

**CARVE-OUT ANALYSIS Case R-21
OWNER OCCUPIED RESIDENCE
2130-North 23rd Street
Milwaukee, Wisconsin**

The subject is a wood sided duplex having approximately 1,750 square feet of gross living area or 1,312 square feet of habitable area. The owner occupies the upper unit consisting of four rooms with two bedrooms. The first story unit is tenant occupied and consists of five rooms with two bedrooms. To compute a replacement housing payment for the owner-occupant, it is necessary to carve-out the value of the owner's unit from the total value of the property. This carve-out analysis is illustrated as follows:

Assessed Value of the Property \$13,400

Building Analysis

Owner's unit (4 Rms. & 2 Bdrms.)	562 sq. ft.
Tenant's unit (5 Rms. & 2 Bdrms.)	<u>750 sq. ft.</u>
Total Building Area	1,312 sq. ft

Thence:

$\frac{562 \text{ sq. ft.}}{1,312 \text{ sq. ft.}} = 43\% \times \$13,400 = \underline{\$5,762}$ Value of Owner's Apartment Unit

**CARVE-OUT VALUE OF A COMPARABLE PROPERTY
206 North 37th Street
Milwaukee, Wisconsin**

Asking Price for the Property \$57,900

Building Analysis

First floor unit (5 Rms. & 2 Bdrms.)	891 sq. ft.
Second floor unit (5 Rms. & 2 Bdrms.)	<u>667 sq. ft.</u>
Total Building Area	1,558 sq. ft

Thence:

$\frac{667 \text{ sq. ft.}}{1,558 \text{ sq. ft.}} = 43\% \times \$57,900 = \underline{\$24,897}$ Value of Comparable Apartment Unit Rounded up to \$25,000

Summary:

\$25,000 minus \$5,762 = \$19,238 (\$19,500 – Rounded) Indicates Owner's Replacement Housing Payment

8.9 RELOCATION FEASIBILITY ANALYSIS BUSINESS

RELOCATION FEASIBILITY ANALYSIS		BUSINESS OR FARM			
DATA ON ACQUIRED UNIT	1. Parcel or Unit Number	B-1	B-2	B-3	B-4
	2. Occupants Status (O) Owner or (T) Tenant	T	T	T	T
	3. Type of Business	Plasma Pheresis	Retail	Retail	Retail
	4. Length of Occupancy	20 yrs.	10 yrs.	6 yrs.	1 yr.
	5. Size of Occupied Area (square feet)	14,000 S/F	1,350 S/F	1,400 S/F	1,330 S/F
	6. Estimate of Parking Spaces Required	50 Cars	None	None	None
	7. Trade Fixtures included	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	8. Equipment Requiring Special Move	None	None	None	None
	9. Farm Size or Tillable Acreage	N/A	N/A	N/A	N/A
FINANCIAL INFORMATION	10. Estimated Annual Gross Income	\$500,000	Not Reported	\$80,000	\$20,000
	11. Current Rent	\$5,000/mo	\$435/mo.	\$510/mo.	\$465/mo.
	12. Estimated Value of Acquired Property	\$ N/A	\$ N/A	\$ N/A	\$ N/A
RELOCATION NEEDS	13. Special Features Needed	Walk-in Cooler/Electric	Shelving	None	None
	14. Area Required	14,000 S/F	1,350 S/F	1,400 S/F	1,330 S/F
	15. Probable Status (O) Owner or (T) Tenant	T	T	T	T
COMPARABLE ANALYSIS	16. Number of Comparables Available	2	5	5	5
	17. Number of Comparables Expected at Displacement	About 2	5 or more	5 or more	5 or more
	18. Range of Sale Price or Rent of Comparables	\$9,375/mo to \$9,530/mo	\$400/mo to \$1,260/mo	\$400/mo to \$1,260/mo	\$400/mo to \$1,260/mo
	19. Comparable From Group Number	F	F	F	F
	20. Most Comparable Unit Number and Price	11 \$9,530/mo	5 \$600/mo	13 \$1,050	15 \$660/mo
PAYMENTS ESTIMATES	21. Move Cost (A) Actual (PIL) (PIL) Payment in Lieu	A \$27,000	A \$800	A \$3,400	A \$2,100
	22. Tenant Replacement Payment R = Rent Differential D = Down Payment	R <input checked="" type="checkbox"/> \$30,000 D <input type="checkbox"/> \$	R <input checked="" type="checkbox"/> \$7,920 D <input type="checkbox"/> \$	R <input checked="" type="checkbox"/> \$21,120 D <input type="checkbox"/> \$	R <input checked="" type="checkbox"/> \$9,360 D <input type="checkbox"/> \$
	23. Owner Replacement Payment	\$ N/A	\$ N/A	\$ N/A	\$ N/A
	24. Closing and Incidental Cost Payment	\$ N/A	\$ N/A	\$ N/A	\$ N/A
	25. Mortgage Refinancing Payment	\$ N/A	\$ N/A	\$ N/A	\$ N/A
	26. Reestablishment Cost Payment	\$10,000	\$500	\$1,200	\$1,000

8.9 RELOCATION FEASIBILITY ANALYSIS BUSINESS

RELOCATION FEASIBILITY ANALYSIS	BUSINESS OR FARM				
DATA ON ACQUIRED UNIT	1. Parcel or Unit Number	B-5	B-6	B-7	B-8
	2. Occupants Status (O) Owner or (T) Tenant	T	O	T	T
	3. Type of Business	Beauty Salon	Retail	Plasma Center	Retail Furniture
	4. Length of Occupancy	5 yrs.	9 yrs.	10 yrs.	5 yr.
	5. Size of Occupied Area (square feet)	420 S/F	4,370 S/F	12,000 S/F	7,000 S/F
	6. Estimate of Parking Spaces Required	None	None	Public in Rear	Public in Rear
	7. Trade Fixtures included	Yes <u> X </u> No <u> </u>	Yes <u> </u> No <u> X </u>	Yes <u> X </u> No <u> </u>	Yes <u> </u> No <u> X </u>
	8. Equipment Requiring Special Move	None	None	None	None
	9. Farm Size or Tillable Acreage	N/A	N/A	N/A	N/A
FINANCIAL INFORMATION	10. Estimated Annual Gross Income	\$16,000	\$250,000	Not Disclosed	\$230,000
	11. Current Rent	\$265/mo	\$ N/A.	\$5,300/mo.	\$2,000/mo.
	12. Estimated Value of Acquired Property	\$ N/A	Assessed \$ 18,000	\$ N/A	\$ N/A
RELOCATION NEEDS	13. Special Features Needed	Electric Plumbing	Signing	Cooler/Electric & Plumbing	Signing
	14. Area Required	420 S/F	4,370 S/F	12,000 S/F	7,000 S/F
	15. Probable Status (O) Owner or (T) Tenant	T	O	T	T
COMPARABLE ANALYSIS	16. Number of Comparables Available	5	1	4	2
	17. Number of Comparables Expected at Displacement	5 or more	1 or more	About 4	About 2
	18. Range of Sale Price or Rent of Comparables	\$400/mo \$1,260/mo	\$ \$99,000	\$2,250/mo \$9,375/mo	\$1,575/mo \$9,300/mo
	19. Comparable From Group Number	F	E	F	F
	20. Most Comparable Unit Number and Price	16 \$400/mo	10 \$99,000	12 \$9,375/mo	7 \$9,300/mo
PAYMENTS ESTIMATES	21. Move Cost (B) Actual (PIL) (PIL) Payment in Lieu	A \$2,500	A \$5,900	A \$25,000	A \$12,000
	22. Tenant Replacement Payment R = Rent Differential D = Down Payment	R <u> X </u> \$6,480 D <u> </u> \$	R <u> </u> \$ N/A D <u> </u> \$	R <u> X </u> \$30,000 D <u> </u> \$	R <u> X </u> \$30,000 D <u> </u> \$
	23. Owner Replacement Payment	\$ N/A	\$ 50,000	\$ N/A	\$ N/A
	24. Closing and Incidental Cost Payment	\$ N/A	\$ N/A	\$ N/A	\$ N/A
	25. Mortgage Refinancing Payment	\$ N/A	\$ N/A	\$ N/A	\$ N/A
	26. Reestablishment Cost Payment	\$3,500	\$7,600	\$10,000	\$7,500

8.9 RELOCATION FEASIBILITY ANALYSIS RESIDENTIAL

RELOCATION FEASIBILITY ANALYSIS		BUSINESS OR FARM		
DATA ON ACQUIRED UNIT	1. Parcel or Unit Number	B-9	B-10	B-11
	2. Occupants Status (O) Owner or (T) Tenant	T	O	O
	3. Type of Business	Store Front Church	Tavern	Church
	4. Length of Occupancy	3 yrs.	19 yrs.	11 yrs.
	5. Size of Occupied Area (square feet)	6,000 S/F	1,736 S/F	20,000 S/F
	6. Estimate of Parking Spaces Required	4 Cars	None	50 Cars
	7. Trade Fixtures included	Yes _____ No <u> X </u>	Yes <u> X </u> No _____	Yes _____ No <u> X </u>
	8. Equipment Requiring Special Move	None	None	None
	9. Farm Size or Tillable Acreage	N/A	N/A	N/A
FINANCIAL INFORMATION	10. Estimated Annual Gross Income	Non- Profit	\$10,000	Non- Profit
	11. Current Rent	\$625/mo	\$ N/A	\$ N/A
	12. Estimated Value of Acquired Property	\$ N/A	Assessed** \$16,100	\$250,000
RELOCATION NEEDS	13. Special Features Needed	None	Bar and Cooler Backbar	None
	14. Area Required	6,000 S/F	1,736 S/F	20,000 S/F
	15. Probable Status (O) Owner or (T) Tenant	T	O	O
COMPARABLE ANALYSIS	16. Number of Comparables Available	3	2	2
	17. Number of Comparables Expected at Displacement	About 3	2 or more	2 or more
	18. Range of Sale Price or Rent of Comparables	\$3,000/mo. \$9,300/mo.	\$39,900 to \$99,000	\$362,000 to \$750,000
	19. Comparable From Group Number	F	C	E
	20. Most Comparable Unit Number and Price	9 \$3,000	** \$49,500	\$750,000
PAYMENTS ESTIMATES	21. Move Cost (C) Actual (PIL) (PIL) Payment in Lieu	A \$3,000	A \$1,500	A \$10,000
	22. Tenant Replacement Payment R = Rent Differential D = Down Payment	R _____ \$30,000 D _____ \$ _____	R _____ \$ N/A D _____ \$ _____	R _____ \$ N/A D _____ \$ _____
	23. Owner Replacement Payment	\$ N/A	\$33,400	\$50,000
	24. Closing and Incidental Cost Payment	\$ N/A	\$ 750	\$ N/A
	25. Mortgage Refinancing Payment	\$ N/A	\$ N/A	\$ N/A
	26. Reestablishment Cost Payment	\$2,500	\$1,500	\$10,000

** See Carve-Out Analysis

CARVE-OUT ANALYSIS Case B-10
OWNER OCCUPIED BUSINESS AND RESIDENCE
2025-27 W. Fond du Lac Avenue
Milwaukee, Wisconsin

The subject is a two story mixed-use building having 3,472 square feet of total floor area. The ground floor area is currently an operating tavern having 1,736 square feet of business space. The second level contains two apartment units, each having 868 square feet of living space. In addition to occupying the tavern, the owner also occupies one upper unit. The other apartment unit is vacant. To compute a business payment for the owner, it is necessary to carve-out the value of lower or tavern space from the total value of the building. This can be accomplished as follows.

Assessed Value of the Property \$32,200

Building Analysis

Owner's occupied Tavern	1,736 sq. ft.
Upper Residential Apartments	<u>1,736 sq. ft.</u>
Total Building Area	3,472 sq. ft

Thence:

$\frac{1,736 \text{ sq. ft.}}{3,472 \text{ sq. ft.}} = 50\% \times \$32,200 = \underline{\$16,100}$ Value of Tavern

CARVE-OUT VALUE OF A COMPARABLE PROPERTY
3310-14 North 27th Street
Milwaukee, Wisconsin

Probable Selling Price for the Property \$99,000

Building Analysis

Ground floor Tavern	1,900 sq. ft.
Second Floor Residential Apartment	<u>1,900 sq. ft.</u>
Total Building Area	3,800 sq. ft

Thence:

$\frac{1,900 \text{ sq. ft.}}{3,800 \text{ sq. ft.}} = 50\% \times \$99,000 = \underline{\$49,500}$ Comparable Tavern

Summary:

\$49,500 minus \$16,100 = \$33,400 Indicates Owner's Replacement Business Payment

8.10 TOTAL ESTIMATED RELOCATION PAYMENTS

Residential Occupants

Fixed Moving Payment Federal	\$ 15,550
Owner Replacement Rental Payments	\$103,472
Tenant Rent Supplement Payment	\$119,200
Closing/Incidental Expenses	\$ 1,600
Mortgage Refinancing Payment	\$ 0

Total Estimated Residential Relocation Payments **\$239,822**

Business Occupants

Actual Moving Payments	\$ 93,200
Tenant Business Payments	\$164,880
Owner Business Payments	\$133,400
Reestablishment Expense	\$ 55,300
Closing/Incidental Expense	\$ 750

Total Estimated Business Relocation Payments **\$447,530**

Total Estimated Relocation Payments For Project **\$687,352**

9.0 RELOCATION SERVICE PLAN

9.1 Residential Displacees

In addition to maintaining necessary records and performing various other administrative functions, the relocation staff will offer and provide the following assistance to all displacees:

1. Counsel each individual and family with regard to their specific needs regarding replacement housing that is decent, safe and sanitary, adequate for their needs, suitably located, within their financial means, with the assurance that the relocatee will not have to vacate until comparable replacement property is made available.
2. Continually gather data commensurate with the relocatee's needs and advise them accordingly. Provide current and continuing information on the availability, prices and rentals of comparable decent, safe and sanitary sales and rental housing. Appointments will be made as well as other arrangements for the inspection of referral housing. Inspections will be made of those units that the relocatee indicates a desire to rent or purchase to formally certify adequacy and that they are decent, safe and sanitary.
3. Assist prospective homeowners in obtaining mortgage financing and aid in the preparation and submission of offers to purchase. Assist in obtaining related documents, e.g., credit reports, appraisals, surveys, etc.
4. Advise prospective tenants on lease arrangements, tenant/landlord responsibilities, security deposit practices, rental ranges, etc.
5. Provide information and referrals to locate private and/or public social service assistance agencies when it appears there is a need for these services.
6. Provide information on Private and Public school districts and the routing and scheduling of public transportation.
7. Make personal visits with each displacee for the purpose of discussing and providing needs, referrals and all other matters regarding re-housing which is of interest to the relocatees and is necessary for his/her successful relocation. Visitation will be geared to the complexity, the specific needs and the level of availability and will be repeated regularly to assure that the re-housing responsibilities are discharged completely and fully in compliance with the spirit and intent of the program.

8. Provide assistance to complete claims for relocation payments to which each displacee may be eligible.
9. Assist in making moving arrangements including the transfer of utility service.
10. Provide all required written notices, delivered by personal contact whenever feasible, to insure full understanding of eligibility requirements, payment options, project information and other notices required by law, regulations or as otherwise appropriate.
11. Advise displacees of grievance procedures, arrangements and agencies involved.

9.2 Business Displacees

1. Commercial Projects Assurances – Assist owners/tenants of displaced business concerns in obtaining and becoming established in suitable business locations (Sec. 323.25(2) (b) of the Wisconsin Statutes).
2. The business properties affected by this proposed project will be assisted in their relocation in the following manner:
 - a. Maintaining listings of operable business properties.
 - b. Maintaining close contact with local real estate agencies and brokers dealing in business properties.
 - c. Informing business concerns of the Small Business Administration entitlements when federal aid is involved.
 - d. Contacting local development corporations and other similar organizations to make available all assistance possible.
 - e. Assist in obtaining or transferring business permits and licenses.
 - f. Assist in securing and making moving arrangements.
 - g. Joint development of inventory of personal property to be moved.
 - h. Advise business operators in site management procedures and occupancy terms and conditions.
 - i. Advise them of their relocation claim entitlements and assist in filing the claim with full documentation.
3. Contact with each business unit will be made at regular intervals during which various leads or referrals will be offered. Visitations will be geared to the complexity, specific needs, and the level of availability and will be repeated until the relocation agent's responsibilities are discharged completely and fully in compliance with the spirit of the program.

9.3 Administrative Assurances

The Authority, in administering this Relocation Assistance Service Plan, will take all appropriate measures necessary to minimize displacement hardships. The displacees will be provided the time and assistance necessary for them to find comparable replacement or suitable properties. In addition, the Authority assures:

1. That a Notice of Eligibility Letter will be provided either by personal delivery or by registered mail, informing the displacees of their eligibility for relocation assistance and payments. Further, all the displacees will receive this notice within 30 days after the start of negotiations.
2. That a "Ninety Day Assurance Letter" can either be provided to the displacees after the property has been acquired or at least 90 days prior to the date on which they must vacate the property. This will provide advance notice of the displacee's moving date and availability of relocation assistance.
3. That all relocation claims be paid promptly and to the full amount, which the displacee is eligible to receive.
4. Prepare and submit to COMM, a report describing the relocation of the displaced person/business. This report will be submitted upon completion and close-out of the case file.

9.4 Property Management Policy

Upon acquisition of the subject property, a use and occupancy agreement will be executed between the displacees and the Authority, and such agreement will define the conditions of the occupancy and areas of responsibility. The agreement will include the provision that – No persons occupying real property may be required to move from his/her residence without at least a 90 day written notice of the intended vacation date from the acquiring agency. The displacee shall have 30 days of rent-free occupancy commencing with the next 1st or 15th day of the month after title vests in the acquiring agency, which ever is sooner. Furthermore, the occupant will not be required to vacate until a comparable replacement property is made available.

9.5 Grievance Procedures

1. Administration Appeal – If a displacee has a grievance regarding relocation or payments, he/she may appeal by submitting a letter request or otherwise make known to Mr. Gregory Shelko, Assistant Executive Director-Secretary of the Authority, all the facts and reasons he/she believes reconsideration is warranted.

The Director shall review the initial determination made, which resulted in the dispute along with any new information presented.

Upon completion of the review, all applicable documentation together with a recommendation for disposition shall be conveyed to the displacee, in writing, within 30 days after receipt of the appeal.

2. Appeals to the Department of Commerce. P.O. Box 7970, Madison, Wisconsin 53707.

The displacee may, prior to commencing court action against the Authority under Section 32.20, petition the COMM for a review of their claims setting forth their reasons for dissatisfaction. COMM may then conduct an informal review of the satisfaction and attempt to negotiate an acceptable solution. If an acceptable solution cannot be negotiated within 90 days, COMM will then notify all parties, and the displacee may then proceed if they wish under Wis. Stats. 32.20.

3. Legal Action (Wis. Stats. 32.20) – This action would be commenced in the State Circuit Court, Milwaukee County, State of Wisconsin.

9.6 Eviction Policy

The Authority will exercise its Eviction Policy as a means to vacate property it has acquired only as an action of last resort and providing:

1. The eviction does not affect the eligibility of the displaced person for relocation payments.
2. The eviction does not occur without at least 90 days written notice of the intended vacation date.
3. The eviction will be undertaken only for one or more of the following reasons:
 - a. material breach of rental agreement,
 - b. maintenance of a nuisance or use of a premise for illegal purposes,
 - c. refusal to accept one or more referrals that are similar in major characteristics, functionally equivalent and meets all applicable federal, state or local codes required,
 - d. the eviction is required by state or local law and cannot be prevented.

9.7 Procedures for Processing Claims

All eligible claimants at the time of their displacement will file their claim for payment with a relocation consultant/employee yet to be named. The claim will be reviewed for eligibility, documentation, reasonableness of cost and filing date. Upon

approval by the chosen consultant/employee, the claim will be forwarded to the Authority's accounting/purchasing section for payment. Time period for all payments from the date of filing should not exceed 30 working days.

9.8 Termination of Assistance

Relocation assistance will be offered until the subject displacees have filed for and received all relocation payments due.

10.0 Relocation Plan Assurances

I hereby certify upon my belief that this Relocation Plan contains accurate information and has been prepared in accordance with, and adequately provides for, the delivery of relocation services and payments prescribed under Wisconsin's Relocation Assistance Act, Wis. Stats. 32.185-32.27, and COMM 202, Wisconsin Administrative Code. I further assure that:

1. Relocation Staff who will implement this plan are familiar with the contents and the requirements of Wisconsin relocation law and COMM 202.
2. Sufficient funds have been approved, reserved, set aside or otherwise committed to cover the anticipated relocation costs described in this plan.
3. Families and individuals will have full opportunity to occupy comparable, decent, safe and sanitary housing.
4. Businesses and farms will be provided maximum assistance in reestablishing with a minimum of delay or loss of earnings.
5. Relocation payments will be made promptly by the agency and to the full extent for which displaced persons are eligible.
6. Project and program activities are planned and will be carried out in a manner that minimizes hardships to displaced persons.
7. Relocation will be carried out in a manner that will provide the greatest possible choices within the Community's total housing supply; lessen racial, ethnic and economic concentrations; and facilities desegregation and racially inclusive patterns of occupancy and use of public and private facilities.
8. The relocation process and delivery of payments and services will not result in separate treatment of displaced persons.
9. All displaced persons will be given a reasonable period of time to move and no one will be required to move unless a comparable replacement property is available or provided for.
10. Relocation assistance and advisory service will be provided in accordance with the needs of those persons to be displaced, including, but not limited to, social service referrals, job counseling referrals, housing referrals, and counseling and transportation to available replacement housing, if necessary.

Gregory Shelko

Name (Officer of Agency Head)

Assistant Executive Director-Secretary
Redevelopment Authority

City of Milwaukee

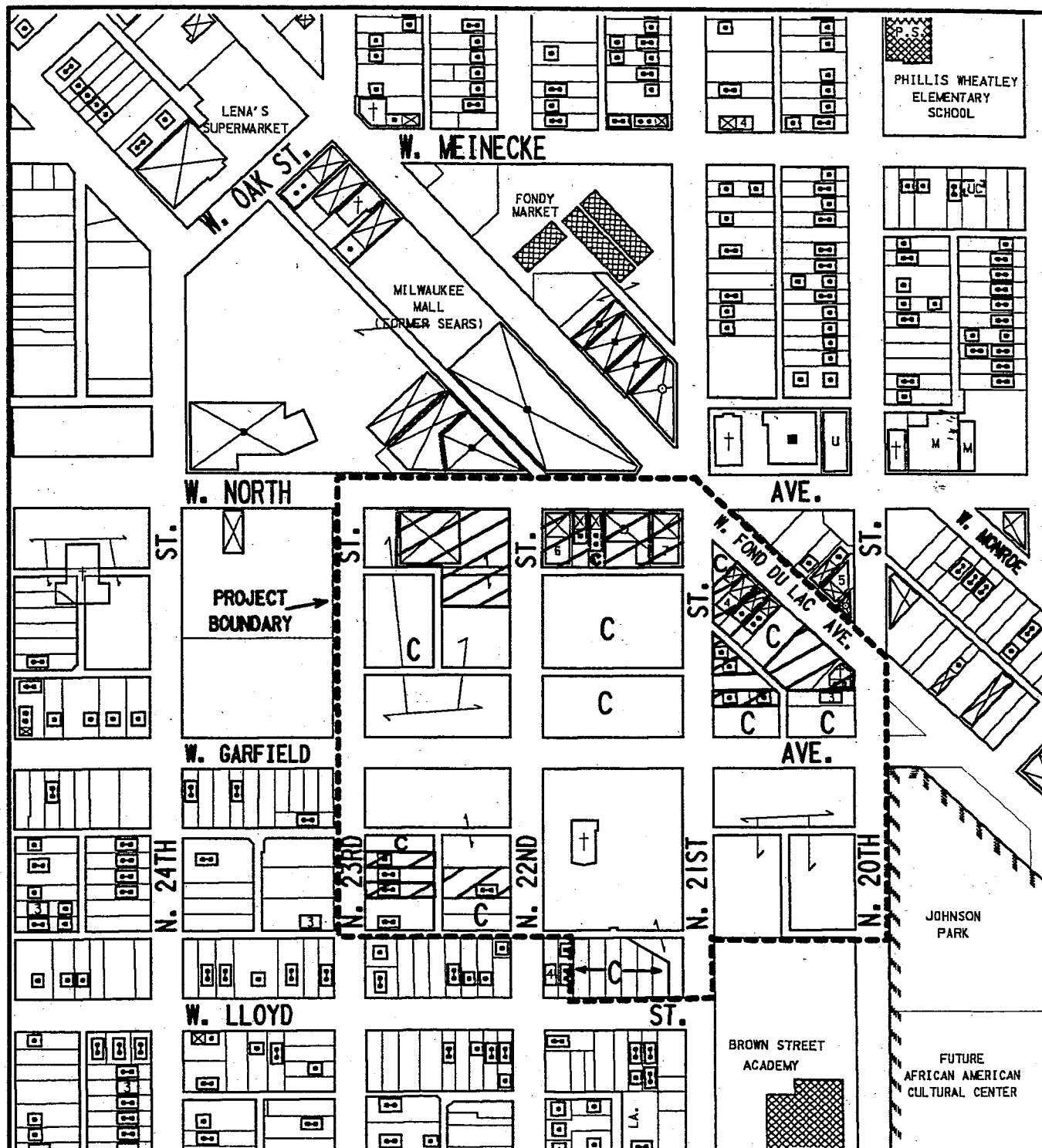
Title

Date

Signature

EXHIBIT A
PROJECT LOCATION MAP
PROPOSED REDEVELOPMENT PLAN
AND SCHEDULE OF INTERESTS

PROPOSED BLIGHT DESIGNATIONS AND LAND SALE FOND DU LAC & NORTH AVENUE, LLC



 PRIVATE PROPERTY

C - CITY-OWNED PROPERTY

Schedule of Interests

Park West "E"/TID 43 - Occupied Properties - Monday, May 7, 2001

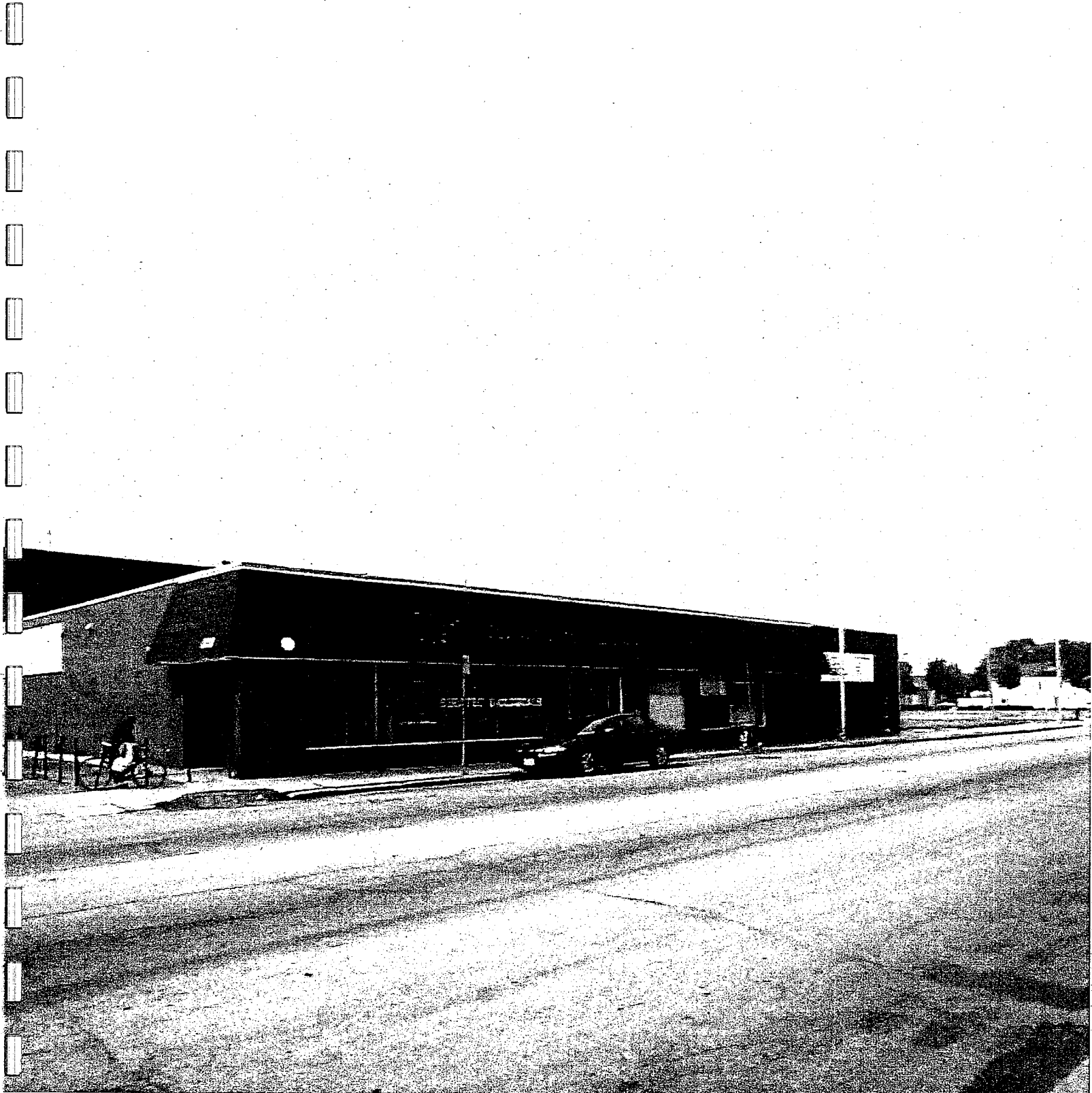
E X H I B I T A

Acquirer	Parcel #	Address/Tax Key	Ownership	Property Description	Occupancy	Contact
Block 1 RACM Acquisition	3301-1-02	2213 West North Avenue/ 350-0917-110-8	Sera-Tec Biologicals Ltd. Partnership	1 Story, single-tenant building 16,830 SF on 32,110 SF log.	Owner Occupied by Plasma Center	Richard Rubin, Esq. 410/332-8509
Block 2 RACM Acquisition	3301-2-01	2129-35 West North Avenue/ 350-0885-000-1	A.J. Wilson	2 Story, 9,872 SF Mixed Use Building on 6,884 SF lot 3 retail stores - 3060, 1559 & 1020 SF 6 Apts - 1-3BR, 5-1BR	Store 1 Quinton Ferguson, 342-1300 Store 2 Sung Lee?, 933-2499 Store 3 unknown? Clothing operator Apt 1: Tenant Irene Porter, 933-2440 Apt 2: Tenant President Warres, 344-8232 Apt 3: Tenant Andrea Thomas, no phone Apt 4: Tenant Marilyn Jones, no phone Apt 5: Tenant Ann Horton, no phone Apt 6: Tenant William Suarez, 342-2338	Irene Porter is property manager. She can provide assistance with contacting tenants and help with lease options. Phone 933-2440. Owner AJ Wilson's cell #861-8637
RACM Acquisition	3301-2-02	2125-27 West North Avenue/ 350-0886-000-7	E. Randy Radke & Jill Radke	2 Story, 4,370 SF Commercial Building on 3,390 SF lot Ground floor retail/2nd Floor Office	Ground Retail: Dickie's (Operated by Radke) 2nd Fl - storage for store?	Gary Radke or Randy Radke at 342- 3644
RACM Acquisition	3301-2-04	2111-17 West North Avenue/ 350-0890-100-5	Plasma Rentals LLC	2 Story Building classified by Assessor as "Manufacturing" 11,930 SF building/10,106 SF lot	Owner occupied plasma center Conditional occupancy permit expires in 2007	
RACM Acquisition	3301-2-05	2101-07 West North Avenue/ 350-0891-000-4	Charab -- Nafisa, Dina Dima Behai & Hassan Difficult to locate?	2 Story, 14,880 SF Commercial Building on 6,710 SF lot 5,940 SF retail, 750 SF office and 6,840 SF warehouse	Fond du Lac Furniture Tenant occupied furniture store on ground floor; stuff stored on 2 nd floor and basement	Mark Qattawna, owner of furniture store. 342-9999 or 305-0505 (cell). Qattawna was offered \$50K but is looking for about \$150K. We could offer about \$90 to \$120K if building comes free and clear.
Block 3 Developer Option	3301-3-02	2033-35 West Fond du Lac Avenue 350-0803-100-0	Ricardo McKenzie	3 Story, 8,019 SF Mixed Use Building on 6,220 SF lot 3,431 SF ground floor retail 4 - 2-bedroom apartments	Retail: Church Apt 1: Tenant Patricia Oliver, 933-3780 Apt 2: Tenant Chalonda Melvin, Apt 3: Tenant Charlotte Alexander Apt 4: Tenant Marie Pompy, 933-2006	Ricardo McKenzie 467-9286 or 718- 8806 Church - Pastors Greg and Joyce Thornton. 931-0390 or residence, 535- 9099
RACM Acquisition/ Maybe In Rem	3301-3-03	2029-31 West Fond du Lac 350-0804-000-X	Michael D. Stone	2 Story 4,198 SF Mixed Use Building on 3,473 SF lot 1,668 SF retail/1 3-bedroom apartment	Retail: Vacant? Apt: Vacant?	

Schedule of Interests

Developer Option/ In Rem	3301-3-04	2025-27 West Fond du Lac 350-0805-000-5	Maylon Richardson	Tavern/Apt. no bldg. Information 3,473 SF lot	Tavern: _____ Apt: Tenant (Girlfriend of Maylon?)	Maylon 344-1783
Developer/ Option	3301-3-06	2007-15 West Fond du Lac 350-0808-100-8	Columbia Savings & Loan Assn.	Parking Lot w/ 10,000 SF	Contact: George Gary, 374-0486 Possible redevelopment across street Contact Mike Brodd for details	George Gary is President of Columbia Savings and Loan.
Developer Option	3301-3-08	2209 North 20th Street 350-0810-000-2	Earl Hines	Two story triplex w/ 1,792 SF of living area; 3,840 SF lot	Unit 1 Hayward Henry, 344-4632 Unit 2 LaTonya Johnson, no phone Unit 3 Marvin Jones, no phone Note: Larry Johnson homeless person Owner occupied, but sick.	Earl Hines resides at 1831 West Juneau Ave. Phone 933-0293 Offer is \$14,500 for property. Still need tenant information
RACM Acquisition	3301-3-11	2210 North 21st Street 350-0818-000-6	William Springer & Helen Springer	Single family w/ 1,296 SF of living area, 5 BR, 1 BA 2,070 SF lot	Occupied by owners' son	Marcella Jacob has POA. Phone 445-9006 or (cell) 217-0421. Attorney Vicky S. Schaut is handling.
RACM Acquisition	3301-3-12	2210A North 21st Street 350-0818-000-6	William Springer & Helen Springer	One story single-family cottage w/ 688 SF with 2 BR, 1 BA; 1,734 SF lot		Attorney Vicky S. Schaut is handling this transaction as well. Owners looking for \$19,500 total for both.
RACM Acquisition	3301-3-14	2216 North 21st Street/ 350-0821-000-2	Vida Mae Alston	1 Story Single Family, 844 SF of living area on 2,160 SF lot	Vacant house; owner sick (Stroke) Power of Attorney: Ms. Bobbie Ann Alston 1230 North 25th Street, 53205	Ms. Alston is niece. Phone 344-0963. Offer is \$9,500.
RACM Acquisition	3301-3-15	2222 North 21st Street/ 350-0822-000-8	Brigid Ford (subject to Marie Sylkek Life Estate)	1 Story Single Family w/ 693 SF of living area on 1,517 SF lot	Occupied by Marie (Owner Occupant) Contact: George Ganu/265-7337	George Ganu is representative. Senior Housing thru HACM is option after acquisition.
Block 4 RACM Acquisition	3301-4-02	2127-29 North 22nd Street/ 350-0962-100-6	Mittie Baker	2 Story Duplex/2,334 SF of living area w/ 4 BR, 2 BA; 7,860 SF lot	Owner deceased; Lower: Owner's daughter Kimberly Upper: Vacant	Kimberly's phone # 342-0453. Offer to Purchase is \$20,000.
Developer Option	3301-4-05	2118-20 North 23rd Street 350-0975-100-7	David Pitts & Willislean Pitts	Two-Story Duplex/2,083 SF of living area w/4BR and 2BA 7,860 SF lot	Lower: Tenant _____ Upper: Tenant _____	Owners reside at 3854 N. 58th Blvd. Need status of units. Offer to Purchase is \$15,900. Phone is 445-6870
RACM Acquisition	3301-4-06	2126-28 North 23rd Street/ 350-0977-000-1	Maurice Lawrence	2 Story Duplex w/ 2,390 SF of living area; 3,930 SF	Occupant: Maurice Lawrence Treat as tenant; won't be 180-day occupant by time of negotiation; acquired 2/10/01 2nd Unit: Vacant?	Rev. Lawrence at 344-3591 or (cell) 750-3402. Lawrence wants \$66,000. City countered with \$42,000. We want property appraised.
Developer Option	3301-4-07	2130 North 23rd Street 350-0978-000-7	Roy Jordan	1.5 story Duplex with 1,71 SF of living area; 4BR, 2BA on a 3,930 SF lot	Lower: Tenant _____ Upper: Owner Occupied	Ray has no phone. Offer to Purchase is \$14,500.
RACM Acquisition	3301-4-08	2136 North 23rd Street/ 350-0979-000-2	Ethel Collins	2 Story Single Family w/1,040 SF living area; 3,930 SF lot	Owner Occupied	Offer to Purchase is \$28,000. Owner wants replacement unit as well. Phone number is 342-0746
Block 5 Developer Option	3301-5-01	2127 West Garfield Avenue 350-0854-110-6	Holy Mt. Carmel Missionary Baptist Church, Inc.	Church - size unknown 88,166 SF lot	Owner Occupied Kiduff & Roth have plan to rebuild church at 17th & Brown	

**REPRESENTATIVE
PHOTOGRAPHS**



Parcel #1 2213 W. North Avenue

Case #B-1



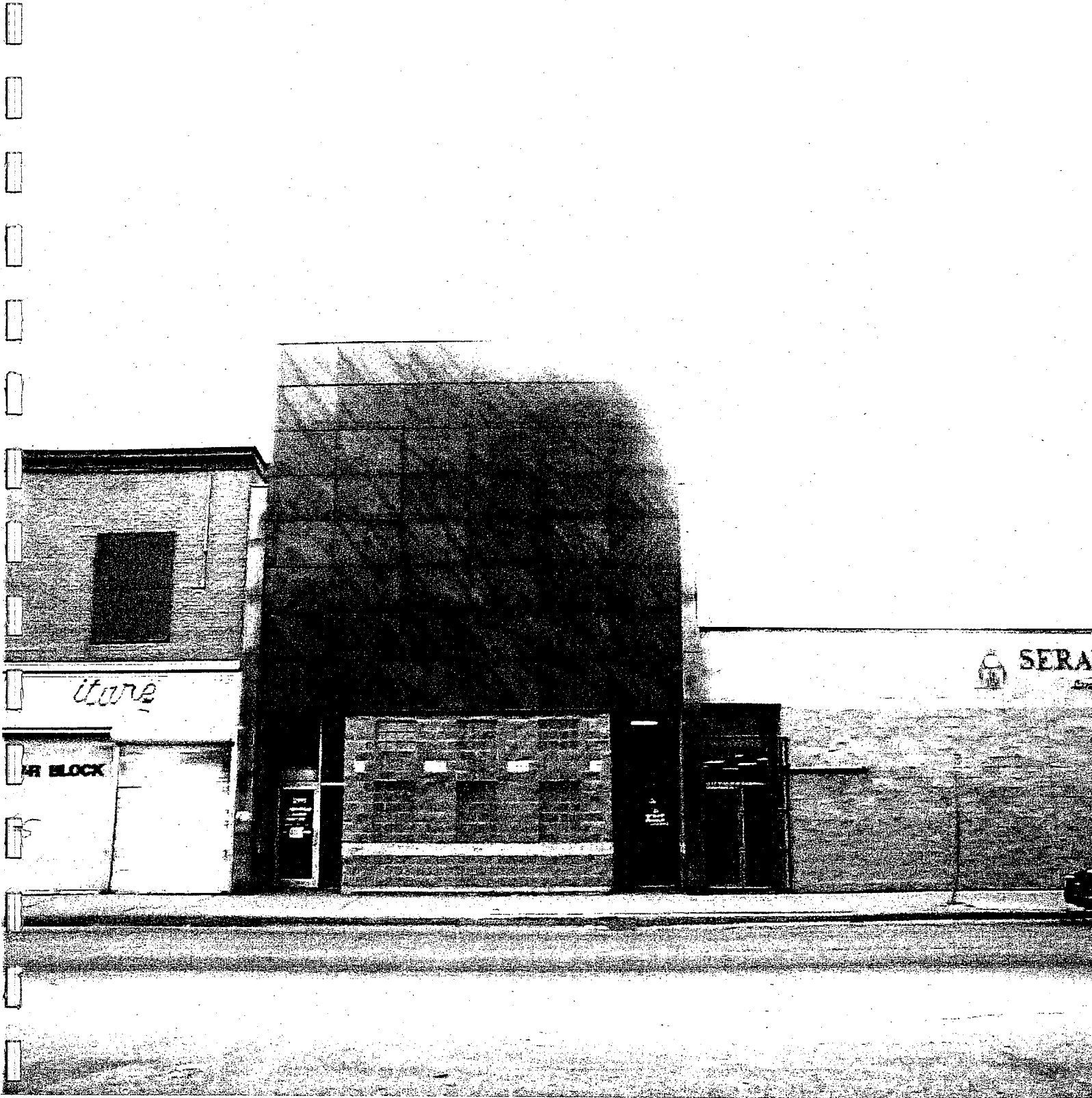
Parcel #2 2129-35 W. North Avenue

Case # B-2, 3, 4 and 5
R-1, 2, 3, 4, 5 and 6



Parcel #3 2125-2127 W. North Avenue

Case # B-6



Parcel #4 2111-2117 W. North Avenue

Case #B-7



Parcel #5 2101-2107 W. North Avenue

Case #B-8

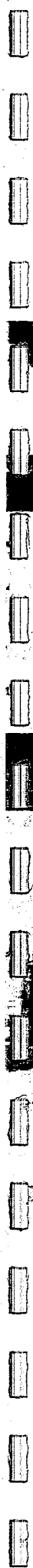


Parcel #6 2033-2035 W. Fond du Lac Avenue

Case #B-9

R-7, 8, 9 and 10





Parcel #7 2029-2031 West Fond du Lac Avenue

VACANT



Parcel #8 2025-2027 West Fond du Lac Avenue

Case #B-10

R-11



Parcel #9 2007-2015 West Fond du Lac Avenue

VACANT Parking Lot





Parcel #10 2209 North 20th Street

Case #R-12, 13 and 14



Parcels #11 and 12 2210-10A North 21st Street

VACANT



Parcel #13 2216 North 21st Street

Case #R-15



Parcel #14 2222 North 21st Street

Case #R-16



Parcel #15 2127-2129 North 22nd Street

Case #R-17 and 18



Parcel #16 2118 2120 North 23rd Street

Case #R-19



Parcel #17 2126-2128 North 23rd Street

Case #R-20





Parcel #18 2130 North 23rd Street

Case #R-21 and 22



Parcel #19 2136 North 23rd Street

Case #R-23



Parcel #20 2127 W. Garfield Avenue

Case #B-11 (Church)