the market area are analyzed and compared with the property being appraised. Adjustments are typically considered for differences in such factors as property rights conveyed; financing; conditions of sale; market conditions (date of sale); location; size; and, other physical characteristics. Analysis of comparable sales provides a range of unit prices within which the current real estate market is operating and within which the appraised property might be expected to sell.
Income Capitalization Approach	The Income Capitalization Approach involves forecasting the income and expenses of the subject property based on analysis of comparable rentals and market trends, and obtaining capitalization or discount rates from the market to convert the financial forecasts into value estimates.
Approaches Used	As discussed in the scope of work section of this report, only the Sales Comparison Approach has been used.

**Sales Comparison Approach**

## Introduction

In the Sales Comparison Approach to valuation, similar properties that have recently sold in the market area are analyzed and compared with the property being appraised. Adjustments are considered for such factors as property rights conveyed, financing, conditions of sale, market conditions (date of sale), location and physical characteristics of the property as compared to the subject property.

## Comparable Sales

The following key attributes were considered in selecting the most appropriate comparable sales to use in valuing the property:

Property Type – Owner-user school buildings acquired for educational use

Property Rights – Fee simple estate

Location – Metropolitan Milwaukee

Sale Date – 2012 to present, that is, sales that occurred under market conditions generally similar to current market conditions.

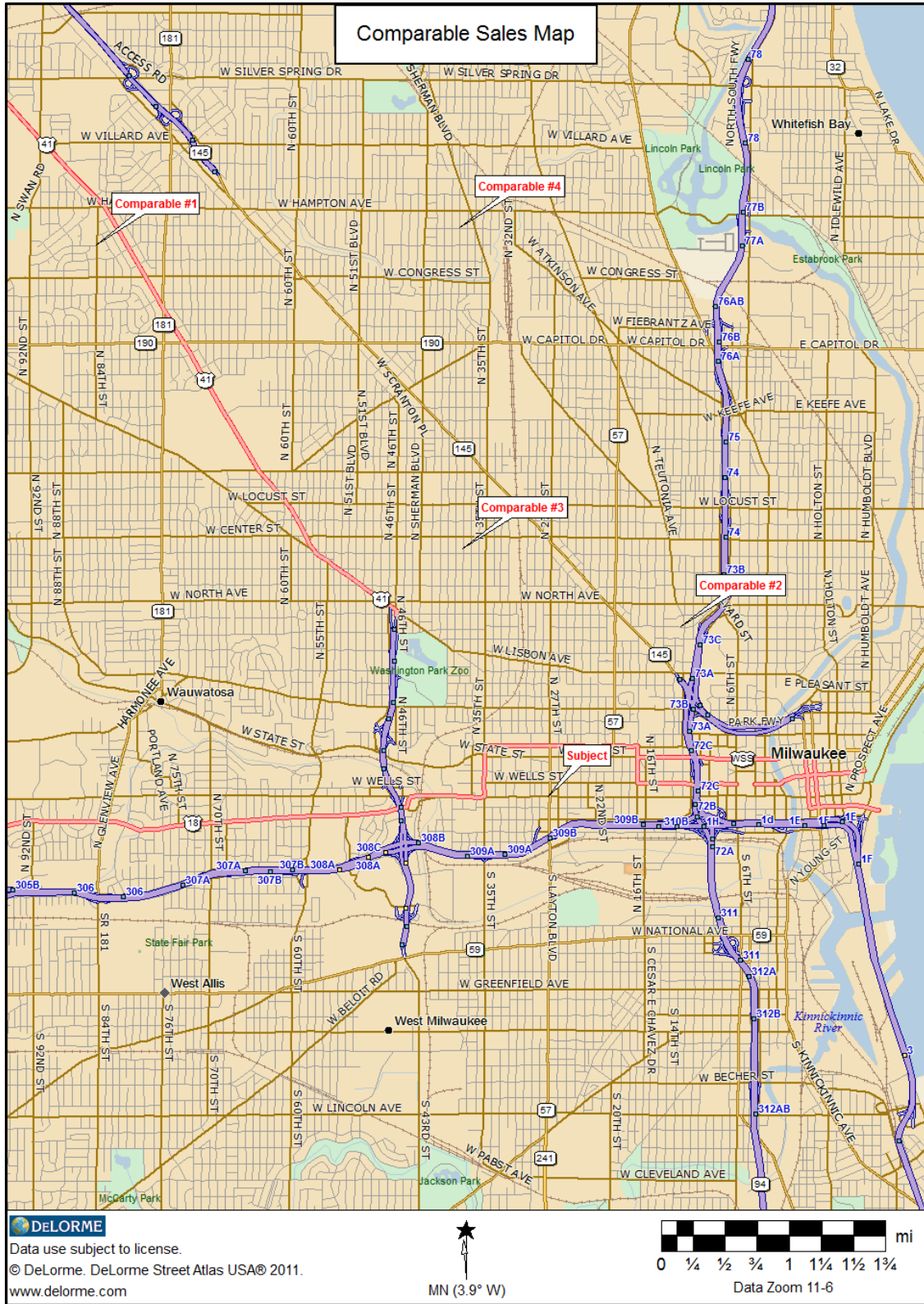
Building Size – 50,000+ square feet of GBA

Condition/Age – Older buildings in generally similar observed condition.

The subject property is unique in that former school buildings do not sell frequently. Based on the parameters outlined above, the comparable sales summarized on the following page were selected; a map showing their locations is presented on the subsequent page. These comparables are presented in detail in Exhibit B. In our opinion, these comparables are the best available and are reliable indicators of value for the subject property after appropriate comparative analysis considerations.



Comparable Sales Summary									
Comp.	Property Type/Name Address City	Sale Price Sale Date	GBA (Sq. Ft.) Price/Sq. Ft.	Year Built # Stories	Land Area Land-to-Building Ratio ("LBR")				
Subject	Former Carleton School 4116 W. Silver Spring Drive Milwaukee	23-Mar-16	46,267 sq. ft.	1917, 1927, 1932, 1936, 1940, 1972 Three (Two Above Grade & One Partially Below Grade)	3.49 acres 3.3 LBR				
1	Hmong American Peace Academy 4601 N. 84th Street Milwaukee	\$2,770,000 Feb-13	163,000 sq. ft. \$16.99 /sq. ft.	1961-1963 One & Four (Three Above Grade & One Below Grade)	14.595 acres 3.9 LBR				
<table border="1"> <tr> <td>Buyer:</td> <td>Hmong American Peace Academy, Ltd.</td> </tr> <tr> <td>Seller:</td> <td>City of Milwaukee Public Schools</td> </tr> </table>						Buyer:	Hmong American Peace Academy, Ltd.	Seller:	City of Milwaukee Public Schools
Buyer:	Hmong American Peace Academy, Ltd.								
Seller:	City of Milwaukee Public Schools								
2	Milwaukee College Prep School- Lloyd Street Campus 1228 W. Lloyd Street Milwaukee	\$1,200,000 Jul-12	73,397 sq. ft. \$16.35 /sq. ft.	1908, 1957, 2010 One & Three (Two Above Grade & One Partially Below Grade)	4.979 acres 3.0 LBR				
<table border="1"> <tr> <td>Buyer:</td> <td>M.C. Preparatory School of Wisconsin, Inc.</td> </tr> <tr> <td>Seller:</td> <td>City of Milwaukee Public Schools</td> </tr> </table>						Buyer:	M.C. Preparatory School of Wisconsin, Inc.	Seller:	City of Milwaukee Public Schools
Buyer:	M.C. Preparatory School of Wisconsin, Inc.								
Seller:	City of Milwaukee Public Schools								
3	Milwaukee College Prep School- 38th Street Campus 2623 N. 38th Street Milwaukee	\$1,220,000 Jul-12	73,975 sq. ft. \$16.49 /sq. ft.	1911, 1914, 1972 Three (Two Above Grade & One Partially Below Grade)	2.775 acres 1.6 LBR				
<table border="1"> <tr> <td>Buyer:</td> <td>M.C. Preparatory School of Wisconsin, Inc.</td> </tr> <tr> <td>Seller:</td> <td>City of Milwaukee Public Schools</td> </tr> </table>						Buyer:	M.C. Preparatory School of Wisconsin, Inc.	Seller:	City of Milwaukee Public Schools
Buyer:	M.C. Preparatory School of Wisconsin, Inc.								
Seller:	City of Milwaukee Public Schools								
4	Ceria M. Travis Academy 4700 N. 39th Street Milwaukee	\$740,000 May-12	91,677 sq. ft. \$8.07 /sq. ft.	1930-1950, 1953, 1958 Parts One, Two & Three in Three Buildings	2.780 acres 1.3 LBR				
<table border="1"> <tr> <td>Buyer:</td> <td>Ceria M. Travis Academy, Inc.</td> </tr> <tr> <td>Seller:</td> <td>Saint Catherine Congregation</td> </tr> </table>						Buyer:	Ceria M. Travis Academy, Inc.	Seller:	Saint Catherine Congregation
Buyer:	Ceria M. Travis Academy, Inc.								
Seller:	Saint Catherine Congregation								



*Comparable 1* – This is the February, 2013 sale of a ±163,000 square foot school building located along the west side of N. 84<sup>th</sup> Street, south of Hampton Avenue in the City of Milwaukee that sold for \$2,770,000, or \$16.99 per square foot of building area. The masonry building is a one and four story (three stories above grade and one partial story below grade) school building that was constructed between 1961 and 1963 and is in fair condition. The grantor in this transaction is The City of Milwaukee Public Schools; the building was formerly operated as the Samuel Morse Middle School. The grantee in this transaction operates a PK3-12 charter school at this building known as The Hmong American Peace Academy.

*Comparable 2* – This is the July, 2012 sale of the ±73,397 square foot Lloyd Street School located along the north side of W. Lloyd Street, just south of W. North Avenue in the City of Milwaukee. The property sold for \$1,200,000, or \$16.35 per square foot of building area. The masonry building is a one and three story (two stories above grade and one story partially below grade) school building that was constructed in multiple phases in 1908, 1957 and 2010; it is in fair condition. The grantor in this transaction is The City of Milwaukee Public Schools. The grantee in this transaction operates a charter school at this building.

*Comparable 3* – This is the July, 2012 sale of the former ±73,975 square foot 38<sup>th</sup> Street School located at the northwest corner of N. 38<sup>th</sup> Street and W. Clarke Street in the City of Milwaukee that sold for \$1,220,000, or \$16.49 per square foot of building area. The masonry building is a three story (two stories above grade and one story partially below grade) school building that was originally constructed in 1911 with additions occurring in 1914 and 1972; it is in fair condition. The grantor in this transaction is The City of Milwaukee Public Schools; the building was formerly operated as the 38<sup>th</sup> Street School. The grantee in this transaction operates a charter school at this building.

*Comparable 4* – This is the May, 2012 sale of the former ±91,677 square foot Blessed Trinity Catholic School and religious complex located at the northeast corner of N. 39<sup>th</sup> Street and W. Courtland Avenue in the City of Milwaukee that sold for \$740,000, or \$8.07 per square foot of building area. The grantor in this transaction joined another parish and no longer needed this facility. The property is improved with three buildings. On the southern end of the property there is a ±30,059 square foot church that was constructed in 1958. Attached to the church is a small ±4,800 square foot office/rectory building. North of the church is a ±17,171 square foot convent facility that was constructed in 1953. North of the convent building is a ±39,647 square foot school building that was constructed over time between 1930 and 1950. The grantee in this transaction operates a charter school at this building known as The Ceria M. Travis Academy.

Unit of Comparison

The sale prices of the comparables were analyzed on a per square foot of GBA basis.

Valuation Discussion

Capital Expenditures/Deferred Maintenance – No adjustments were required for deferred maintenance.

Property Rights Conveyed – The comparable sales represented transfers of their fee simple estates; therefore, no sale price adjustments for ownership rights were required.

Financing Terms - No adjustments were required for financing.

Conditions of Sale – Comparable 1 sold under a land contract agreement. It is our understanding that the sale price in this transaction was based on a recent appraisal of the property. Comparables 2 and 3 were also sold by the City of Milwaukee Public Schools (“MPS”) at sale prices equal to the concluded values of recent appraisals. These two comparables were warranty deed transactions that were financed at market terms. Comparables 1, 2, and 3 all were sold by MPS at their appraised market value indicating that the terms of Comparable 1’s land contract agreement had no impact on sale price. Therefore, no adjustment was made to the sale price of Comparable 1 for conditions of sale.

Comparable 4 was listed as an REO sale; the bank had to agree to release the grantor in this transaction from their mortgage. An appraisal of this property at the time of sale was made at an appraised value of \$850,000. Based on a sale price of \$740,000, an upward conditions of sale adjustment of \$110,000 is appropriate to reflect the impact that the motivated seller had on this transaction.

No adjustments were warranted to Comparables 2 and 3 for conditions of sale.

Market Conditions (Time) – No adjustments were made for market conditions as the comparables sold between May, 2012 and February, 2013. In our opinion old school properties do not appreciate overtime like other types of real estate due to their older age and the thin buyer market that exists.

Locational & Physical Attributes – Each of the comparable sales was compared and contrasted to the subject property relative to the locational and physical attributes that the drive value. The following are discussions of the characteristics of the comparables that differ from the subject property thereby necessitating adjustment. A summary of this analysis is presented in an adjustment grid format on page 42.

*Building Age/Condition* - The average condition and age of a property is reflected in its sale price. Based on our experience, once a property reaches  $\pm 20$  years of age and/or has undergone substantial renovation, the condition/age adjustment cannot be quantified based on the number of years difference in the age of the comparable sales versus the subject property. Rather, condition is based upon observational comparisons and the adjustment is made based on a more subjective basis.

Each of the comparables was researched and inspected to ascertain condition at the date of sale. The condition of the subject property reflects the deferred maintenance items being repaired under the extraordinary assumption as previously described. Based on the age and condition of the comparables relative to the subject property, the following adjustments were concluded as being appropriate: Comparable 1 is superior to the subject property and received a downward -20% adjustment; and, Comparables 2, 3 and 4 are also superior to the subject property and received downward -10% adjustments.

*Building Size* – On a per square foot basis, smaller properties cost more to construct than larger properties and typically sell for more per square foot as well. Likewise, larger properties cost less to construct and typically sell for less per square foot. At ±163,000 square feet of GBA, Comparable 1 is much larger than the subject's ±46,267 square feet making it inferior for this factor; an upward adjustment of +20% has been made. At ±73,397 square feet, ±73,975 square feet and ±91,677 square feet, Comparables 2, 3 and 4 are similar to the subject's building size and no adjustments are warranted.

*Overall Functional Utility* – Factors considered as part of overall functional utility include lower level, number of buildings, number of stories and building layout. The subject is a three story building with a partially exposed lower level; Comparables 1, 2 and 3 are two and three story buildings with partially exposed lower levels. Partially exposed lower level area is less desirable and has lower contributory value than above grade space; furthermore, the building mechanical systems are typically in the lower level and are in unfinished areas. The lower level area has a contributory value of 75% of above ground area. The adjustment calculations on the following page quantify the difference in lower level functional utility between the subject and Comparables 1, 2 and 3; the applicable adjustments are also shown.

Comparable 4 is a former school and religious complex comprised of three buildings: a church/office/rectory building; a convent building; and a school building. Comparable 4's GBA also includes ±7,600 square feet of unfinished basement space. The grantee in this transaction operates a charter school at this property, which is its highest and best use. The ±39,647 square foot school building is a highly functional building while the church/rectory/convent space is significantly less functional/useable. The functional utility adjustment was calculated considering that church/rectory/convent space is less valuable than school space with this space concluded at 25% of the contributory value of school space. It has also been concluded that the unfinished basement space contributes 10% of the contributory value of the school space. The functional utility adjustment for Comparable 4 is calculated as presented on the following table. Note that the adjustment considers both Comparable 4's inferior building area functionality and multi-building layout.

Functional Utility Adjustment Calculations						
	GBA (Sq. Ft.)	% of Total GBA		Contributory Value		Functional Utility Factor
<u>Subject</u>						
Above Grade Building Area	26,452	57.2%	x	100%	=	57.2%
Below Grade Building Area, Exposed	19,815	42.8%	x	75%	=	32.1%
	<u>46,267</u>	100.0%				89.3%
<u>Comparable 1</u>						
Above Grade Building Area	154,850	95.0%	x	100%	=	95.0%
Below Grade Building Area, Exposed	8,150	5.0%	x	75%	=	3.8%
	<u>163,000</u>	100%				98.8%
				Indicated Adjustment <sup>(1)</sup>		-9.6%
				Rounded		-10%
<u>Comparable 2</u>						
Above Grade Building Area	53,660	73.1%	x	100%	=	73.1%
Below Grade Building Area, Exposed	19,737	26.9%	x	75%	=	20.2%
	<u>73,397</u>	100%				93.3%
				Indicated Adjustment <sup>(1)</sup>		-4.3%
				Rounded		-4%
<u>Comparable 3</u>						
Above Grade Building Area	51,873	70.1%	x	100%	=	70.1%
Below Grade Building Area, Exposed	22,102	29.9%	x	75%	=	22.4%
	<u>73,975</u>	100%				92.5%
				Indicated Adjustment <sup>(1)</sup>		-3.5%
				Rounded		-3%
<u>Comparable 4</u>						
Above Grade Building Area	39,647	43.2%	x	100%	=	43.2%
Below Grade Building Area, Exposed	0	0.0%	x	75%		0.0%
Church/Rector/Convent Area	44,430	48.5%	x	25%		12.1%
Unfinished Basement Area	7,600	8.3%	x	10%	=	0.8%
	<u>91,677</u>	100%				56.1%
				Indicated Adjustment <sup>(1)</sup>		59.2%
				Rounded		59%

*Functional Utility – School Use* – Numerous factors were considered when analyzing the overall comparability as a school use of each of the comparable sales versus the subject property. These factors include gymnasium, cafeteria, auditorium, kitchen and multi-purpose room, among others. Each of the comparables was compared to the subject with respect to these physical attributes, a summary of which is presented below. The applied sale price adjustments are also shown in the bottom row of the summary table.

Functional Utility - School Use Overall Comparability Analysis					
	Subject	Comparable 1	Comparable 2	Comparable 3	Comparable 4
<u>Factor of Comparison</u>					
Gymnasium Comparability	Yes, Adequate Multi-Purpose Room	Yes, 2 Gyms Similar	Yes, Adequate Similar	Yes, Adequate Similar	None Inferior
Cafeteria Comparability	None (Uses Gym/Multi-Purpose Room)	Yes Superior	Yes Superior	None Similar	Yes, Church Basement Slightly Superior
Auditorium Comparability	None	Yes Superior	None Similar	None Similar	None Similar
Kitchen Comparability	Adequate, Fair Condition -	Adequate, Good Condition Superior	Adequate, Good Condition Superior	Adequate, Good Condition Superior	Adequate, Good Condition Superior
Multi-Purpose Room Comparability	None (In Gymnasium)	None Similar	None Similar	None Similar	Yes Similar
Handicap Accessibility Comparability	Inadequate -	Adequate Superior	Adequate Superior	1st Floor Only Slightly Superior	Adequate Superior
Elevator Comparability	None -	Yes Superior	Yes (Added 2010) Superior	None Similar	Yes Superior
Restrooms Comparability	2 on Ground Floor, 2 on First Floor & 1 on Second Floor -	Numerous on Each Floor Similar	2 Large on Ground Floor 3 Small on 1st Floor Similar	2 Large on Ground Floor 1 Large on 2nd Floor Similar	Multiple Similar
Overall Comparability Concluded Adjustment		Highly Superior -20%	Superior -15%	Slightly Superior -10%	Slightly Superior -5%



*Land-to-Building Ratio* – The land-to-building ratio (“LBR”) of a property provides an indication of whether or not there is enough space for parking and whether or not there is surplus land for expansion. For school properties, it also suggests whether there is adequate outdoor playground area. The LBR is calculated by dividing a property’s land area in square feet by the property’s building square feet of GBA. The adjustments are summarized in the table below.

Land-To-Building Ratio Adjustment Calculation											
Comp #	Land-to-Building Ratio			Comp's GBA sq. ft.	Surplus Land Area sq. ft.	Surplus Land Value \$/sq. ft.	Surplus Value	\$/Sq.Ft. Building \$/sq. ft.	Sale Price Adjustment		
	Comp's	Subject	Diff.						Adj'd Price \$/sq. ft.	Adjustment	
1	3.9	3.3	0.6 x	163,000	= 97,800	x \$0.50	= (\$48,900)	(\$0.30) ÷	\$16.99 =	-1.8%	Rounded 0.0%
2	3.0	3.3	-0.3 x	73,397	= (22,019)	x \$0.50	= \$11,010	\$0.15 ÷	\$16.35 =	0.9%	Rounded 0.0%
3	1.6	3.3	-1.7 x	73,975	= (125,758)	x \$0.50	= \$62,879	\$0.85 ÷	\$16.49 =	5.2%	Rounded 5.0%
4	1.3	3.3	-2.0 x	91,677	= (183,354)	x \$0.50	= \$91,677	\$1.00 ÷	\$9.27 =	10.8%	Rounded 10.0%

Summary of Adjustments

The adjustments made to the sale prices per unit of the comparables are summarized in an adjustment grid presented on the following page.

Sales Adjustment Grid

Subject Property:	Former Carleton School
Address:	4116 W. Silver Spring Drive
City, State:	Milwaukee, WI
Property Size (GBA):	46,267 Sq. Ft.

	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>
Property Address	4601 N. 84th Street	1228 W. Lloyd Street	2623 N. 38th Street	4700 N. 39th Street
Municipality	Milwaukee	Milwaukee	Milwaukee	Milwaukee
Building GBA (Sq. Ft.)	163,000 sq. ft.	73,397 sq. ft.	73,975 sq. ft.	91,677 sq. ft.
Sale Price	\$2,770,000	\$1,200,000	\$1,220,000	\$740,000
Deferred Maintenance	+ \$0	+ \$0	+ \$0	+ \$0
Adjusted Sale Price	<u>\$2,770,000</u>	<u>\$1,200,000</u>	<u>\$1,220,000</u>	<u>\$740,000</u>
\$/Sq.Ft.	\$16.99	\$16.35	\$16.49	\$8.07
Property Rights Conveyed				
Adjustment	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
Adjusted Sale Price	\$2,770,000	\$1,200,000	\$1,220,000	\$740,000
Financing Terms				
Adjustment	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
Adjusted Sale Price	\$2,770,000	\$1,200,000	\$1,220,000	\$740,000
Conditions of Sale				
Adjustment	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$110,000</u>
Adjusted Sale Price	\$2,770,000	\$1,200,000	\$1,220,000	\$850,000
Market Conditions				
Appraisal Date	Mar-16	Mar-16	Mar-16	Mar-16
Comparable Sale Date	<u>- Feb-13</u>	<u>- Jul-12</u>	<u>- Jul-12</u>	<u>- May-12</u>
Years Since Sale	3.14 years	3.72 years	3.72 years	3.85 years
Adj. Factor @ 0%	<u>x 1.00</u>	<u>x 1.00</u>	<u>x 1.00</u>	<u>x 1.00</u>
Adjusted Sales Price	\$2,770,000	\$1,200,000	\$1,220,000	\$850,000
Unit of Comparison (Sq. Ft.)	<u>÷ 163,000</u>	<u>÷ 73,397</u>	<u>÷ 73,975</u>	<u>÷ 91,677</u>
Adjusted Price/Sq. Ft.	\$16.99 / sq. ft.	\$16.35 / sq. ft.	\$16.49 / sq. ft.	\$9.27 / sq. ft.
<u>Locational &amp; Physical Comparison</u>				
Overall Location	<i>Comparable</i>	<i>Comparable</i>	<i>Comparable</i>	<i>Comparable</i>
Access/Visibility	<i>Comparable</i>	<i>Comparable</i>	<i>Comparable</i>	<i>Comparable</i>
Building Age/Condition	<i>Superior -20%</i>	<i>Superior -10%</i>	<i>Superior -10%</i>	<i>Superior -10%</i>
Building Size	<i>Inferior 20%</i>	<i>Comparable</i>	<i>Comparable</i>	<i>Comparable</i>
Construction Type	<i>Comparable</i>	<i>Comparable</i>	<i>Comparable</i>	<i>Comparable</i>
Functional Utility - Overall	<i>Superior -10%</i>	<i>Superior -4%</i>	<i>Superior -3%</i>	<i>Inferior 59%</i>
Functional Utility - School Use	<i>Superior -20%</i>	<i>Superior -15%</i>	<i>Superior -10%</i>	<i>Superior -5%</i>
Land-to-Building Ratio	<i>Comparable</i>	<i>Comparable</i>	<i>Inferior 5%</i>	<i>Inferior 10%</i>
Adjusted Price/Sq. Ft.	<u>\$11.89 / sq. ft.</u>	<u>\$11.61 / sq. ft.</u>	<u>\$13.52 / sq. ft.</u>	<u>\$14.28 / sq. ft.</u>

Indicated Value

Because of the nature of the adjustments, the adjusted unit price for each sale is not to be interpreted as the value of the subject, but part of a range within which the subject's value is expected to fall. The comparable sales have adjusted sale prices per square foot ranging from \$11.61 to \$14.28; the average and median adjusted per square foot prices are \$12.83 and \$12.71, respectively.

Comparables 1, 2 and 3 are all sales of school buildings located in the City of Milwaukee to educator-operators and provide good market evidence for the value of the subject property after appropriate adjustments are made. Comparable 4 is a sale of a school/religious facility also located in the City of Milwaukee. Comparables 1, 2 and 3 are generally similar from a physical standpoint and were adjusted for their differences. Comparable 4 was included as it is a sale where the grantor was not MPS and offers support for the concluded per square foot value of the subject property. All of the comparables occurred since mid-2012 under market conditions generally similar to the market conditions as of the appraisal date.

It is our opinion that the most probable sales price for the property, prior to deduction for deferred maintenance, is reasonably represented at \$12.50 per square foot of building area. As previously discussed, the deferred maintenance amount was deducted from the indicated value resulting in the as-is market value of the property, calculated as shown below.

<b>Value Conclusion</b>	
Concluded Value per Sq. Ft.	\$12.50 /sq. ft.
Subject Property Building Area	x 46,267 sq. ft.
Market Value	<u>\$578,338</u>
	Rounded \$578,000
Deferred Maintenance per MPS	- <u>\$356,676</u>
Indicated Value	\$221,324
	Rounded \$220,000

**Correlation & Conclusion**

In the reconciliation of the three approaches to value, the quantity and quality of the data under each approach was considered as was the advantages and/or disadvantages of each approach and the relevance of each to the subject property and appraisal problem.

The Sales Comparison Approach is the most applicable approach to arriving at an indicated value of the subject property and was the only approach to value used in this appraisal. The Sales Comparison Approach utilized comparable fee simple (i.e. owner-user) school building sales that were purchased for operation of a school which represent theoretical acquisition alternatives, an analysis of which should provide a reliable indication of value. Recent sales of school buildings located in the subject's market area were analyzed, compared and contrasted to the subject property. These comparables are the best available sales to use in this valuation analysis. Adjustments to the sales were reasonable and were substantiated with market evidence and logical rationale. The concluded value by the Sales Comparison Approach was considered credible and reliable.

It is our opinion that the market value of the fee simple estate in the property as of March 23, 2016, under the extraordinary assumptions as stated herein, is:

Two Hundred Twenty Thousand Dollars  
\$220,000

**EXHIBIT A**  
**Subject Photographs and Property Information**

**Subject Photographs (3/23/2016)**  
**Exterior**



Looking east from N. 42<sup>nd</sup> Street



Looking north from W. Silver Spring Drive



Looking northwest from W. Silver Spring Drive



Looking west from N. 41<sup>st</sup> Street



Looking southeast from N. 42<sup>nd</sup> Street



Looking westerly from N. 41<sup>st</sup> Street

Subject Photographs (3/23/2016)  
Ground Floor



Gym/Multi-Purpose Room



Kitchen



Furnace Room



Hallway



Classroom



Classroom

Subject Photographs (3/23/2016)  
First Floor



Hallway



Classroom



Classroom



Teacher Office Area



Hallway



Classroom

Subject Photographs (3/23/2016)  
Second Floor



Hallway



Classroom



Classroom



Classroom

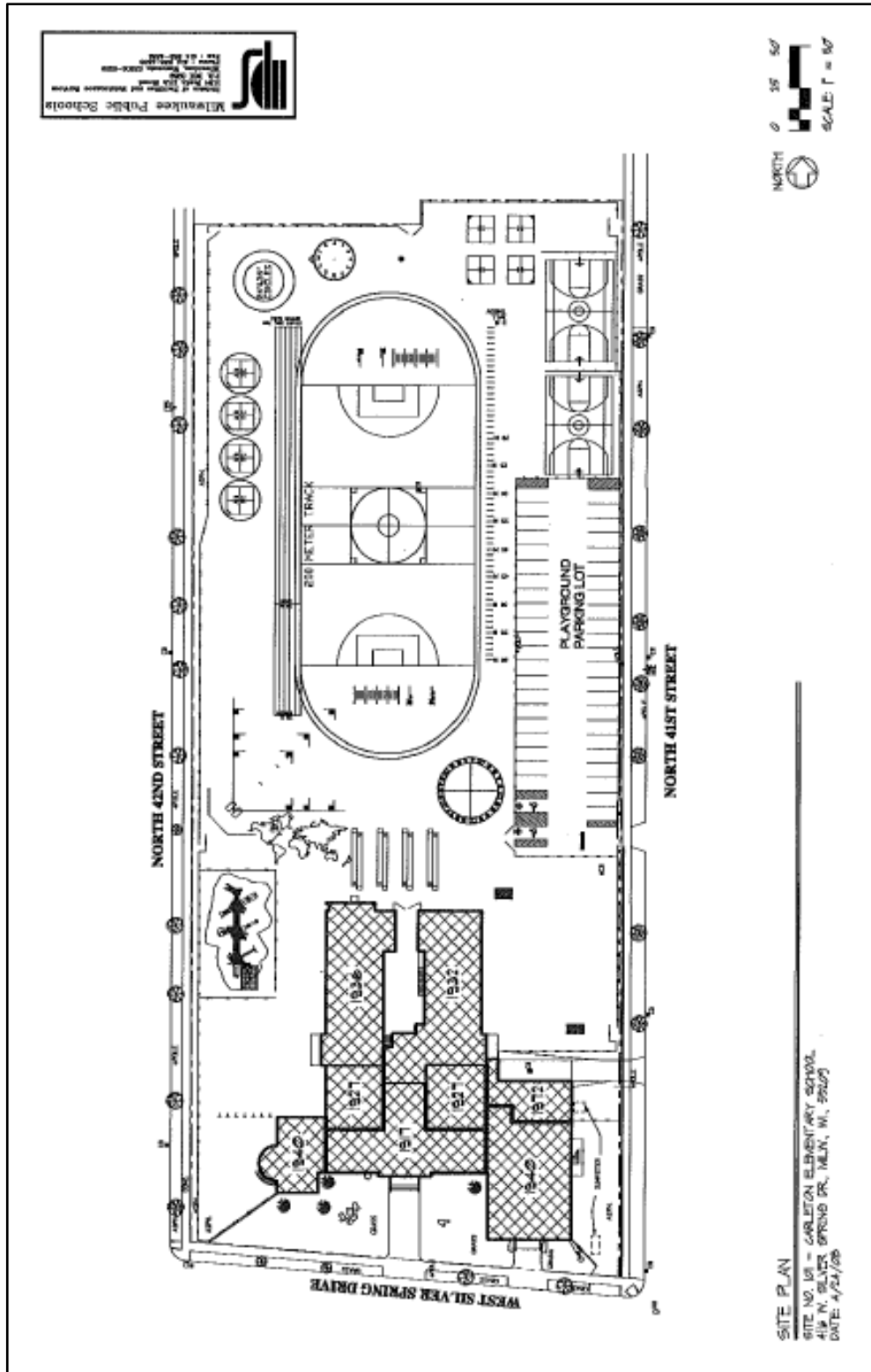


Hallway

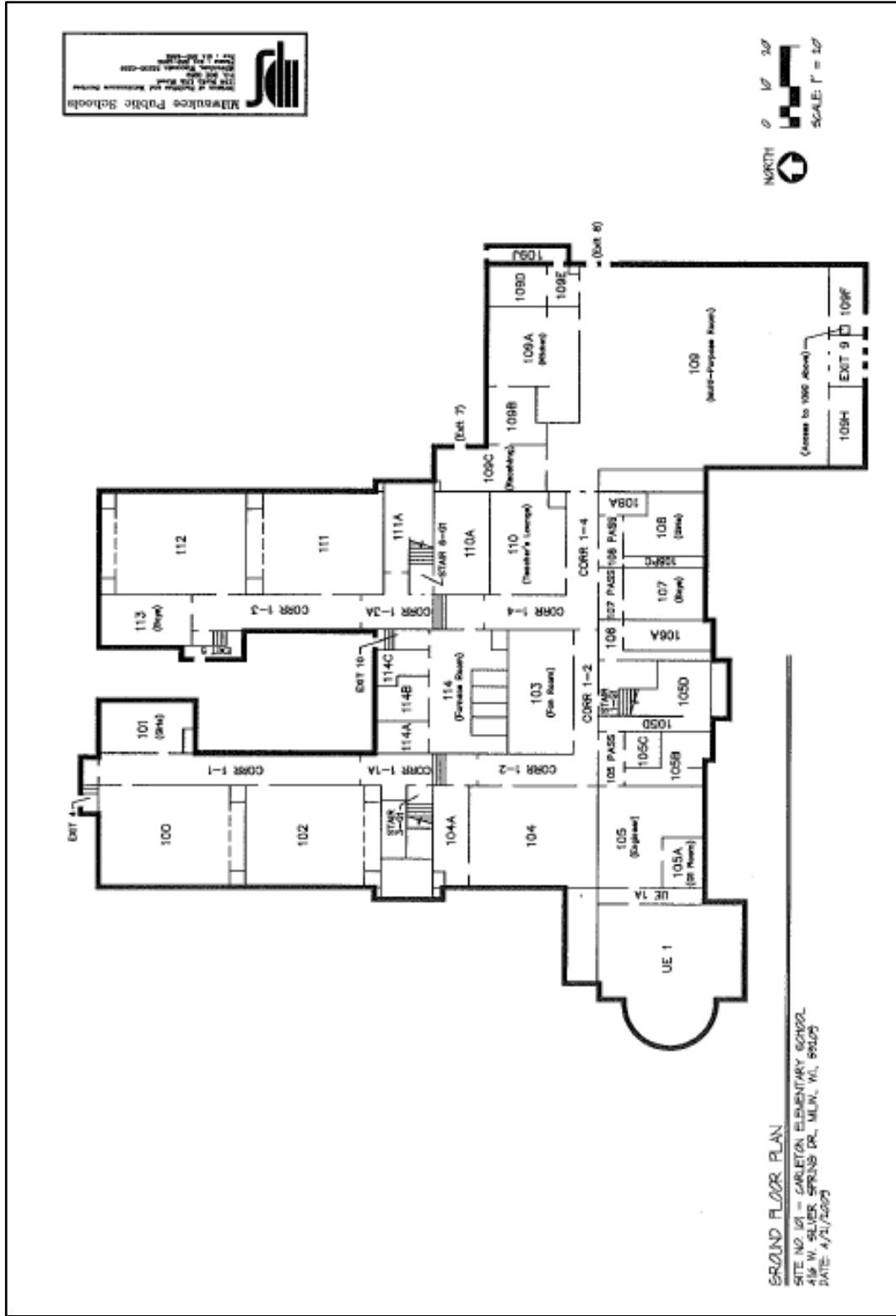


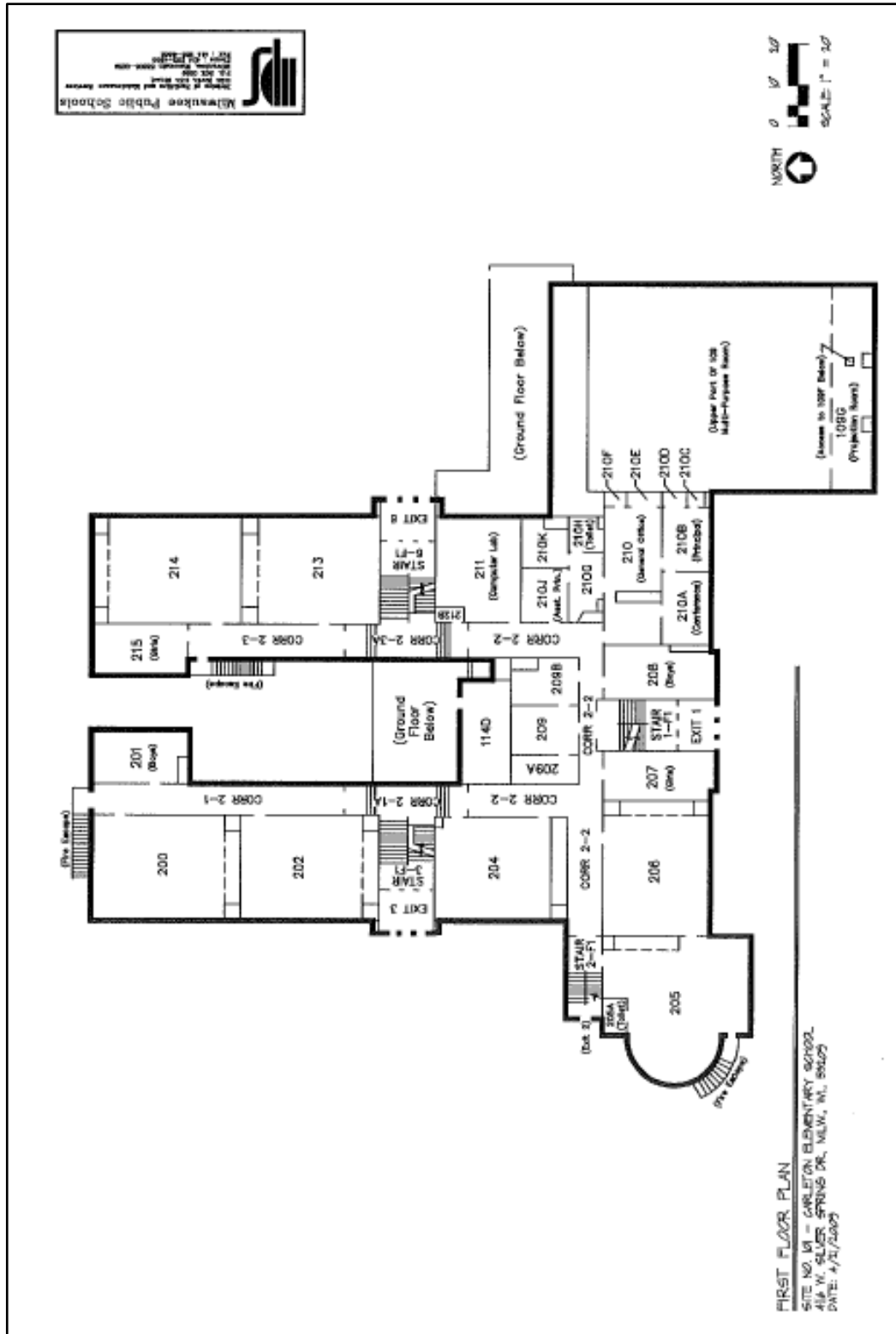
Classroom

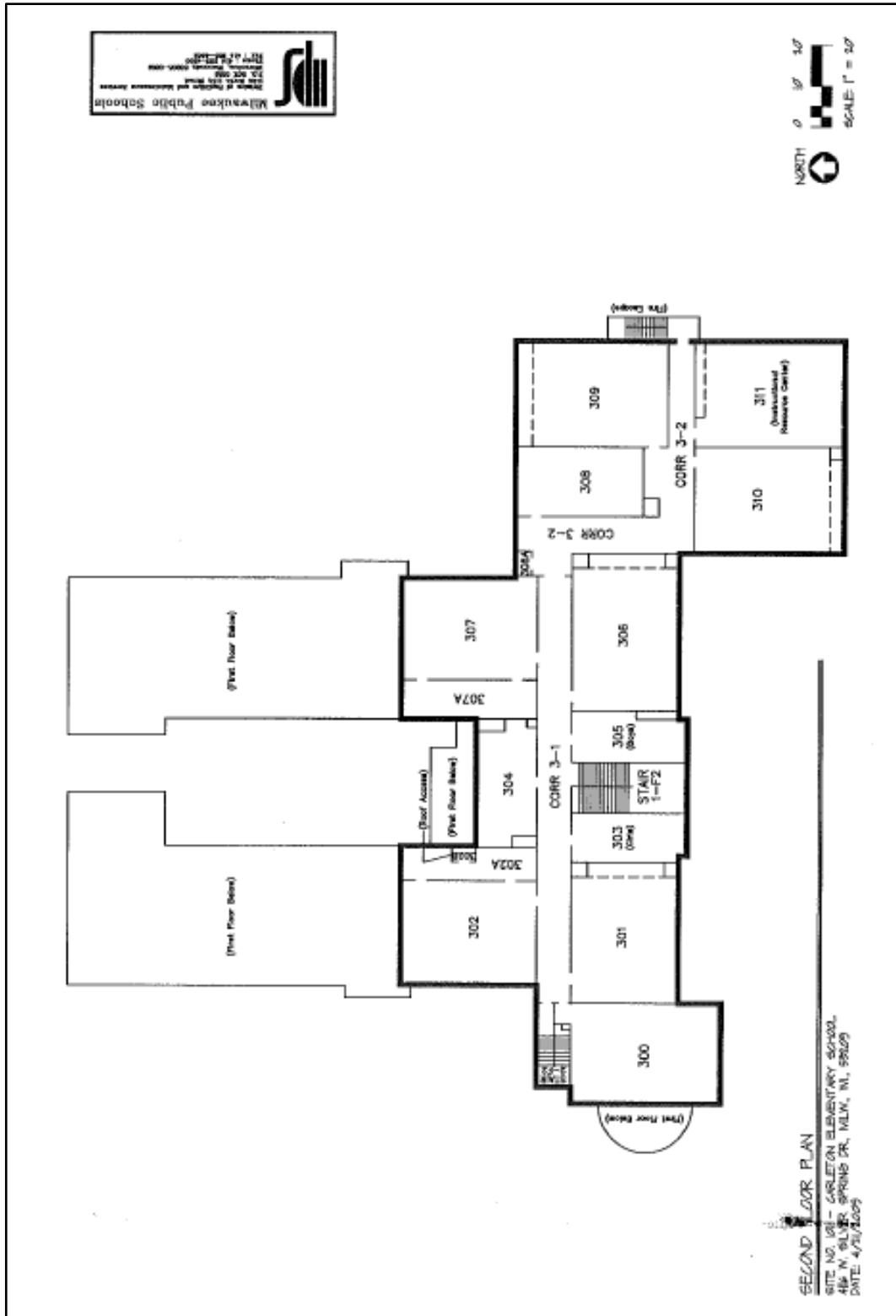


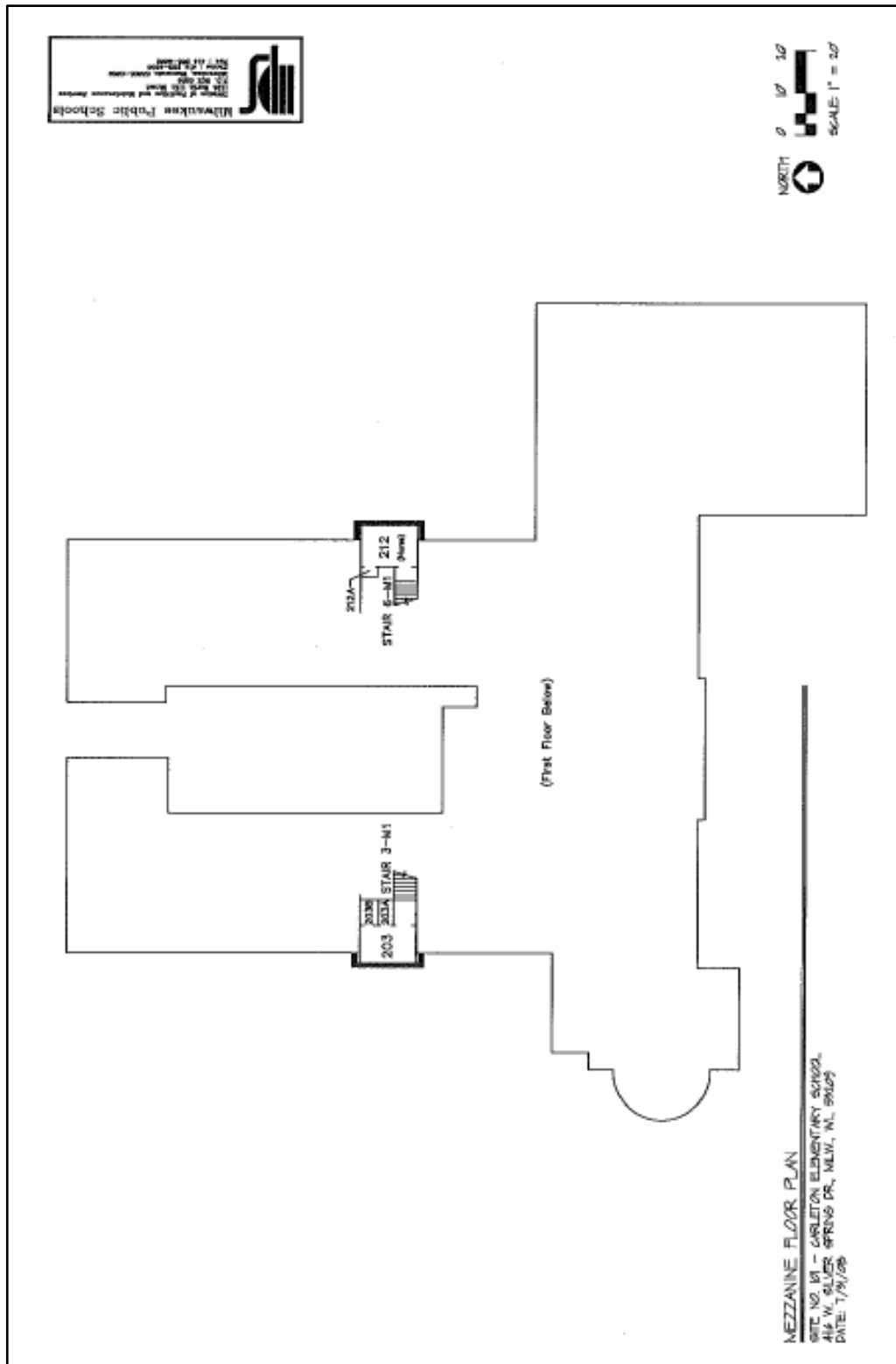


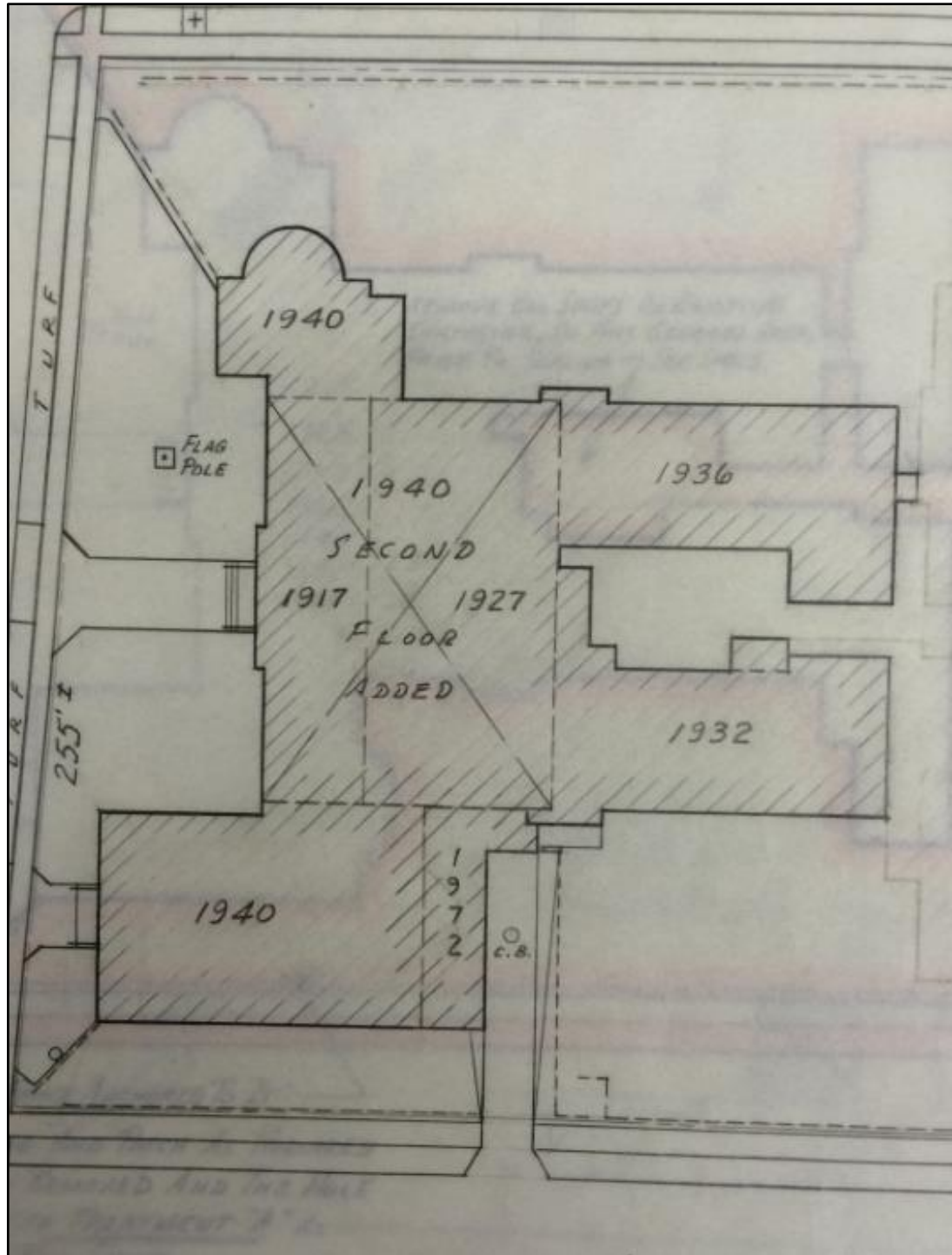
SITE PLAN  
 SITE NO. 03 - CARLETON ELEMENTARY SCHOOL  
 418 N. SILVER SPRING DR., MILWAUKEE, WI, 53209  
 DATE: 4/21/08











**City of Milwaukee Department of City Development Website Information**

<http://city.milwaukee.gov/Surplus-School-Properties.htm#.VvwqEvidUk1>

School Name/ Year property declared surplus by MPS	Address	Building SF/ Classroom SF/No. of classrooms	Facility condition index (2011 MPS estimate)	Deferred maintenance (2015 MPS estimate)	Letters of interest due to City Clerk	Letters of interest received as of 1/12/16*
37th Street/ 2015	1715 N. 37th St.	62,555/ 21,600/25	25.6%	\$414,443	2/25/2016	1
Plans Photos History						
**68th Street	6720 W. Moltke Ave.	22,259/ 7,776/9	36.0%	n/a	2/25/2016	1
Plans Photos						
Carleton/ 2012	4116 W. Silver Spring Dr.	53,290/ 18,144/21	46.4%	\$356,676	2/25/2016	1
Plans Photos						
Centro del Nino/ 2012	500 E. Center St.	7,980/ 1,728/2	19.0%	n/a	2/25/2016	1
Plans Photos						
**Fletcher	9520 W. Allyn St.	60,754/ 14,688/17	13.8%	n/a	2/25/2016	2
Plans						
Frederick Douglass/ 2015	3409 N. 37th St.	45,110/ 12,096/14	30.9%	\$137,905	2/25/2016	1
Plans						

**EXHIBIT B**  
**Comparable Sales Information**  
**Improved Sale No. 1**

**Property Identification**

<b>Record ID</b>	1726
<b>Property Type</b>	School
<b>Property Name</b>	Hmong American Peace Academy
<b>Address</b>	4601 N. 84th Street, Milwaukee, Milwaukee County, Wisconsin 53225
<b>Location</b>	West side of N. 84th St., south of Hampton Ave.
<b>Tax ID</b>	223-9998-100
<b>MSA</b>	Milwaukee
<b>Market Type</b>	Urban

**Sale Data**

<b>Grantor</b>	City of Milwaukee Public Schools
<b>Grantee</b>	Hmong American Peace Academy, Ltd.
<b>Sale Date</b>	February 01, 2013
<b>Property Rights</b>	Fee Simple
<b>Conditions of Sale</b>	Arm's Length
<b>Financing</b>	Land Contract Agreement

<b>Sale Price</b>	\$2,770,000
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**Land Data**

<b>Land Size</b>	14.595 Acres
<b>Zoning</b>	RS5, Single-Family Residential
<b>Topography</b>	Generally Level
<b>Utilities</b>	All Available
<b>Shape</b>	Irregular Rectangle

**General Physical Data**

<b>Building Type</b>	Single Tenant
<b>GBA SF</b>	163,000
<b>Construction Type</b>	Concrete Block w/ Brick Exterior
<b>Stories</b>	1 & 4
<b>Year Built</b>	1961-1963
<b>Condition</b>	Fair

**Indicators**

<b>Sale Price/GBA SF</b>	\$16.99
<b>Floor Area Ratio</b>	0.26
<b>Land to Building Ratio</b>	3.90:1



**Improved Sale No. 1 (Cont.)****Remarks**

This is the February, 2013 sale of a ±163,000 square foot school building located along the west side of N. 84th Street, south of Hampton Avenue in the City of Milwaukee that sold for \$2,770,000, or \$16.99 per square foot of building area. The masonry building is a one and four story (three stories above grade and one partial story below grade) school building that was constructed between 1961 and 1963 and is in fair condition. The grantor in this transaction is The City of Milwaukee Public Schools; the building was formerly operated as the Samuel Morse Middle School. The grantee in this transaction operates a PK3-12 charter school at this building known as The Hmong American Peace Academy.

The buyer leased and occupied the property and acquired it via land contract. We understand that the sale price was negotiated and based on appraisals of the property at the time of sale. The property was sold at its appraised market value without consideration of the existing lease terms. The seller and buyer indicated that the terms of the contract had no impact on sale price, that is, the price was not adjusted upwards or downwards for the fact that it sold via land contract. This is supported by the negotiated sale price being based on the property's appraised market value as well as comparison of the sale price to prices paid for other schools sold under warranty deeds. The property is a former public school for which there is thin market demand for this special use property and it is often necessary to sell a special use property via land contract in order to facilitate the sale as traditional financing may not be readily available. Since the sale price was not impacted by the land contract sale, a cash equivalency adjustment is not necessary.



**Improved Sale No. 2****Property Identification**

<b>Record ID</b>	1727
<b>Property Type</b>	School
<b>Property Name</b>	Milwaukee College Prep School- Lloyd Street Campus
<b>Address</b>	1228 W. Lloyd Street, Milwaukee, Milwaukee County, Wisconsin 53205
<b>Location</b>	North side of W. Lloyd St.; south of W. North Ave.
<b>Tax ID</b>	351-0414-100
<b>MSA</b>	Milwaukee
<b>Market Type</b>	Urban

**Sale Data**

<b>Grantor</b>	City of Milwaukee Public Schools
<b>Grantee</b>	M.C. Preparatory School of Wisconsin, Inc.
<b>Sale Date</b>	July 01, 2012
<b>Property Rights</b>	Fee Simple
<b>Conditions of Sale</b>	Arm's Length
<b>Financing</b>	Cash to Seller

<b>Sale Price</b>	\$1,200,000
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**Land Data**

<b>Land Size</b>	4.979 Acres
<b>Zoning</b>	RS6, Single-Family Residential
<b>Topography</b>	Generally Level
<b>Utilities</b>	All Available
<b>Shape</b>	Irregular Rectangle

**General Physical Data**

<b>Building Type</b>	Single Tenant
<b>GBA SF</b>	73,397
<b>Construction Type</b>	Mixed Construction w/ Brick & Stone Exterior
<b>Stories</b>	1 & 3
<b>Year Built</b>	1908, 1957, 2010
<b>Condition</b>	Fair

**Indicators**

<b>Sale Price/GBA SF</b>	\$16.35
<b>Floor Area Ratio</b>	0.34
<b>Land to Building Ratio</b>	2.95:1

**Improved Sale No. 2 (Cont.)****Remarks**

This is the July, 2012 sale of the ±73,397 square foot Lloyd Street School located along the north side of W. Lloyd Street, just south of W. North Avenue in the City of Milwaukee. The property sold for \$1,200,000, or \$16.35 per square foot of building area. The masonry building is a one and three story (two stories above grade and one story partially below grade) school building that was constructed in multiple phases in 1908, 1957 and 2010; it is in fair condition. The grantor in this transaction is The City of Milwaukee Public Schools. The grantee in this transaction operates a charter school at this building.



**Improved Sale No. 3****Property Identification**

<b>Record ID</b>	1728
<b>Property Type</b>	School
<b>Property Name</b>	Milwaukee College Prep School- 38th Street Campus
<b>Address</b>	2623 N. 38th Street, Milwaukee, Milwaukee County, Wisconsin 53210
<b>Location</b>	Northwest corner of N. 38th St. & W. Clarke St.
<b>Tax ID</b>	327-1088-100
<b>MSA</b>	Milwaukee
<b>Market Type</b>	Urban

**Sale Data**

<b>Grantor</b>	City of Milwaukee Public Schools
<b>Grantee</b>	M.C. Preparatory School of Wisconsin, Inc.
<b>Sale Date</b>	July 01, 2012
<b>Property Rights</b>	Fee Simple
<b>Conditions of Sale</b>	Arm's Length
<b>Financing</b>	Cash to Seller
<b>Sale Price</b>	\$1,220,000

**Land Data**

<b>Land Size</b>	2.775 Acres
<b>Zoning</b>	RT3, Two-Family Residential
<b>Topography</b>	Generally Level
<b>Utilities</b>	All Available
<b>Shape</b>	Rectangular

**General Physical Data**

<b>Building Type</b>	Single Tenant
<b>GBA SF</b>	73,975
<b>Construction Type</b>	Load Bearing Masonry Construction w/ Brick Exterior
<b>Stories</b>	3
<b>Year Built</b>	1911, 1914, 1972
<b>Condition</b>	Fair

**Indicators**

<b>Sale Price/GBA SF</b>	\$16.49
<b>Floor Area Ratio</b>	0.61
<b>Land to Building Ratio</b>	1.64:1

**Improved Sale No. 3 (Cont.)****Remarks**

This is the July, 2012 sale of the former ±73,975 square foot 38th Street School located at the northwest corner of N. 38th Street and W. Clarke Street in the City of Milwaukee that sold for \$1,220,000, or \$16.49 per square foot of building area. The masonry building is a three story (two stories above grade and one story partially below grade) school building that was originally constructed in 1911 with additions occurring in 1914 and 1972; it is in fair condition. The grantor in this transaction is The City of Milwaukee Public Schools; the building was formerly operated as the 38th Street School. The grantee in this transaction operates a charter school at this building.



**Improved Sale No. 4****Property Identification**

<b>Record ID</b>	1733
<b>Property Type</b>	School
<b>Property Name</b>	Ceria M. Travis Academy
<b>Address</b>	4700 N. 39th Street, Milwaukee, Milwaukee County, Wisconsin 53209
<b>Location</b>	Northeast corner of N. 39th St. & W. Courtland Ave.
<b>Tax ID</b>	229-0633-111
<b>MSA</b>	Milwaukee
<b>Market Type</b>	Urban

**Sale Data**

<b>Grantor</b>	Saint Catherine Congregation
<b>Grantee</b>	Ceria M. Travis Academy, Inc.
<b>Sale Date</b>	May 01, 2012
<b>Property Rights</b>	Fee Simple
<b>Conditions of Sale</b>	Arm's Length
<b>Financing</b>	Cash to Seller
<b>Sale Price</b>	\$740,000
<b>Upward Adjustment</b>	\$110,000 (Conditions of Sale)
<b>Adjusted Price</b>	\$850,000

**Land Data**

<b>Land Size</b>	2.780 Acres
<b>Zoning</b>	RT3, Two-Family Residential
<b>Topography</b>	Generally Level
<b>Utilities</b>	All Available
<b>Shape</b>	Generally Rectangular

**General Physical Data**

<b>Building Type</b>	Single Tenant
<b>GBA SF</b>	91,677
<b>Construction Type</b>	Mixed Construction & Exterior
<b>Stories</b>	1, 2 & 3
<b>Year Built</b>	1930-1950, 1953, 1958
<b>Condition</b>	Fair

**Indicators**

<b>Sale Price/GBA SF</b>	\$9.27 Adjusted
<b>Floor Area Ratio</b>	0.76
<b>Land to Building Ratio</b>	1.32:1

**Improved Sale No. 4 (Cont.)****Remarks**

This is the May, 2012 sale of the former ±91,677 square foot Blessed Trinity Catholic School and religious complex located at the northeast corner of N. 39th Street and W. Courtland Avenue in the City of Milwaukee that sold for \$740,000, or \$8.07 per square foot of building area. The grantor in this transaction joined another parish and no longer needed this facility. The property is improved with three buildings. On the southern end of the property there is a ±30,059 square foot church that was constructed in 1958. Attached to the church is a small ±4,800 square foot office/rectory building. North of the church is a ±17,171 square foot convent facility that was constructed in 1953. North of the convent building is a ±39,647 square foot school building that was constructed over time between 1930 and 1950. The grantee in this transaction operates a charter school at this building known as The Ceria M. Travis Academy.

The sale was controlled by the bank as the bank had to agree to release the grantor in this transaction from their mortgage; this appeared to be short sale. An appraisal of this property at the time of sale was made at an appraised value of \$850,000. Based on a sale price of \$740,000, an upward condition of sale adjustment of \$110,000 is appropriate to reflect the impact that the highly motivated seller had on this transaction.



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## **EXHIBIT C**

### **Assumptions and Limiting Conditions**

No responsibility is assumed for matters legal in nature. No investigation has been made of the title to or any liabilities against the property appraised. The appraisal presumes, unless otherwise noted, that the owner's claim is valid, the property rights are good and marketable, and there are no encumbrances which cannot be cleared through normal processes. The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated.

Unless otherwise specifically noted within the appraisal report, it is assumed that title to the property appraised is clear and marketable and that there are no recorded or unrecorded matters or exceptions that would adversely affect marketability or value. We are not aware of any title defects nor have we been advised of any unless such is specifically noted in the report. We, however, have not examined title and make no representations relative to the condition thereof. Documents dealing with liens, encumbrances, easements, deed restrictions, clouds and other conditions that may affect the quality of title have not been reviewed. Insurance against financial loss resulting in claims that may arise out of defects in the subject property's title should be sought from a qualified title company that issues or insures title to real property.

It is assumed that all applicable zoning and use regulations and restrictions have been complied with unless a nonconformity has been stated, defined, and considered in the appraisal report. Further, it is assumed that the utilization of the land and improvements is within the boundaries of the property described and that no encroachment or trespass exists unless noted in the report. It is assumed that the property is in full compliance with all applicable federal, state, and local environmental regulations and laws unless the lack of compliance is stated, described, and considered in the appraisal report.

To the best of our knowledge, all data set forth in this report are true and accurate. Although gathered from reliable sources, no guarantee is made nor liability assumed for the accuracy of any data, opinions, or estimates identified as being furnished by others which have been used in formulating this analysis.

Land areas and descriptions used in this appraisal were either obtained from public records or furnished by the client and have not been verified by legal counsel or a licensed surveyor. The land description is included for identification purposes only and should not be used in a conveyance or other legal document without proper verification by an attorney. Although the material was prepared using the best available data, it should not be considered as a survey or scaled for size. All engineering studies are assumed to be correct. The plot and site plans and other illustrative material in this report are included only to help the reader visualize the property and they should not be scaled for size. Any survey or right-of-way plat sheet included was provided by the client and assumed accurate. Except as specifically stated, data relative to size or area of the subject and comparable properties has been obtained from sources deemed accurate and reliable.



**Assumptions and Limiting Conditions, Continued**

We have made a physical inspection of the property and noted any readily visibly apparent physical defects, if any, in our report. This inspection was made by individuals generally familiar with real estate and building construction; however, these individuals are not architectural or structural engineers who would have detailed knowledge of building design and structural integrity. Accordingly, we do not opine on, nor are we responsible for, the structural integrity of the property including its conformity to specific governmental code requirements, such as fire, building and safety, earthquake, and occupancy, or any physical defects that might exist. Unless otherwise specifically noted in the body of this report, it is assumed: that the existing improvements on the property appraised are structurally sound, seismically safe and code conforming; that all building systems (mechanical/electrical, HVAC, elevator, plumbing, etc.) are in good working order with no major deferred maintenance or repair required; that the roof and exterior are in good condition and free from intrusion by the elements; that the property has been engineered in such a manner that the improvements conform to all applicable local, state, and federal building codes and ordinances. We are not engineers and are not competent to judge matters of an engineering nature. We have not retained independent structural, mechanical, electrical, or civil engineers in connection with this appraisal and, therefore, make no representations relative to the condition of improvements. Unless otherwise specifically noted in the body of the report, no problems were brought to our attention by ownership or management. Structural problems and/or building system problems may not be visually detectable. If engineering consultants retained should report negative factors of a material nature, or if such are later discovered, such information could have a substantial negative impact on the conclusions reported in this appraisal. Accordingly, if negative findings are reported by engineering consultants, we reserve the right to amend the appraisal conclusions reported herein.

The Americans with Disabilities Act ("ADA") became effective January 26, 1992. We have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property together with a detailed analysis of the requirements of the ADA could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect on the value of the property. We have not considered the possible noncompliance with the requirements of ADA in estimating the value of the property.

**Assumptions and Limiting Conditions, Continued**

No soil analysis or geological studies were ordered or made in conjunction with this appraisal, nor were any water, oil, gas, coal, or other subsurface mineral and use rights or conditions investigated. Unless otherwise noted in the body of the report, it is assumed that there are no mineral deposits or subsurface rights of value involved in this appraisal, whether they are gas, liquid, or solid. Nor are the rights associated with extraction or exploration of such elements considered unless otherwise stated in this appraisal report. Unless otherwise stated, it is also assumed that there are no air or development rights of value that may be transferred. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for obtaining the engineering studies that may be required to discover them.

Any opinions of value provided in the report apply to the entire property, and any proration or division of the total into fractional interests will invalidate the opinion of value, unless such proration or division of interests has been set forth in the report.

The forecasts, projections, or operating estimates contained herein are based on current market conditions, anticipated short-term supply and demand factors, and projected stable economic conditions. These forecasts are, therefore, subject to changes with future conditions. Any cash flows included in the analysis are forecasts of estimated future operating characteristics and are predicated on the information and assumptions contained within the report. Any projections of income, expenses and economic conditions utilized in this report are not predictions of the future; rather, they are estimates of current market expectations of future income and expenses. The achievements of the financial forecasts are subject to fluctuating economic conditions and are dependent upon other projected future occurrences that obviously cannot be assured. Actual results will likely occur from the projections made herein and we cannot and do not warrant that these forecasts will occur. Projections may be affected by circumstances beyond the current realm of our knowledge or control.

Unless otherwise noted in the body of this report, it is assumed that no changes in the present zoning ordinances or regulations governing use, density, or shape have been considered. The property is appraised assuming that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, nor national government or private entity or organization have been or can be obtained or renewed for any use for which the value estimates contained in this report is based, unless otherwise stated.

Testimony or attendance in court or at any other hearing is not required by reason of this appraisal unless arrangements are made within a reasonable time in advance for such testimony, and then such testimony shall be at the prevailing per diem for the individuals involved.

The date of value to which the conclusions and opinions expressed apply is set forth in this report. Unless otherwise noted, this date represents the last date of our physical inspection of the property. The value opinion herein rendered is based on the status of the national business economy and the purchasing power of the U.S. dollar as of that date.

**EXHIBIT D**  
**Appraisal Certification**

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and no personal interest or bias with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- I have performed no services as an appraiser or in any other capacity regarding the property that is subject of this report within the three-year period immediately preceding acceptance of this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- I have made a personal inspection of the property that is the subject of this report.
- Jacob L. Nicholson provided significant professional assistance to the person signing this certification by providing market research, valuation analyses and report writing.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report, I have completed the requirements under the continuing education program of the Appraisal Institute.



Lawrence R. Nicholson, MAI  
Wisconsin Certified General Appraiser (#116)

### Appraisal Certification

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and no personal interest or bias with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- I have performed no services as an appraiser or in any other capacity regarding the property that is subject of this report within the three-year period immediately preceding acceptance of this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- I have made a personal inspection of the property that is the subject of this report.
- Lawrence R. Nicholson, MAI provided significant professional assistance to the person signing this certification by providing valuation analyses, review and report writing.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.



Jacob L. Nicholson

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**EXHIBIT E**  
**Professional Qualifications**

***Lawrence R. Nicholson, MAI***

**Experience**

Owner of The Nicholson Group LLC, a Milwaukee-based real estate valuation and consulting firm dedicated to providing reliable and well documented valuations, feasibility and market studies, litigation support and other consulting services in a personal and timely manner. Mr. Nicholson has over 30-years of real estate valuation and consulting experience. Mr. Nicholson has been an MAI since 1989 and a Certified General Appraiser in the State of Wisconsin since 1991. He also was a Counselor of Real Estate ("CRE") from 2000 through 2008.

Mr. Nicholson has extensive experience with a variety of property types including office buildings, shopping centers, apartment complexes, golf courses, waterparks, marinas, hotels, business/industrial parks, developmental land, self-storage facilities, and light and heavy industrial facilities. Mr. Nicholson is an expert in condemnation-related appraisals as well as in partial interest valuation. Mr. Nicholson has been appointed by the Governor to the Real Estate Appraisers Board for the State of Wisconsin within the Department of Safety and Professional Services. Mr. Nicholson has taught the Valuation of Real Estate course (Real Estate 415) at the University of Wisconsin-Madison School of Business. Mr. Nicholson is also an approved instructor of real estate appraisal principles and procedures in the State of Wisconsin. He also frequently participates as a speaker in numerous conferences, seminars and symposiums. Mr. Nicholson has a Bachelor of Business Administration degree (real estate and finance) and a Master of Science degree in Real Estate Appraisal and Investment Analysis from the University of Wisconsin – Madison.

Prior to forming The Nicholson Group in 1993, Mr. Nicholson was National Managing Director of the Real Estate Advisory Group (REAG) of American Appraisal Associates. As an operating unit of the world's largest independent valuation consulting firm, REAG specialized in providing appraisal, consulting, and market research services nationwide.

**Academics**

University of Wisconsin - Madison

Master of Science - Real Estate Appraisal & Investment Analysis (1981)

Bachelor of Business Administration - Finance & Urban Land Economics (1979)

Appraisal Institute

Numerous real estate appraisal courses

American Society of Appraisers

Business Valuation 201

Business Valuation 202

Business Valuation 203

**Lawrence R. Nicholson, MAI**  
**Professional Qualifications, continued**

**Court Experience** Mr. Nicholson has provided expert testimony concerning the market value of real estate and partial interests.

**Professional Affiliations**

Appraisal Institute, MAI Designation #8077 (1989)  
 Board of Directors, Wisconsin Chapter (2006 - 2009)  
 Ethics Administration Division - Assistant Regional Member  
 Admissions Committee (former)  
 Board of Directors, Badger Chapter (former)  
 Chairperson - Public Relations Committee (former)  
 Nonresidential Appraisal Reports Grader (former)

State of Wisconsin Department of Safety and Professional Services  
 Real Estate Appraisers Board, State of Wisconsin (5/1/2010 - )

- Chairman (2014 - )
- Member (2010 - 2014)

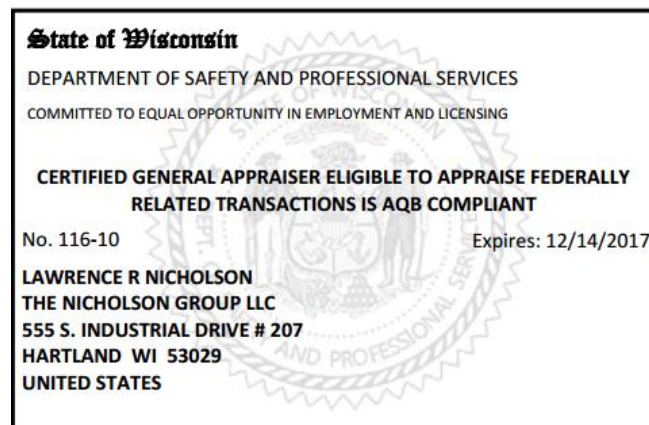
Real Estate Appraisers Application Advisory Committee

- Chairman (2013 - 2014)
- Member (2006 - 2010)

State Certification  
 Wisconsin Certified General Appraiser #116 (1991)

Commercial Association of Realtors Wisconsin  
 Board of Directors (2001-2004)

University of Wisconsin-Madison  
 Lecturer, Real Estate 415, Valuation of Real Estate (2008 - 2009)



**Jacob L. Nicholson**  
*The Nicholson Group LLC*

<b>Experience</b>	<p>An appraiser with The Nicholson Group LLC, a Milwaukee-based real estate valuation and consulting firm dedicated to providing reliable and well documented valuations, feasibility and market studies, litigation support and other consulting services in a personal and timely manner. Mr. Nicholson joined The Nicholson Group LLC in 2012.</p> <p>Prior to joining the Nicholson Group, Mr. Nicholson studied Finance and Real Estate at The University of Wisconsin-Milwaukee. Mr. Nicholson is knowledgeable about many aspects of the real estate industry, including property management, zoning, land use, and particularly property valuation. In addition, his concentrated research on properties in both the Milwaukee and Madison metro area have afforded him a quality understanding of numerous real estate markets in Southern Wisconsin.</p> <p>Mr. Nicholson has significant valuation experience with various property types, including developmental land, business/industrial parks, apartment complexes, office buildings, retail buildings, convenient stores, shopping centers, and light and heavy industrial facilities. Mr. Nicholson also has experience in condemnation-related appraisals and has worked on assignments for many well-known and respected real estate industry participants. He is an expert on the real estate markets of southeastern Wisconsin. He resides in Oconomowoc, Wisconsin with his fiancée Jackie and enjoys supporting local sports teams and outdoor activities, particularly fishing, hunting, hiking and boating.</p>
<b>Academic Background</b>	<p>The University of Wisconsin-Milwaukee Bachelor of Business Administration Finance with a specialty in Real Estate</p>
<b>Real Estate Courses Taken</b>	<p>Introduction to Real Estate Markets Real Estate Finance Valuation of Real Estate Real Estate Law Property Development / Management</p>
<b>Professional Affiliations</b>	<p>Practicing Affiliate Member of Appraisal Institute</p>
<b>Appraisal Institute Courses Taken</b>	<p>15-Hour National USPAP Business Practices and Ethics Basic Appraisal Principles Basic Appraisal Procedures Site Valuation &amp; Cost Approach Finance, Statistics, and Valuation Modeling Sales Comparison Approach General Appraiser Income Approach Part 1 General Appraiser Income Approach Part 2</p>

## Firm Overview

**The Nicholson Group** is a Milwaukee-based real estate valuation firm established in 1993 and has become one of the pre-eminent valuation consulting firms in Wisconsin. The Nicholson Group provides real estate appraisal services to a variety of clients including financial institutions, law firms, corporations, real estate operating companies, insurance companies and governmental bodies. We provide complete support from initial consultation through providing our **independent and unbiased** opinions in narrative reports and if requested, expert testimony. We pride ourselves in our ability to provide quality-oriented services with high established levels of **integrity, trust and client commitment**.

The Nicholson Group is dedicated to providing reliable, well documented appraisals, market studies, review appraisals, expert testimony and litigation support services in a personal and timely manner. Our services are provided to the highest possible standards including complying with: the Uniform Standards of Professional Appraisal Practice (“USPAP”); and, the Standards of Professional Appraisal Practice and Code of Professional Ethics of the Appraisal Institute.

We are very experienced and proficient with many types of properties including industrial, office, shopping centers, apartments and land. Appraisers within the firm have particular specialties in the valuation of hotels, golf courses, waterparks and marinas as well as being recognized for expertise with senior-oriented enterprises such as skilled nursing facilities, CBRFs, assisted living facilities and RCACs. We are proficient in the use of Argus® software which is the appraisal industry standard for lease-by-lease discounted cash flow analysis.

Our firm is characterized by valuation **knowledge and experience, credibility, objectivity** and **client commitment** that have earned us high levels of respect throughout the real estate community.

**Integrity matters** at The Nicholson Group.



## The Nicholson Group Client Listing

### Financial Institutions

Associated Bank  
Badger Bank  
Bank Mutual  
Bridgewater Bank  
BMO Harris Bank  
Citizens Bank of Mukwonago  
Farmers & Merchants Bank  
First Bank  
First Business Bank  
First National Bank Fox Valley  
Investors Bank  
Ixon Bank  
Johnson Bank  
JP Morgan Chase Bank  
Layton State Bank  
Marine Bank  
North Milwaukee State Bank  
Oostburg State Bank  
Park Bank  
PNC Bank  
Pyramax Bank  
TCF Bank  
The Private Bank  
Town Bank  
Tri-City National Bank  
U.S. Bank  
Waterstone Bank  
Waukesha State Bank  
Wells Fargo Bank  
Westbury Bank  
Wintrust Financial Corporation

### Insurance Companies

American Family Insurance  
Fidelity Real Estate Group  
Northwestern Mutual Life  
Symetra Life Insurance Co

### Real Estate Operating Companies

Fiduciary Real Estate  
General Capital Group  
Interstate Partners  
Metropolitan Associates  
Pabst Farms Development Co.  
Public Storage, Inc  
Zilber Ltd. & Towne Realty Inc.

### Municipal/Public

Cardinal Stritch University  
Carroll University  
City of Delafield  
City of Delavan  
City of Glendale  
City of Greenfield  
City of Milwaukee  
City of New Berlin  
City of Oconomowoc  
City of Pewaukee  
City of Racine  
City of Wausau  
City of Wauwatosa  
City of West Allis  
Redevelopment Authority of the  
City of Milwaukee (RACM)  
Milwaukee Area Technical  
College (MATC)  
Milwaukee County  
Milwaukee County Research Park  
Milwaukee Metropolitan Sewerage  
District (MMSD)  
Marquette University  
Milwaukee Public Schools  
Town of Brookfield  
Town of Jackson  
UW-Milwaukee Real Estate  
Foundation  
Village of Greendale  
Village of Hartland  
Village of Kohler  
Village of Menomonee Falls  
Village of Pleasant Prairie  
Village of Shorewood  
Village of Wales  
Village of West Milwaukee  
Waukesha County  
Waukesha School District  
WI Department of Administration  
WI Department of Justice  
WI Department of Transportation  
Wisconsin Lutheran College

### Attorneys

Arenz, Molter, Macy, Riffle & Larson  
Balisle & Roberson  
Davis & Kuelthau  
DeWitt, Ross & Stevens  
Foley & Lardner  
Friebert, Finerty & St. John  
Godfrey & Kahn  
Michael Best & Friedrich  
O'Neil, Cannon, Hollman, DeJong  
Quarles & Brady  
Reinhart Boerner Van Duren  
Stafford Rosenbaum  
von Briesen & Roper  
Weiss Berzowski Brady  
Whyte Hirshboeck Dudek

### Corporate

Abbott Laboratories  
Agnesian HealthCare, Inc.  
Boys & Girls Club of Milwaukee  
Bradley Center Sports &  
Entertainment Corp.  
Caterpillar Inc.  
Grunau Company  
Harley Davidson  
Harmony Living Centers  
Journal - Sentinel, Inc.  
Lad Lake Inc.  
Lake Country Manufacturing  
Lauterbach Group  
Milwaukee World Festivals Inc.  
Noah's Ark Family Park, Inc.  
Rockwell Automation  
Sargento Foods  
Skipper Buds  
SkipperLiner Marine Group  
Spancrete Industries  
Target – Dayton Hudson  
Teamsters General Local No. 200  
The Conservation Fund  
Trane  
U-Haul International  
Walgreen Company  
Wal-Mart Stores & Wal-Mart Realty  
Wisconsin Alumni Research  
Foundation (WARF)  
Zilber Charitable Foundation

### **General Service Conditions**

The services provided by The Nicholson Group LLC have been performed in accordance with professional appraisal standards. Our compensation was not contingent in any way upon our conclusions. We have assumed, without independent verification, the accuracy of all data provided to us. All files, work papers, or documents developed by us during the course of the engagement are our property. We will retain this data for at least five years.

Our opinions and report are to be used only for the specific purpose stated herein and any other use is invalid. No reliance may be made by any third party without our prior written consent. Possession of this report or any copy thereof does not carry with it the right of publication. No portion of this report shall be disseminated to the public through prospectus, advertising, public relations, news, or any other means of communication without the written consent and approval of The Nicholson Group LLC.

You agree to indemnify and hold us harmless against and from any and all losses, claims, actions, damages, expenses, or liabilities, including reasonable attorneys' fees, to which we may become subject in connection with this engagement. The extent of The Nicholson Group LLC's liability as a result of any of the preceding items, or any other matter related to this engagement, is limited to the appraisal fee paid by the client for these appraisal services. Your obligation for indemnification and reimbursement shall extend to any controlling person of The Nicholson Group LLC, employee, affiliate or agent.

We reserve the right to include your company/firm name in our client list, but we will maintain the confidentiality of all conversations, documents provided to us, and the contents of our reports, subject to legal or administrative process or proceedings. These conditions can only be modified by written documents executed by both parties.