

RELOCATION PAYMENT AND SERVICE PLAN

**Park West "E" Redevelopment Area/TID 43
Fond du Lac and North Avenues**

**In
The City of Milwaukee**

For

**Redevelopment Authority of the City of Milwaukee
809 North Broadway
Milwaukee, Wisconsin 53202**

May 21, 2001

Prepared By

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RELOCATION PAYMENT AND SERVICE PLAN

PROJECT:	Park West "E" Redevelopment Area/TID 43 Fond du Lac and North Avenues In the City of Milwaukee
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1.0 INTRODUCTION

On April 19, 2001, the Redevelopment Authority of the City of Milwaukee hereinafter referred to as ("Authority") adopted a Resolution declaring blighted for acquisition of 14 privately owned parcels and 18 City owned parcels in the Park West "E" renewal boundary. These parcels will be combined with six properties in the City of Milwaukee TID 43, which will be acquired by the Fond du Lac and North Avenue, LLC, a limited liability corporation, hereinafter referred to as ("Redeveloper") to assemble a site containing over 14.7 acres for the development of a 156,103 square foot Super K-Mart plus approximately 30,000 square feet of additional retail space.

All 20 properties are included in this Plan and all are eligible occupants of said properties will be considered for appropriate relocation benefits no matter if acquired by the Authority or the Redeveloper.

The Authority and the Redeveloper will enter into Development Agreement in the near future.

This Project impacts residential and business parcels lying on West North Avenue on the North, North 23rd Street to the West, 120 feet North of Lloyd Street to the South and West Fond du Lac Avenue on the East.

Of the 20 parcels identified on the schedule of interest, four (4) are vacant and will not be considered for this Plan. The remaining 16 parcels contain 11 business operations and 23 residential households. Of the 11 business operations, eight (8) are considered tenants and three (3) are owner-operators. Of the 23 residential households, 19 are tenants and four (4) are owner-occupants.

The Authority has the power of eminent domain. Therefore, Authority and in this Plan the redeveloper must plan and conduct the proposed acquisition in accordance with applicable statutes, including the State of Wisconsin Relocation Laws, Sec. 32.185-32.27 and Ch. COMM 202 of the Wisconsin Administrative Code. This Acquisition Stage Relocation Assistance and Payment Plan (Plan) is intended to satisfy the requirements of Sec. 32.25(1) of the Wisconsin Statutes. The Authority will hire a relocation consultant for this Project.

All of the funding for this Project is provided by Authority through local funding by the City of Milwaukee's Tax Incremental Financing (TIF) Program.

In accordance with Wisconsin Statutes, Sec. 32.25, Authority herein submits the Plan for the:

**PARK WEST "E" REDEVELOPMENT AREA/TID 43
FOND DU LAC AND NORTH AVENUE**

2.0 RELOCATION PROGRAM PLAN SUMMARY AND PROJECT DESCRIPTION

The purpose of this Plan is to minimize the hardship of displacement by assuring:

1. That the displaced occupant ("displacees") of residential and/or business property shall receive relocation payments in accordance with respective state of eligibility and that all payments will be processed in a timely manner.
2. That the displacees will be given adequate time to relocate, and will not be required to move until a comparable replacement site is made available.
3. That the displacees will be provided assistance when filing relocation claims and compensated for actual and reasonable costs for services required to prepare such claims in accordance with Ch. 202.52(1) (N).
4. That the displacees of residential property will be assisted in finding decent, safe, and sanitary housing, in neighborhoods not less desirable, appropriate to their requirements, and available to them regardless of race, color, religion, national origin, sexual orientation or source of income.
5. That business operators will be assisted in finding comparable or suitable sites for the continuation of their business operations.

This Plan was developed to ensure that the occupants (displacees) are granted their relocation rights and benefits.

The displacees affected by this project were interviewed by Delbert Dettmann of HNTB Corporation to determine their relocation needs and to explain the relocation program and eligibility requirement. That information is the basis for the Relocation Plan, which demonstrates how the relocation benefits will be established. Since this is a very close community, all displacees were aware of the Project and the Authority's interest in acquiring their respective properties.

It should be noted that the payment amounts cited in this Relocation Plan do not necessarily set specific payment levels for the occupants being displaced. Actual relocation payments and services provided by the Authority will be based on the comparable properties available in the community at the time of acquisition and other factors consistent with requirements of COMM 202 of the Wisconsin Administrative Code.

The Authority further assures that it will not proceed with any property acquisition activities until approval of its Plan has been received, in writing, from the State of Wisconsin, Department of Commerce, Division of Community Development.

A PROJECT DESCRIPTION:

This Project is being undertaken by the Authority to establish a major retail facility in an area of the City that has been without a quality nationally known retailer since SEARS left over 30 years ago.

In addition to removing old functionally obsolete commercial buildings, it will compliment the last 10 years of the Authority's efforts to establish middle income owner-occupied homes, which is occurring less than six blocks to the South of the present site.

Also, the City of Milwaukee is currently improving West Fond du Lac Avenue between Burleigh and North Avenue. This is the last phase of the Fond du Lac Avenue improvements that will provide easy access for customers from the Northwest side and South side residences of the I-43 and I-94 Interstate system. This is a very positive move by the Authority and the Redeveloper. In fact, no displacees interviewed for this Plan disagreed with this development. Business displacees felt it would really increase retail activity and some wish to stay in the area to take advantage of this development.

To conclude, this site has long stood as a vacant underdeveloped area. The presence of a major retailer should greatly enhance the commercial activity to the area and fill much of the vacant commercial space still found across the street and in the former SEARS complex now being used as an indoor mall.

3.0 PROJECT ADMINISTRATION

The Relocation Assistance and Payment Plan (Plan) will be administered by a relocation consultant yet to be chosen by the Authority. The Authority may provide some assistance by their own relocation specialist. The Authority will be sending out RFP's ("Request for Proposals) for Relocation Assistance in the near future. The Plan phase of the Project was conducted by Delbert Dettmann, a qualified staff member of HNTB Corporation. The office of HNTB Corporation is located at 11414 West Park Place, Suite 300, Milwaukee, Wisconsin 53224, (414) 359-2300.

3.1 Preparation of the Plan

The Relocation Plan was prepared by Delbert Dettmann, Real Estate Specialist an employee of HNTB. It should be noted that neither the HNTB Corporation, nor Mr. Dettmann have any interest in the properties being acquired, nor do they have any association with individuals or organizations who may be affected by or stand to benefit from any relocation activities occasioned by this Project.

3.2 Survey Interviews

The personal interviews were conducted between May 11, 2001 thru May 18, 2001. The occupancy status to our knowledge has not changed since that timeframe. The occupants who will be affected by the acquisition project have received a letter informing them of Authority's intent to acquire the property that they occupy, including an explanation of the basic relocation policies and payments. The occupants received a copy of the COMM brochure entitled, "Wisconsin Relocation Rights".

3.3 Relocation Office

A project site office will not be necessary for this project. On-site, evening and weekend appointments can be arranged with relocation personnel to be hired by the Authority in the near future.

3.4 Competitive Displacement

Mr. Gregory Shelko, Assistant Executive Director/Secretary of the Authority, informed us that the Milwaukee Public Schools will have a school expansion starting this year requiring the displacement of up to 10 residential units near 35th and Lisbon which is about a mile from the subject Project.

In addition, the Authority intends to acquire up to five commercial Industrial properties in the River Works Industrial Center/TID 24 Project. That project will be starting around mid-summer.

Currently, the Authority is in the process of condemning some vacant land and parcels in the Menomonee Valley owned by CMC Heartland Corporation.

Lastly, the 6th Street Viaduct Project of the City of Milwaukee is in the process of acquiring an industrial parcel.

It is our professional opinion that the projects listed above will not effect the Park West "E" Project due to a difference in the economic capacity of the subject Project occupants and the difference in the nature of the units being displaced, there is an ample supply of replacement units in the City of Milwaukee and surrounding communities.

3.5 Project Timetable

The target dates for the various phases for the Spot Acquisition Project are as follows:

Project Planning/Modifications	In Process
Appraisal	June 2001 to August 2001
Negotiation/Acquisitions	August 2001 to December 2001
Relocation	September 2001 to April 2001
Demolition	May 2002

The Authority will not require the displacee to vacate until a comparable or suitable replacement unit is made available to her. Further, the timetable as indicated may be changed if necessary to ensure compliance with the statutory requirements.

It should be noted that one business parcel (B-1) is slated for a fast-track acquisition in order to start the construction of the Super K-Mart by September 2001. This will only occur with the cooperation of the Authority, Redeveloper, property owner and business displacee. The Authority assures that displacee's relocation benefits and rights will not be jeopardized.

4.0 RELOCATION PROGRAM PLAN

The occupants who will be affected by this project were interviewed by Delbert Dettmann of the HNTB staff and accompanied by Dwayne Edwards, a Real Estate Specialist of the Department of City Development for the purpose of determining their relocation needs and to explain the relocation program and eligibility requirements. This information is the basis for formulating the Plan and to demonstrate how their benefits will be established.

The residential and business occupants affected by this project are aware of the proposed acquisition project and of Authority's interest in purchasing the property. There were no apparent oppositions by the occupants to this project.

It is the intent of Authority through this Plan to minimize the hardship of displacement by assuring:

1. That the displaced occupants shall receive their relocation payments in accordance with their respective state of eligibility and that all payments will be processed in a timely manner.
2. That the occupants will be given adequate time to relocate, and that no occupant will be required to move until a comparable replacement site is made available.
3. That the displacees will be provided assistance when filling their relocation claims and compensated for actual and reasonable costs for services required to prepare such claims in accordance with COMM 202.52(1) (N).
4. That the displaced residential occupants be assisted in finding decent, safe, and sanitary housing within their financial means in neighborhoods not less desirable, appropriate to their housing requirements, and available to them regardless of race, color, religion, national origin, sexual orientation or source of income.
5. That the displaced business occupants will be assisted in finding comparable and suitable sites for the continuation of their business operations.

5.0 RELOCATION PROGRAM RESIDENTIAL STANDARDS

5.1 Financial Means

1. As an indication of financial means in the Relocation Plan and for the purpose of payment calculations at the time of displacement:
 - a. Owner replacement housing payment is considered to be within the homeowner's financial means if the homeowner is paid the full price differential, all increased mortgage interests costs, and all incidental expenses: This payment shall not exceed \$25,000.
 - b. Tenant replacement dwelling rented by a displaced person is considered to be within his/her financial means if the monthly rent of the replacement dwelling does not exceed the monthly rent at the replacement after taking into account any public rental assistance. If the cost of any utility service is included in either rent, an appropriate adjustment must be made to ensure that like circumstances are compared. For a person who paid little or no rent before displacement, the market rent of the displacement dwelling shall be used when computing replacement housing costs: This payment shall not exceed \$8,000.

5.2 Occupancy Standards

Rooms/Bedrooms Needed – Habitable Area

- a. Each living unit shall have adequate space to assure suitable living, sleeping, cooking, dining accommodations, storage and sanitary facilities. The space shall be such to permit placement of furniture and essential equipment.
- b. The dwelling unit must contain at least 150 square feet of habitable area for the first person and 100 square feet (70 square feet for mobile homes) for each additional person. Habitable area is that space used for sleeping, living, working or dining purposes and excludes such enclosed spaces as closets, pantries, bath or toilet room, service rooms, connecting corridors, stairways, laundries, and unfinished attics, foyers, storage spaces, cellars, utility rooms and similar spaces.
- c. Bedrooms shall have a minimum of 70 square feet of habitual space for the first occupant and at least 50 square feet for a second occupant.
- d. Other habitable rooms shall have a minimum of 80 square feet of habitable space.

5.3 Physical Standards

A decent, safe and sanitary dwelling must conform to all applicable local and state codes and ordinances regulating structural conditions, state of repair and maintenance, heat, light and ventilation, bathroom facilities, kitchen facilities, egress, electrical, plumbing and the sewerage system, and rodent and pest inspections.

5.4 Environmental Standards

The residential dwelling used must be in a location not subjected to unreasonable adverse environmental conditions, natural or man made, not generally less desirable than the location of the acquired dwelling with respect to public utilities and services, schools, parking, churches, transportation, recreation, and other public and commercial facilities; and that the principal worker in the family can reach his/her place of employment within a reasonable time at a reasonable commuting expense.

5.5 Number of Comparables Available

This inventory pertains to the number and types of dwelling units currently available on the market, which is fair housing, housing with financial means of the person being displaced, and units, which meet the standards for decent, safe and sanitary dwellings.

5.6 Number of Comparables Expected to be Available

A projection of dwelling units which are planned and which the major steps have been completed preliminary to construction. These may be public housing, subsidized private programs or private developments, which are anticipated to be completed and available during the proposed period of the subject displacement.

5.7 Incidental Expenses

- a. Expense incidental to rental of replacement housing
- b. Other costs deemed necessary by the acquiring agency

5.8 Additional Criteria and Standards

1. Relocation Plan Payment Estimates – The “Probable Payment” amounts illustrated in the feasibility analysis are the estimated costs derived by a comparison between the indicated asking prices of the comparable purchase properties and estimated value for the owner’s building without adjustment for asking prices.

2. Actual Payment Computations

- (a) Adjustments of asking prices in the actual purchase supplemental computations, shall be made for local market conditions by listing three comparable buildings when feasible, that have sold in the area and by computing a percentage adjustment factor to be applied to the most comparable selected from the three comparables considered. Less than three comparables may be used if properties are not available with appropriate documentation.
- (b) In the event that a displacee purchases the most comparable property used in the computation, but the best negotiated purchase price is greater than the adjusted asking price, the replacement building computation will be revised using the actual price paid as the amount necessary to purchase a comparable decent, safe and sanitary structure.

6.0 DISPLACEMENT CHARACTERISTICS

As indicated in earlier segments of the Plan, the acquisitions will cause the displacement of twenty-three (23) residential occupants and eleven (11) business operations. All of the occupants surveyed were aware of the proposed Project, that their business establishments and their residences are located within the acquisition boundaries of the Project and they would be required to relocate after the property they now occupy is acquired by the Authority.

6.1 Residential Occupant Characteristics

Personal characteristics of the occupants affected by this Project are as follows:

Case R-1: 2129-35 West North Avenue Apt. 1

A mother, age 73 and her son, age 35 live in this three room one bedroom apartment. They have lived in this apartment since 1964. The mother is a widower, while her son is single. They both act as managers of the building. For that service they pay no rent nor do they pay for utilities. There is a similar unit, which pays \$300.00 per month which we shall use as economic rent plus \$100.00 for utilities.

The mother receives monthly Social Security of \$750.00. The son is a postal carrier for the past 12 years and makes about \$42,000.00 per year. They have no debts and do own a car. They have a lot of personal belongs, but are starting to go through the it all and should be fine. They are not against the project, but fear they will not have enough time. They may be interested in purchasing a home. They were informed that they need to look for a two bedroom apartment or house to be DSS. The son sleeps on the couch in the living room. They plan to stay together after the move

Case R-2: 2129-35 W. North Avenue Apt. #2

A single male, age 55, who lived in this three room, one bedroom unit since 1994. He has been on Social Security Disability for the better part of three years and receives a check for \$850 per month or \$10,200 per year. He has no special needs, but can't lift things. He understands the Project but is not excited about having to move. The unit rents for \$300 per month and pays cooking gas and electric at about \$55 per month.

Case R-3: 2129-35 W. North Avenue Apt. #3

A single female, age 39, who has lived in this two room studio apartment since December of 1999. The rent is \$270 per month plus cooking gas and electric of \$26 per month. She has just started a new job at a downtown hotel as a security guard and should be making about \$15,600 per year. She does not drive so must live within a block or two of a bus line. She has no disabilities but takes medication for high blood pressure. Lastly, she is indifferent to this Project and would move further North of her present home.

Case R-4: 2129-35 W. North Avenue Apt #4

A single female, age 41, with a daughter, age 15, who live in a 2 room studio apartment since September 2000. She does not have a car so must live near a bus line to get to work. Her daughter does not receive child support but does get food stamps. The mother has just started a job at the Milwaukee Jewish Community Center making \$8.90 an hour or about \$18,500 per year. She pays \$265 per month and has utility cost of about \$60 per month.

She informed me that she had not paid rent for the last three months and was being evicted. So if she does not come up with three months rent by Saturday, May 19, 2001, she will leave the unit on her own. She will let me know if she stays.

I informed her she would need an apartment with 2 bedrooms to meet DSS standards because of her daughter.

Case R-5: 2129-35 W. North Avenue Apt #5

A single female, age 49, who has lived in this five room, two bedroom unit since January 1999. No one lives with her, but she has three grown children and a seventeen grandchildren. She is close to her family. She is on Disability with Social Security because she is a diabetic and receives \$530 per month. She does want to move out as soon as possible. Not because of the Project, but her living room badly leaks when it rains. She hates mice so she has a pet snake that she keeps at her daughter's house. She pays \$420 a month in rent and about \$70 per month for utilities. She would like to move to Waukesha where she lived before and may seek out subsidized housing.

Case R-6: 2129-35 W. North Avenue Apt #6

A single male, age 43, who has lived in this three room one bedroom unit since 1984. He does not have a driver's license and must be near a bus line for transportation. He is on a community support program and is on medication because of his mental condition. He receives \$700 per month from Social Security Disability. He pays \$310 per month for rent and about \$30 per month for utilities. He is in favor of the development and understands he will be required to move.

Case R-7: 2033-35 W. Fond du Lac Avenue Apt 1

A single female, age 36, with two children; one son age 16 and one daughter age 10. They occupy this five room, three bedroom unit since April 2000. The mother is currently unemployed and receives unemployment payment of \$144 per week. In addition, she receives monthly child support of \$225.

She receives rent assistance and does not pay any portion of the \$500 monthly rent since she is unemployed. Her estimated utility payments are \$110 per month on the budget program. Her children attend Milwaukee Public Schools. All attempts will be made to keep her on rent assistance. She would like to move out of the area to an

area around Capital Drive and further West. She has not looked yet but will talk to her rent assistance specialist about other units with our assistance.

Case R-8: 2033-35 W. Fond du Lac Avenue Apt #2

A single female, age 31, with three children; two sons age 13 and 9 respectively and one daughter age 12. They have lived in the unit since May 2000. She is currently unemployed but receives her mothers survivor pension of \$858 per month. She is on rent assistance and pays \$149 of the \$500 monthly rent. In addition her budgeted monthly utility is \$130 per month. Her children all attend Milwaukee Public Schools. She has no problems with the move as long as she can remain on rent assistance. All efforts will be made to do that.

The agency will be contacted to get details and units available and to coordinate the move since all four units are on rent assistance in this building so this will apply to R-9 and R-10 also.

She would like to move further east or stay in the same area.

Case R-9: 2033-35 W. Fond du Lac Avenue Apt #3

A single female, age 35, a single male age 32 and five children, two sons ages 17 and 16 and three daughters ages 15, 13 and 11 respectfully. They moved into this apartment on March 10, 2001. They will qualify for the 90 days on June 1, 2001. Starting on June 1, they will receive rent assistance. They will pay \$45 of the \$500 monthly rental fee. I should also note that their utility payments may be a little low since they just moved in.

She is not working at present, but does work at H&R Block during the tax season and he works for a Temporary Employment Service but was just laid off. The children all attend school. Efforts to maintain their rent assistance status will be made.

They have an auto and would prefer to move to the Northwest side of Milwaukee.

Case R-10: 2033-35 W. Fond du Lac Avenue Apt #4

A single female, age 25, with five children; two sons ages 9 and 4 and three daughters ages 12, 7 and 1 respectfully. They occupy the five room three bedroom unit for the last nine months. They are on rent assistance. The mother is attending MATC and will be finishing a two year business program in the fall of this year. In addition, she recently became employed at TARGET, working 80 hours a month making about \$700 per month. In addition, she is receiving rent assistance from Milwaukee County. Her rent is \$23 with the County paying \$477.

She is neutral about the Project and is planning to move to a four bedroom unit that her current landlord owns on 47th and Fairmont. We will have to see if that unit is under rent assistance. If it is not eligible for rent assistance, it will be up to her to go off of rent assistance.

Her children attend Woodson Academy on 55th and Bluemound.

Case R-11: 2025-27 W. Fond du Lac Avenue-Upper Unit

A single male, age 66, who is the owner of the property. In addition, there is a single male, age 24, the owner's nephew and a single female, age 70, the owner's girlfriend. They all live in the living quarters above the tavern that is a business owned by the owner of the subject parcel. No rent is paid to the owner from either of the occupants. We will treat this as an owner occupied residence with family. The actual living quarters consists of four rooms with two bedrooms. The other four rooms are being used for storage.

The owner collects a pension and Social Security besides operating his business. The income from the business is the negotiable and he may even consider going out of business.

The owner has been here for 12 to 13 years. At this point, the owner has not given moving any consideration but feels the Project is fine.

Case R-12: 2209 North 20th Street-Lower Unit

Two single males, ages 70 and 49 live in the four room two bedroom duplex for eight years. The younger male moved in with the older gentleman, who still works as a security guard since July 2000. He pays the older gentleman about \$200 per month which is half of the \$400 per month rent. Heat is included in the rental payment and utilities run around \$50 per month.

The older gentleman did not want to disclose if he was receiving social security payment, but did say that he was a disabled veteran. The younger male collects SSI in the amount of \$630 per month. Both occupants are taking medication, one for back pain and the other for high blood pressure. They plan to move together.

Both realize that they have to move but are not looking forward to it. They feel this is a safe area and are concerned with moving into areas with younger people.

Case R-13: 2209 North 20th Street-Upper Unit

A single male, age 45, has lived at this unit since March 12, 2001. He rents one of the two bedrooms in the unit and shares the living room and kitchen with the other roomer, a female, age 31. He pays \$225 rent but does not pay for the utilities; the female does that. He receives Social Security Disability in the amount of \$600 per month.

He is not concerned about the move.

Case R-14: 2209 North 20th Street-Upper Unit

A single female, age 31, has lived at this unit for the past three months. She rents one of the two bedrooms in the unit and shares the living room and kitchen with the other roomer, a male, age 45. She states that she pays the utilities which are \$175 plus another \$50 to equal \$225. She did not disclose her income. She is related to the owner.

It appears that the move does not bother her.

Case R-15: 2216 North 21st Street

A elderly widow, age 78, occupies this one and one half story single family home. She had suffered a stroke a few months ago and will be in rehabilitation until early June. I interviewed her niece who has been caring for her for a number of years and has Power of Attorney. According to her niece, she intends to move back into the house. She can walk with assistance of a walker.

Also, she receives Social Security and may receive a survivor pension from the army. Her former husband retired from the service.

We will meet with her in early June when she moves back into her home. Her niece was very cooperative and may move in with her aunt when she purchases a new home.

She does not object to the Project but is concerned about the move.

Case R-16: 2222 North 22nd Street

An elderly widow, age 85, has lived at this home since 1958. She now has a life estate interest in this property. This one story single family home has four rooms and two bedrooms. She receives Social Security in the amount of \$953 per month. For her age, she is still able to get around. She must find a home with a first floor only since she broke her hip and it is now more difficult for her to get around.

She has indicated that she would like to move to Mayville. She said she thinks she has some relatives there but was not sure. At first she was very upset with the Project, but she is now feeling better about it.

She will need assistance in the move and in understanding legal matters. She wishes to buy a home, at least at this time.

Case R-17: 2127-29 North 22nd Street-Lower Unit

The unit is occupied by two adults and two children. A single female, age 34, a single male, age 41, a boy, age 13 and a girl, age 10. The female is the mother to both children.

The owner of the property died in September 1999. The female claims she will get the house, but legal title has not passed to the female.

In addition, the property is both tax delinquent and in arrears with the mortgage payments.

The male is employed as a maintenance person for a large apartment complex. The female is not employed. The daughter does receive SSI payments of \$353 per month.

Both children go to Milwaukee Public Schools. They would like to stay in the area.

For the purpose of this Plan, the occupants must be considered tenants since ownership has not passed to the female. We established the economic rent to be \$300 which is the rent being charged the tenant upstairs in a similar sized unit.

Case R-18: 2127-29 North 22nd Street-Upper Unit

Two single males, one age 50 and the other age 28, a nephew to the older male.

They moved into the unit on March 12, 2001. Their rent is \$300 plus \$85 for utilities. The older male is employed as a security and building manager and makes \$8.00 per hour. The nephew is employed and does not stay all the time

They may want to return to the 35th/Highland area in their move. They do not object to the Project.

Case R-19: 2118-20 North 23rd Street

This property is occupied by one recently widowed female, age 42 and her six children. There are four boys ages 18, 17, 15 and 11. There are two girls, ages 14 and 13. They have occupies the property for over two years. They occupy and rent the entire property, having 10 rooms with four bedrooms. They will need four bedrooms.

The female receives SSI \$530 per month. There was no mention of additional income sources. Consideration will have to be given this family until we can confirm other income and possible pension from her deceased husband.

They would like to move to the 50th and Capital Drive area.

Case R-20: 2126 - 2128 North 23rd Street

A husband and wife age 34 and 32 respectively own and live in this 2.0 story duplex. They live with their 3 children, two girls and 1-boy ages, 15, 14 and 9. The husband is a self-employed pastor. The dwelling is comprised of two units, each unit consisting of 5 total rooms, 2 bedrooms and 1 bathroom. This family occupies the lower unit and one bedroom within the upper unit. The remainder of the property is used for storage. All 10 rooms will be used for the fixed move. This family took ownership in February 2001. Thus, this will not make them a 180-day owner. However, they will qualify as a 90-day owner. The children all go to school. The couple indicated that they are not upset with the project.

Case R-21: 2130 North 23rd Street

A husband and wife ages 63 and 61, respectively are the owner occupants of this duplex living in the upper unit with their 10 year old granddaughter. Their daughter, age 41 lives in the lower unit with her 4 children. Their daughter currently pays \$200 per month in rent. The couple has owned the duplex for approximately 8 years. He is

a retired steelworker. Both are generally in good health, however he does have minor problems with his knees.

They are both indifferent to this project, but expressed that they would like to move north of their current residence and purchase another duplex. Their total income is \$608 per month, which consists of social security and two pensions.

Case R-22: 2130 North 23rd Street

A mother age 41, lives in the lower unit of this duplex with her 4 children, three boys' ages 17, 8 and 3 and one daughter age 1 month. She rents the unit from her parents for \$200 per month. Due to the number and sex of the children 3 bedrooms will be required to meet the DSS requirements. She is currently unemployed and is on a W-2 extension receiving \$628 per month. She indicated that she is indifferent towards the project and may move with her parents if they buy another duplex.

Case R-23: 2136 North 23rd Street

A single-female age 71 is an owner occupant of this 6 room, 4 bedroom single-family dwelling. She is a former crossing guard for Milwaukee Public Schools. Her combined pensions and social security total \$495 per month. She has an automobile. She is generally in good health, however she does have arthritis in her knees and shoulders. She would like to purchase a single story home, but does not want to take on a mortgage.

6.2 Potential Relocation Hardships

All occupants appear in good health or under controlled medication and have no special physical needs.

Some occupants, because of their low income may qualify them for vouchers under the City of Milwaukee Section 8 Housing Program or other special low-income mortgage incentives.

In addition, some occupants may have some social and additional financial hardships in this project. Should a medical, social or financial hardship situation arise at the time of acquisition, liaisons will be established with local public agencies and service groups, which may be utilized for the benefit of the displacees.

Some displacees may require a little longer time to acquire a replacement dwelling because of their low income.

ANNUAL INCOME OF RESIDENTIAL OCCUPANTS

\$15,000 and Below	15
\$15,000 to \$24,000	5
\$25,000 to \$39,000	1
\$40,000 to 59,000	1
Not Disclosed	1
TOTAL	23

6.3 Minority Occupants

This Project will displace primarily African American households.

ADDITIONAL RESIDENTIAL CHARACTERISTICS

	Afro- American	American Indian	Spanish Surname	Others	Total
Male	28			1	29
Female	30			2	32

6.4 Business Occupants

The Business Operators interviewed for this Project were aware that their businesses are located in the Project boundary, and they would be required to relocate, or terminate their businesses after their properties were acquired by the Authority.

The business characteristics are summarized as follows:

Case B-1: 2213 West North Avenue

This Plasma Pheresis Center is a leased facility of Sera Tec Biologicals LTD. They currently are operating in a site containing approximately 14,000 square feet. They employ 20 full-time and four part-time people. They have gross sales of about \$500,000 per year. They have parking for about 50 cars. They operate six days a week from 7:00a.m. to 5:00p.m. They are licensed by the FDA and inspected by OSHA.

Having spoken to the Vice President of Operations we were informed that according to the new corporate philosophy they wish to relocate out of the area and become a more upscale operation. He further stated that once the company finds a location, it takes 90 days of lead-time to get approval to move. In addition, this operation is not always welcomed. They want to hear more information about the Project from the Authority.

The Vice President's name was passed along to the Authority. They did not allow us to meet with management or tour the facility.

Case B-2: 2129-35 West North Avenue; Store 1

This is a balloon and novelty business, that according to the building owner has been there for 10 years. Efforts were made to contact the business owner numerous times. Personal visits and phone calls were made. Finally, the owner was reached and admitted, over the phone, that sales have been declining and he was most likely going out of business. He refused to meet with us or be interviewed further, however, we dropped off the Relocation Pamphlet at the store, signed for by an employee.

Case B-3:

The business is identified as Lee's Wigs that has been in business at this location for over 30 years. The last six years with the present owner. They lease about 1,000 plus square feet of space and have gross earnings of over \$80,000. The owner claims she gets a lot of traffic at this location and would like to move across the street to take advantage of the increased traffic caused by the new Super K-Mart.

She may even be interested in the new retail space, but the lease cost may be prohibitive since she only pays \$410 per month plus utilities. The store is open everyday but Sunday 10:00a.m to 5:00p.m.

Case B-4: 2129-35 West North Avenue Store 3

This business is identified as Esquisite Fashions, which sells women's clothing with an emphasis in lingerie. They have been in business since May 2000 and take in about \$1,600 in sales per month. Their rent is \$400 plus utilities. They are open six days a week. The owner would like to move into a larger store, ideally in this location. Their busy season is the summer. They are concerned that their customers would not follow them to a location out of the area, but do not object to the Project. The owner would prefer 1,600 to 2,000 square feet, almost twice his current size.

Case B-5: 2129-35 West North Avenue Store 4

This business is identified as "The Place". It is a beauty salon and has been in business since 1996. There is one chair and no other employees. The owner has gross earnings of about \$16,000 per year. She pays rent of \$265 plus utilities. She is open 10:00a.m. to 5:00p.m. Monday through Friday or by appointment. She lives within a mile of the shop. She would prefer to have a mixed-use building on a major commercial strip within her living quarters upstairs. She would like to expand into giving facials and massages; that would require a larger shop, which she hopes would increase her business.

She is not against the Project but has not even started looking for a new site and does not want to limit where it might be.

Case B-6: 2125-27 West North Avenue

The business is identified as "North Avenue Clothing." The owner of the sole proprietorship is also the owner of the building. It sells work-related clothing under the brand name of "Dickies." The store generates about \$250,000 sales per year. The

store area takes up about 80% of the first floor with storage and a small office taking up the balance of the 2,165 square foot area. There is a second floor of the same size, which is packed full of inventory along with 3/4 of the basement. The owner stated that he had an inventory of over \$250,000, and it sure looked like it. Everything was neat and orderly.

He stated that his business must stay in the "hood." He was not happy that he will not be paid for down time and potential loss of business. He also had signs posted in the store that he was moving – no date, just moving.

He was assured that every effort would be made to move him on a weekend during a seasonal slow time. His inventory peaks during early spring.

Case B-7: 2111-17 W. North Avenue

The business is identified as Sera Med. It is part of the Aventis Corporation, an international pharmaceutical company. They lease this 12,000 square foot site for \$5,300 per month. They would not disclose what the earnings were for this site since they have 100 locations around the world and are only a small part of this 60 billion dollar corporation.

They employ 25 to 30 full-time people. Their preference is to lease a site and they would prefer a new retail upscale site somewhere in the City. They may be interested in one of the new retail sites since they too have strict licensing and zoning location restraints. They would also like a site with parking for 50 to 60 cars.

Mr. Paul Smith, Director of Development stated that he wants to work with the City and be a good corporate citizen. He also said he would be meeting shortly with their corporations real estate broker. They did not want us to meet with their local management nor tour their facility at this time.

All communications should go through Mr. Smith.

Case B-8: 2101-07 W. North Avenue

The business is identified as "Fond du Lac Furniture." It is owned by a sole proprietor who leases the approximately 7,000 square foot area for \$2,000 per month. He has been there for the past five years. He has three to four full-time and one part-time employees. He also occupies the basement and second floor, which he uses for storage. The store was full, but he did not take us on a tour to confirm how much inventory was elsewhere in the building. While there, water was dripping onto the showroom floor from a number of locations.

The owner was going back to Lebanon to get married and would be gone the next month or so.

The store generates about \$230,000 per year in sales. The owner wanted to be paid for good will. He was told the business is not being purchased, just relocated. He felt

the potential benefits were not great. He did not object to the Project but will be loosing a low rent site. Lastly, he may move to Northern Illinois. He did not say he would move his business, just that it would be an option.

Case B-9: 2033-35 W. Fond du Lac Avenue

This business is identified as, "Committed To Christ Christian Church Fellowship," a non-denominational church. It is a not for profit corporation. The church has about 6,000 square feet of space that is used for church and office. They also use the basement for meetings. They have services on Monday and Wednesday evenings with Sunday School at 9:00a.m. and services at 11:00a.m. They also perform neighborhood ministry and have a clothing bank.

The church pays \$625 per month plus utilities for rent. It would like to relocate anywhere in the City but not the South side. They have about fifty families attending weekly service. Their new site would require parking for cars and they would like to be on a bus line. They look forward to working with the City in relocating to a new site.

They would like to be a lot larger at their new site i.e. 28,000 square feet per a letter to Mr. Edwards of the Department of City Development, dated May 2, 2001.

Case B-10: 2025-27 W. Fond du Lac Avenue

The business (tavern) is identified as, "Goldenteer," on an old fading sign hanging over the door. It is owned and operated by a retired gentleman who also owns the building. He has owned it since 1882, but today he lives upstairs and is opened Thursday, Friday and Saturday from 2:00p.m to 1:00a.m. This earns him about \$10,000 in gross sales. Each year it becomes less. He is not well stocked and the tavern stools are tattered and the tables are old.

The owner may go out of business and move to the Northwest side. He has no idea where or how much it would cost. He is the sole employee outside of his girlfriend who helps him. His license expires in September 2001. He may retire too.

Case B-11: 2127 West Garfield Avenue

This property is identified as "Holy Mount Carmel Missionary Baptist Church, Inc.," a not for profit church.

It was built new in 1989 at this site and has over 20,000 square feet of space with a basement. We went unannounced to get an appointment and met the Pastor, Dr. Betty Hayes. We explained why we were there and would come back. She was aloft and did not seem to trust us. We explained the benefits in general and finally had her agree to get back to us in a day.

The next day we received a call from Bunkie Miller of the Department of City Development informing us that we would not be meeting with the church and to just proceed without the interview since they will be dealing directly with the developer.

At least now they know about the benefits.

7.0 REPLACEMENT RESOURCES

This section identifies and describes replacement housing sites currently available, or will be available for the residential displacees. All replacement housing facilities used by the displacees will be surveyed to comply with physical standards as described earlier in this Plan.

7.1 Assurance of Resources

This relocation program for this project as developed in this Plan is realistic and adequate to provide for an orderly, timely and efficient relocation. Thus, the Authority assures that there will be sufficient replacement housing sites made available before the subject occupants are required to move.

The inventory of comparable/suitable replacement housing units was developed by surveying the City of Milwaukee since most of the displacees expressed an interest in staying within the City. It is noted that an independent survey was done of surrounding communities. It was found that these areas also have an adequate housing stock in the anticipated price range of the displacees. Area property managers with whom we talked expressed a willingness to work with the relocation staff and the displacees in an effort to provide rental replacement sites. In addition, a check of the Metro Milwaukee apartment listings was made. Lastly, the Authority will work with any displacee that may qualify for housing under the ownership of the Housing Authority of the City of Milwaukee.

Field surveys to identify available replacement dwelling units were documented during the May 4 through May 18, 2001 time frame.

7.2 COMPARABLE RESOURCES RESIDENTIAL

OWNER / SINGLE FAMILY / 2 BEDROOMS

GROUP A

COMPARABLE HOUSING AVAILABLE ON THE PRIVATE MARKET:

The following is a sampling of single family, two bedroom homes that are currently offered within the City of Milwaukee. This sample is herein identified as Group 'A'.

A total of 20 Group 'A' homes are identified by street address on the following four pages. The current asking prices range from \$26,900 to \$63,900. The homes typically contain between 4 to 6 rooms and are one to two story, wood frame construction and would meet habitable square footage requirements. The source of this market data is the Metro Milwaukee Multiple Listing Service.

The properties have good proximity to shopping, public transportation and schools. Pets and children are allowed.

It is noted that this is only a sample of City of Milwaukee available housing. Our research indicates that there is currently an ample supply of replacement housing available, when considering the greater metropolitan area.

#:0542679p SF ACT 3275 N 28TH ST \$26,900
 MIL MILWAUKEE Gar: 1.0 D Rms: 6 BR: 2 Bths: 1 /
 Typ: SING FAM Sty: 1.5 STY Arch: BUNGALOW Ext: M-ALUM
 Ac: < 1/4 Wtr: Sub: Tax: \$927
 LO: SWR02 (414) 464-8350 LA: SANDY ERTEL SF:
 SO SD DOM SA SP



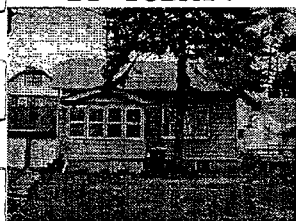
EXCELLENT ALUMINUM STARTER HOME WITH 2BR AND EXPANDABLE UPSTAIRS.
 BEAUTIFUL NATURAL WOODWORK, FORMAL DR, HWF, UPDATED KIT CABINETS,
 COUNTERS AND SINKS. PLUS NO WAX FLOORING. CUSTOM WINDOW TREATMENTS AND
 PLUSH CARPETING. UPSTAIRS BACK BR, CIRCUIT BREAKERS, NEW HIGH EFFICIENCY
 A1

#:0544946p SF ACT 3025 N 58TH ST \$32,900
 MIL MILWAUKEE Gar: .0 N Rms: 5 BR: 2 Bths: 1 /
 Typ: SING FAM Sty: 1 STORY Arch: RANCH Ext: M-WOOD,*
 Ac: < 1/4 Wtr: Sub: Tax: \$969
 LO: SWR01 (414) 476-7100 LA: GERALD KATZ SF:
 SO SD DOM SA SP



THIS 2 BR 1 BA STAIRLESS RANCH HAS LIVING/DINING RM COMBO. DINING AREA
 FEATURES CHINA CABINET. LOADS OF CLOSETS. CARPETING IN MOST ROOMS.
 PARKING FOR 2 CARS. ALL APPLIANCES INCLUDED. IMMEDIATE OCCUPANCY! SEE
 IT TODAY!
 A2

#:0545873p SF ACT 2765 N 52ND ST \$33,500
 MIL MILWAUKEE Gar: .0 N Rms: 4 BR: 2 Bths: 1 /
 Typ: SING FAM Sty: 1 STORY Arch: BUNGALOW Ext: M-ALUM,*
 Ac: < 1/4 Wtr: Sub: Tax: \$623
 LO: CENT15 (262) 542-7191 LA: RICHARD ROBERTS SF:
 SO SD DOM SA SP



SMALL HOME, NEEDS WORK. FULL, DAMP BASEMENT. ENCLOSED PORCH. HOME IS
 LOCATED AT THE REAR OF THE LOT. ALLEY AT REAR OF LOT. SELLER HAS NEVER
 OCCUPIED. NEWER HEATING SYSTEM AND HOT WATER HEATER.
 A3

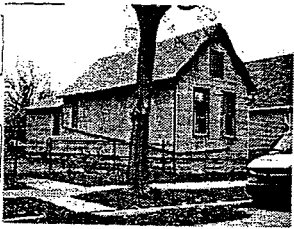
#:0530790p SF ACT 1926 N 19TH ST \$34,900
 MIL MILWAUKEE Gar: .0 N Rms: 4 BR: 2 Bths: 1 /
 Typ: SING FAM Sty: 1 STORY Arch: BUNGALOW Ext: M-AS/ASP
 Ac: < 1/4 Wtr: Sub: CROSS & HUDEK Tax: \$129
 LO: REMX08 (262) 784-9220 LA: CHET GUTOWSKI SF: 720
 SO SD DOM SA SP



INVESTOR LIQUIDATING SEVERAL PROPERTIES. POSSIBLE 100% FINANCING TO
 QUALIFIED BUYER. NO PROPERTY CONDITION REPORT. PROPERTY RENTED AT
 \$250 PER MONTH.
 A4

#:0548855 SF A* 1080 N 47TH \$34,900
 MIL MILWAUKEE Gar: 2.0 D Rms: 6 BR: 2 Bths: 1 /
 Typ: SING FAM Sty: 1.5 STY Arch: OTHER Ext: M-STC/SL
 Ac: < 1/4 Wtr: Sub: Tax: \$1223
 LO: WHITTN (414) 481-9044 LA: SUE OELKE/D. LOY SF: 1,370
 SO SD DOM SA SP

FORECLOSURE OFFERED IN AS IS CONDITION-NO PROPERTY CONDITION REPORT WILL
 BE PROVIDED-CALL OFFICE FOR MANDATORY ADDENDA BEFORE WRITING OFFERS.
 SELLER REQUIRES PROOF OF FUNDS AND/OR PRE-APP. LETTER TO ACCOMPANY
 OFFERS. HOME HAS UNCONVENTIONAL FLOORPLAN AND HEAVY PET ODOR.
 A5



#:0530772p SF ACT 1932 N 15TH ST \$39,900
 MIL MILWAUKEE Gar: .0 N Rms: 5 BR: 2 Bths: 1 /
 Typ: SING FAM Sty: 1 STORY Arch: BUNGALOW Ext: P-AS/ASP
 Ac: < 1/4 Wtr: Sub: VLIETS ADD'N Tax: \$143
 LO: REMX08 (262) 784-9220 LA: CHET GUTOWSKI SF: 801
 SO SD DOM SA SP

INVESTOR LIQUIDATING SEVERAL PROPERTIES. POSSIBLE 100% FINANCING TO QUALIFIED BUYER. NO PROPERTY CONDITION REPORT. PROPERTY RENTED AT \$230 PER MONTH. INVEST TODAY.

A6



#:0531130p SF ACT 2517 N 24TH ST \$39,900
 MIL MILWAUKEE Gar: .0 N Rms: 4 BR: 2 Bths: 1 /
 Typ: SING FAM Sty: 1.5 STY Arch: BUNGALOW Ext: M-ALUM
 Ac: < 1/4 Wtr: Sub: PLATTO'S Tax: \$140
 LO: REMX08 (262) 784-9220 LA: CHET GUTOWSKI SF: 925
 SO SD DOM SA SP

INVESTOR LIQUIDATING SEVERAL PROPERTIES. POSSIBLE 100% FINANCING TO QUALIFIED OWNER OCCUPIED BUYER. NO PROPERTY CONDITION REPORT. PROPERTY RENTED AT \$375 PER MONTH.

A7



#:0531618p SF ACT 2572 N TEUTONIA \$39,900
 MIL MILWAUKEE Gar: .0 D Rms: 5 BR: 2 Bths: 1 /
 Typ: SING FAM Sty: 1 STORY Arch: RANCH Ext: M-WOOD
 Ac: < 1/4 Wtr: Sub: Tax: \$170
 LO: NEUS (262) 781-0375 LA: LEE NEUSTEDTER SF:
 SO SD DOM SA SP

INVESTOR LIQUIDATING-SELLER FINANCING-2ND MTG UP TO 15%-. ALSO OWNER OCCUPIED FINANCING UP TO 100%. NO SELLER CONDITION REPORT. IF REQUIRED, SELLER TO DO CODE COMPLIANCE, DILHR, MINOR REPAIRS. LISTER HAS NOT HAD ACCESS. TENANT OCCUPIED MTM.

A8



#:0532647p SF ACT 3914 N 53RD ST \$44,900
 MIL MILWAUKEE Gar: 1.0 D Rms: 5 BR: 2 Bths: 1 /
 Typ: SING FAM Sty: 1 STORY Arch: RANCH Ext: M-ALUM,*
 Ac: < 1/4 Wtr: Sub: Tax: \$1610
 LO: PRU02 (262) 782-3110 LA: EDWARD MESHESKI SF: 928
 SO SD DOM SA SP

STARTER HOME IN GREAT AREA OF WELL-KEPT HOMES, NEAR SCHOOLS & SHOPPING. NATURAL FIREPLACE, HARDWOOD FLOORS, NATURAL WOODWORK, LEADED GLASS. LOWER LEVEL REC RM W/BONUS RM & 1/2 BATH. CORPORATE OWNED FORECLOSURE. SOLD "AS IS". OFFERS NEED PROOF OF FUNDS. NO CONDITION REPORT. SPECIAL

A9



#:0530934p SF ACT 3261 N 40TH ST \$45,000
 MIL MILWAUKEE Gar: 2.0 D Rms: 5 BR: 2 Bths: 1 /
 Typ: SING FAM Sty: 1 STORY Arch: BUNGALOW Ext: M-ALUM
 Ac: < 1/4 Wtr: Sub: BONNY PARK Tax: \$618
 LO: REMX08 (262) 784-9220 LA: CHET GUTOWSKI SF: 780
 SO SD DOM SA SP

INVESTOR LIQUIDATING SEVERAL PROPERTIES. POSSIBLE 100% FINANCING TO QUALIFIED OWNER OCCUPANT BUYER. NO PROPERTY CONDITION REPORT. PROPERTY RENTED AT \$550 PER MONTH. WHY WAIT, BUY NOW.

A10

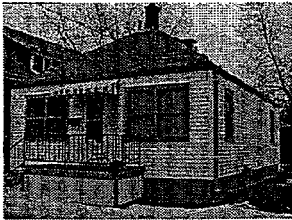
 #:0551757 SF ACT 748 S 21ST \$45,000
 MIL MILWAUKEE Gar: .0 N Rms: 5 BR: 2 Bths: 1 /
 Typ: SING FAM Sty: 1 STORY Arch: BUNGALOW Ext: M-VINYL*
 Ac: < 1/4 Wtr: Sub: Tax: \$1091
 LO: PRU12 (262) 251-7200 LA: LINDA LOFTEN SF: 1,026
 SO SD DOM SA SP

OLD WORLD CHARM AND IN GREAT CONDITION. THIS HOME HAS BEAUTIFUL NATURAL WOODWORK THROUGHOUT. BUILT-IN CHINA CABINET W/LEADED GLASS WINDOWS, WALK-IN PANTRY, AND SO MUCH MORE. THIS 2 BEDROOM HOME IS PRICED TO SELL AT \$45,000. IT WON'T LAST LONG. HURRY! A11



 #:0545280p SF A* 1560 W ODELL \$45,900
 MIL MILWAUKEE Gar: 2.0 D Rms: 5 BR: 2 Bths: 1 /
 Typ: SING FAM Sty: 1 STORY Arch: BUNGALOW Ext: M-ALUM
 Ac: < 1/4 Wtr: Sub: Tax: \$1217
 LO: EXEC07 (414) 906-8000 LA: VICTOR MECHANIC SF:
 SO SD DOM SA SP

2 BEDROOM BUNGALOW ON QUIET STREET. GREAT STARTER HOME EXPANDIBLE 2ND FLOOR. NEW ROOF AND ALSO NEWER FURNACE MAKE THIS AN AFFORDABLE HOME. PRICED AT \$45,900. A12



 #:0538512p SF ACT 1515 S 11TH ST \$46,000
 MIL MILWAUKEE Gar: 2.0 D Rms: 4 BR: 2 Bths: 1 / 1
 Typ: SING FAM Sty: 1 STORY Arch: RANCH Ext: M-VINYL
 Ac: < 1/4 Wtr: Sub: Tax: \$766
 LO: LYON (414) 384-6226 LA: NINA HALCOMB SF: 837
 SO SD DOM SA SP

MAINTENANCE FREE HOME. THIS CUTE 2 BEDROOM RANCH OFFERS UPDATED KITCHEN AND BATH. NEW FLOORS, NEWER ROOF, NEW SIDING AND GUTTERS. 2 CAR GARAGE AND 8 CAR PARKING SLAB. UPDATED SERVICES. MOVE RIGHT IN!! A MUST SEE!! A13



 #:0530923p SF ACT 2636 N 36TH ST \$46,900
 MIL MILWAUKEE Gar: 2.0 D Rms: 5 BR: 2 Bths: 1 /
 Typ: SING FAM Sty: 1 STORY Arch: BUNGALOW Ext: M-AS/ASP
 Ac: < 1/4 Wtr: Sub: WESTERN AVE P Tax: \$480
 LO: REMX08 (262) 784-9220 LA: CHET GUTOWSKI SF: 990
 SO SD DOM SA SP

INVESTOR LIQUIDATING SEVERAL PROPERTIES. POSSIBLE 100% FINANCING TO QUALIFIED OWNER OCCUPANT. NO PROPERTY CONDITION REPORT. PROPERTY RENTED AT 525 PER MONTH. INVEST TODAY. A14



 #:0531508p SF ACT 2048 N 35TH \$46,900
 MIL MILWAUKEE Gar: .0 N Rms: 4 BR: 2 Bths: 1 /
 Typ: SING FAM Sty: 1 STORY Arch: RANCH Ext: M-ALUM
 Ac: < 1/4 Wtr: Sub: Tax: \$698
 LO: NEUS (262) 781-0375 LA: LEE NEUSTEDTER SF: 1,001
 SO SD DOM SA SP

INVESTOR LIQUIDATING-SELLER FINANCING-2ND MTG UP TO 15%-. IF REQUIRED,SELLER TO DO CODE COMPLIANCE,DIHLR,MINOR REPAIRS. ALSO OWNER OCCUPIED FINANCING UP TO \$100%. NO SELLER CONDITION REPORT. LISTING AGENT HAS NOT HAD ACCESS. TENANT OCCUPIED MTM. A15



#:0530925p SF ACT 3970 N 37TH ST \$49,900
 MIL MILWAUKEE Gar: 1.0 D Rms: 5 BR: 2 Bths: 1 /
 Typ: SING FAM Sty: 2 STORY Arch: COLONIAL Ext: M-STONE*
 Ac: < 1/4 Wtr: Sub: ROOSEVELT DRI Tax: \$1204
 LO: REMX08 (262) 784-9220 LA: CHET GUTOWSKI SF: 1,116
 SO SD DOM SA SP

INVESTOR LIQUIDATING SEVERAL PROPERTIES. POSSIBLE 100% FINANCING TO QUALIFIED OWNER OCCUPANT BUYER. NO PROPERTY CONDITION REPORT. PROPERTY RENTED AT\$550 PER MONTH. OWN CHEAPER THAN RENT. A16



#:0547807p SF ACT 2438 N 53RD ST \$49,900
 MIL MILWAUKEE Gar: .0 N Rms: 5 BR: 2 Bths: 1 /
 Typ: SING FAM Sty: 1 STORY Arch: BUNGALOW Ext: M-ALUM
 Ac: < 1/4 Wtr: Sub: Tax: \$1391
 LO: HSALE (414) 443-2030 LA: ED HERNANDEZ SF:
 SO SD DOM SA SP

BEAUTIFUL 2 BEDROOM WITH ORIGINAL WOODWORK INCLUDING BUILT-IN BUFFET WITH LEADED GLASS. EXPANDABLE ATTIC HAS 3RD BEDROOM ALREADY BUILT WITH HEAT AND ELECTRIC. REMODELED KITCHEN, CENTRAL AIR CONDITIONING. A17

#:0533447 SF ACT 3252 N 40TH ST \$52,000
 MIL MILWAUKEE Gar: .0 N Rms: 5 BR: 2 Bths: 1 /
 Typ: SING FAM Sty: 1.5 STY Arch: BUNGALOW Ext: M-VINYL*
 Ac: < 1/4 Wtr: Sub: Tax: \$779
 LO: CENT27 (262) 780-5480 LA: DENNIS L. POUNDS SF: 1,042
 SO SD DOM SA SP

WITHDRWAN FROM MARKET - ABSOLUTELY NO MORE SHOWINGS!!!!!!! A18



#:0548385p SF ACT 3026 N 59TH ST \$62,900
 MIL MILWAUKEE Gar: .0 N Rms: 5 BR: 2 Bths: 1 /
 Typ: SING FAM Sty: 1.5 STY Arch: BUNGALOW Ext: M-ALUM,*
 Ac: < 1/4 Wtr: Sub: Tax: \$1363
 LO: EXEC09 (262) 241-7100 LA: BRUCE NEMOVITZ SF: 943
 SO SD DOM SA SP

CONDITION,CONDITION!!RICH NATURAL WOODWORK AND CHARACTER EVERYWHERE* FORMAL DINING ROOM WITH BUILT IN OAK CHINA CABINET*WOOD COVED CEILINGS* ROUNDED ARCHWAYS*EATIN KITCHEN*EXPANDABLE FOR 2 MORE BEDROOMS*CENTRAL AIR*SPOTLESS INTERIOR*NICE YARD FOR KIDS AND PETS TO PLAY*LOW TAXES FOR A19



#:0531615p SF ACT 2401 N 53RD \$63,900
 MIL MILWAUKEE Gar: .0 N Rms: 4 BR: 2 Bths: 1 /
 Typ: SING FAM Sty: 1 STORY Arch: RANCH Ext: M-ALUM
 Ac: < 1/4 Wtr: Sub: Tax: \$914
 LO: NEUS (262) 781-0375 LA: LEE NEUSTEDTER SF:
 SO SD DOM SA SP

INVESTOR LIQUIDATING-SELLER FINANCING-2ND MTG UP TO 15%- ALSO OWNER OCCUPIED FINANCING UP TO 100%, NO SELLER CONDITION REPORT. IF REQUIRED, SELLER TO DO CODE COMPLIANCE,DIHLR,MINOR REPAIRS. LISTING AGENT HAS NOT HAD ACCESS. TENANT OCCUPIED MTM AT \$450/MONTH. A20

7.3 COMPARABLE RESOURCES RESIDENTIAL

OWNER / SINGLE FAMILY / 3 & 4 BEDROOMS

GROUP B

COMPARABLE HOUSING AVAILABLE ON THE PRIVATE MARKET:

The following is a sampling of single family, three and four bedroom homes that are currently offered within the City of Milwaukee. This sample is herein identified as Group 'B'.

A total of 30 Group 'B' homes are identified by street address on the following six pages. The current asking prices range from \$34,900 to \$64,900. The homes typically contain between 5 to 9 rooms and are one to two story, wood frame and brick construction and would meet habitable square footage requirements. The source of this market data is the Metro Milwaukee Multiple Listing Service.

The properties have good proximity to shopping, public transportation and schools. Pets and children are allowed.

It is noted that this is only a sample of City of Milwaukee available housing. Our research indicates that there is currently an ample supply of replacement housing available, when considering the greater metropolitan area.

B-1 through B-30 Denotes Comparables used in Plan

 #:0536074p SF ACT 3014 N 27TH \$34,900
 MIL MILWAUKEE Gar: .0 N Rms: 6 BR: 3 Bths: 1 /
 Typ: SING FAM Sty: 1 STORY Arch: BUNGALOW Ext: M-AS/ASP
 Ac: < 1/4 Wtr: Sub: Tax: \$610
 LO: REMX18 (414) 384-1000 LA: JEAN HENNING SF: 1,220
 SO SD DOM SA SP

BEAUTIFUL OLD WORLD CHARM BUNGALOW. SPACIOUS ROOMS THROUGHOUT. LEADED GLASS, NATURAL WOOD, FORMAL DINING ROOM. ONLY AN OUT OF STATE MOVE MAKES THIS LOVELY HOME AVAILABLE. HARDWOOD FLOORS THROUGHOUT. B1

 #:0523137p SF ACT 3715 N 26TH ST \$35,000
 MIL MILWAUKEE Gar: 1.0 D Rms: 6 BR: 3 Bths: 1 /
 Typ: SING FAM Sty: 1.5 STY Arch: BUNGALOW Ext: M-WOOD,*
 Ac: < 1/4 Wtr: Sub: Tax: \$732
 LO: URGI (414) 445-4000 LA: RICHARD LYLES SF:
 SO SD DOM SA SP

NICE 3 PLUS BEDROOMS, ONE CAR GARAGE AND ONE CAR PARKING. FENCED IN YARD. B2

 #:0535106p SF ACT 4420 W GARFIELD AVE \$35,000
 MIL MILWAUKEE Gar: .0 N Rms: 6 BR: 3 Bths: 1 /
 Typ: SING FAM Sty: 1 STORY Arch: OTHER Ext: M-AS/ASP
 Ac: < 1/4 Wtr: Sub: Tax: \$907
 LO: SWR02 (414) 464-8350 LA: FREDERICK HANEY SF:
 SO SD DOM SA SP

ONLY SERIOUS QUALIFIED BUYERS PLEASE. PARTIALLY FINISHED ATTIC, 18X4 SUNPORCH. B3

 #:0542729p SF A* 3256 N 30TH ST \$35,500
 MIL MILWAUKEE Gar: 1.0 D Rms: 7 BR: 3 Bths: 1 /
 Typ: SING FAM Sty: 1.5 STY Arch: BUNGALOW Ext: M-VINYL*
 Ac: < 1/4 Wtr: Sub: Tax: \$1106
 LO: OGDN (414) 352-3000 LA: NICK WHITESIDE SF: 1,311
 SO SD DOM SA SP

HOME WARRANTY PLAN INCLUDED. HOME IS ALMOST BRAND NEW. INTERIOR REMODELED WITH NEW PAINT AND CARPET. EXTERIOR HAS NEW VINYL SIDING. THE REAR YARD IS LEVEL WITH EXTRA PARKING. THIS IS LIKE A DIAMOND THAT IS WAITING CLEAN AND READY. B4

 #:0550290 SF ACT 3268 N 25TH ST \$37,900
 MIL MILWAUKEE Gar: .0 N Rms: 7 BR: 3 Bths: 1 /
 Typ: SING FAM Sty: 1.5 STY Arch: BUNGALOW Ext: M-ALUM
 Ac: < 1/4 Wtr: Sub: Tax: \$848
 LO: FTRA (414) 536-8083 LA: LAURA JONES SF:
 SO SD DOM SA SP

BRIGHT AND CHEERFUL KITCHEN- MUST SEE THIS WELL MAINTAINED SINGLE FAMILY HOME. 2 CAR PARKING SPACE IN REAR. HOME VERY ATTRACTIVE!!! B5

 #:0544726 SF ACT 2135 N 40TH ST \$38,000
 MIL MILWAUKEE Gar: 2.0 D Rms: 8 BR: 4 Bths: 1 /
 Typ: SING FAM Sty: 2 STORY Arch: COLONIAL Ext: M-VINYL
 Ac: < 1/4 Wtr: Sub: Tax: \$1200
 LO: AMERCN (414) 483-8819 LA: MINDY KLOEDEN SF: 2,141
 SO SD DOM SA SP

WHAT A GEM!! PERFECT FOR THE FIRST TIME HOMEBUYER OR INVESTORS, THE HOUSE
 PAYS FOR ITSELF AND SOME! LONG TERM TENENTS TAKE PRIDE IN THIS HOME. GORG-
 OUS OPEN STAIRCASE, BICC, NATURAL WOODWORK AND FIREPLACE. REMODELED KITCHEN
 WITH ISLAND AND LOTS OF CABINETS. DONT MISS THIS CHANCE OF A LIFETIME,

B6

 #:0541709p SF ACT 4211 W SPAULDING \$38,900
 MIL MILWAUKEE Gar: 1.0 D Rms: 8 BR: 4 Bths: 1 / 1
 Typ: SING FAM Sty: 2 STORY Arch: OTHER Ext: M-AS/AS*
 Ac: < 1/4 Wtr: Sub: Tax: \$834
 LO: REMX24 (414) 961-8888 LA: BETH NOLL SF:
 SO SD DOM SA SP

FIREPLACE IN LIVING ROOM. NICE SIZE 4 BEDROOMS - MASTER BDRM HAS
 BALCONY & WINDOW SEAT. ALL HARDWOOD FLOORS. UPDATED ELECTRIC &
 PLUMBING, NEWER FURNACE & ROOF. NEW HOT WATER HEATER IN 1999.

B7

 #:0545207p SF ACT 3289 N 25TH ST \$39,000V
 MIL MILWAUKEE Gar: 2.0 D Rms: 7 BR: 4 Bths: 1 /
 Typ: SING FAM Sty: 1 STORY Arch: BUNGALOW Ext: M-ALUM,*
 Ac: < 1/4 Wtr: Sub: Tax: \$775
 LO: URGI (414) 445-4000 LA: RUBY HODGE SF:
 SO SD DOM SA SP

VERY NICE, WELL KEPT HOME WITH PLENTY OF ROOM FOR A GROWING FAMILY.
 FENCED YARD, 2 CAR GARAGE, LARGE EAT IN KITCHEN. A MUST SEE!!!

B8

 #:0531014p SF ACT 2440 W MEDFORD AVE \$39,900
 MIL MILWAUKEE Gar: 2.0 D Rms: 6 BR: 4 Bths: 1 /
 Typ: SING FAM Sty: 1.5 STY Arch: BUNGALOW Ext: M-ALUM
 Ac: < 1/4 Wtr: Sub: DAHLMAN & KIL Tax: \$267
 LO: REMX08 (262) 784-9220 LA: CHESTER GUTOWSKI SF: 1,320
 SO SD DOM SA SP

INVESTOR LIQUIDATING SEVERAL PROPERTIES. POSSIBLE 100% FINANCING
 TO QUALIFIED OWNER OCCUPANT. NO PROPERTY CONDITION REPORT. PROPERTY
 RENTED AT \$550 PER MONTH. NICE HOUSE.

B9

 #:0531259p SF ACT 2840 N 13TH ST \$39,900
 MIL MILWAUKEE Gar: .0 N Rms: 9 BR: 4 Bths: 2 /
 Typ: SING FAM Sty: 1.5 STY Arch: BUNGALOW Ext: M-WOOD
 Ac: < 1/4 Wtr: Sub: Tax: \$260
 LO: NEUS (414) 778-4737 LA: LEE NEUSTEDTER SF:
 SO SD DOM SA SP

INVESTOR LIQUIDATING - SELLER FINANCING-2NDMTG UP TO 15%-
 IF REQUIRED, SELLER TO DO CODE COMPLIANCE, DILHR, MINOR REPAIRS.
 ALSO OWNER OCCUPIED FINANCING UP TO 100%. NO SELLER CONDITION REPORT.
 LISTING AGENT HAS NOT HAD ACCESS. FORMALLY A 2 FAMILY. TENANT OCCUPIED

B10

#:0530796p SF ACT 3347 N 20TH ST \$39,900
 MIL MILWAUKEE Gar: .0 N Rms: 8 BR: 3 Bths: 1 / 1
 Typ: SING FAM Sty: 2 STORY Arch: COLONIAL Ext: OTHER
 Ac: < 1/4 Wtr: Sub: WECHSELBERG'S Tax: \$131
 LO: REMX08 (262) 784-9220 LA: CHET GUTOWSKI SF: 1,480
 SO SD DOM SA SP



INVESTOR LIQUIDATING SEVERAL PROPERTIES. 100% FINANCING TO QUALIFIED OCCUPANT BUYER. NO PROPERTY CONDITION REPORT. PROPERTY RENTED AT \$200 PER MONTH.

B11

#:0531343p SF ACT 3028 N 20TH ST \$39,900
 MIL MILWAUKEE Gar: .0 N Rms: 5 BR: 3 Bths: 1 /
 Typ: SING FAM Sty: 1.5 STY Arch: BUNGALOW Ext: M-AS/ASP
 Ac: < 1/4 Wtr: Sub: Tax: \$342
 LO: NEUS (262) 781-0375 LA: LEE NEUSTEDTER SF:
 SO SD DOM SA SP



SELLER LIQUIDATING - SELLER FINANCING-2ND MTG UP TO 15%-. IF REQUIRED, SELLER TO DO CODE COMPLIANCE, DILHR, MINOR REPAIRS. ALSO OWNER OCCUPIED FINANCING UP TO 100%. NO SELLER CONDITION REPORT. LISTING AGENT HAS NOT HAD ACCESS. TENANT OCCUPIED MTM. 9/99 APPRAISAL

B12

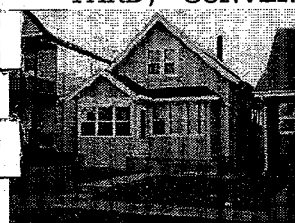
#:0531740p SF ACT 4650 W SCRANTON PL \$39,900
 MIL MILWAUKEE Gar: .0 N Rms: 5 BR: 3 Bths: 1 / 1
 Typ: SING FAM Sty: 1.5 STY Arch: OTHER Ext: M-ALUM
 Ac: < 1/4 Wtr: Sub: Tax: \$864
 LO: EXEC (262) 783-7080 LA: THE DANN TEAM SF: 899
 SO SD DOM SA SP



FANTASTIC VALUE FOR THE DISCRIMINATING BUYER. 3 BEDROOM, 1.5 BATH. FRESHLY PAINTED, NEW CARPET, NEW KITCHEN CUPBOARDS AND COUNTER TOP. NEW ROOF, ALUMINUM SIDING, ALUMINUM WINDOWS. MOVE IN AND ENJOY. LARGE YARD, CONVENIENT TO EVERYTHING. EASY TO SHOW.

B13

#:0530910p SF ACT 2056 S 31ST ST \$63,900
 MIL MILWAUKEE Gar: 2.0 D Rms: 6 BR: 3 Bths: 1 /
 Typ: SING FAM Sty: 1.5 STY Arch: BUNGALOW Ext: M-STC/SL
 Ac: < 1/4 Wtr: Sub: TROWBRIDGE PA Tax: \$1583
 LO: REMX08 (262) 784-9220 LA: CHET GUTOWSKI SF: 1,162
 SO SD DOM SA SP



INVESTOR LIQUIDATING SEVERAL PROPERTIES. POSSIBLE 100% FINANCING TO QUALIFIED OWNER OCCUPANT. NO PROPERTY CONDITION REPORT. INVEST NOW !

B14

#:0514373p SF ACT 3535 W ROOSEVELT DR \$64,900
 MIL MILWAUKEE Gar: 2.0 D Rms: 6 BR: 3 Bths: 1 / 1
 Typ: SING FAM Sty: 2 STORY Arch: COLONIAL Ext: M-BRICK*
 Ac: < 1/4 Wtr: Sub: Tax: \$1322
 LO: SWR02 (414) 464-8350 LA: JOHNELLA PARKER SF:
 SO SD DOM SA SP



SPACIOUS PART BRICK, 3 BEDROOM 1.5 BATH COLONIAL IN CONVENIENT AREA NEAR TRANSPORTATION AND SCHOOLS. HARDWOOD FLOORS IN BEDROOMS, DINING RM WITH BUILT IN CHINA CABINET, LIVING ROOM WITH BUILT IN BOOKCASE, TWO CAR GARAGE, SIDE DRIVE. THIS HOME WON'T LAST LONG ON THE MARKET!

B15

 #:0531344p SF ACT 3243 N 21ST ST \$39,900
 MIL MILWAUKEE Gar: 1.0 D Rms: 6 BR: 4 Bths: 1 /
 Typ: WTR FRNT Sty: 1.5 STY Arch: BUNGALOW Ext: M-ALUM
 Ac: < 1/4 Wtr: Sub: Tax: \$544
 LO: NEUS (262) 781-0375 LA: LEE NEUSTEDTER SF:
 SO SD DOM SA SP

2INVESTOR LIQUIDATING - SELLER FINANCING -2ND MTG UP TO 15%
 . IF REQUIRED,SELLER TO DO CODE COMPLIANCE,DILHR,MINOR
 REPAIRS. ALSO OWNER OCCUPIED FINANCING UP TO 100%. NO SELLER CONDITION
 REPORT. LISTING AGENT HAS NOT HAD ACCESS. TENANT OCCUPIED MTM. 9/99

B16

 #:0521352p SF ACT 2646 N 53RD ST \$41,900
 MIL MILWAUKEE Gar: 2.0 D Rms: 6 BR: 4 Bths: 1 /
 Typ: SING FAM Sty: 1.5 STY Arch: BUNGALOW Ext: M-WOOD,*
 Ac: < 1/4 Wtr: Sub: Tax: \$1383
 LO: REAL (414) 281-8299 LA: LYNN C. JENSEN SF: 960
 SO SD DOM SA SP

4 BEDROOM BUNGALOW WITH ALUMINUM AND CEDAR SIDING, PANTRY, FOYER,
 NATURAL GAS, FORCED AIR HEATING AND 2 CAR DETACHED GARAGE. TENANT
 OCCUPIED. RENT \$650.00, SECURITY DEPOSIT \$650, MONTH TO MONTH.

B17

 #:0551001p SF ACT 1543 S 14TH ST \$42,000
 MIL MILWAUKEE Gar: .0 N Rms: 7 BR: 4 Bths: 1 /
 Typ: SING FAM Sty: 1.5 STY Arch: BUNGALOW Ext: M-ALUM,*
 Ac: < 1/4 Wtr: Sub: Tax: \$1042
 LO: FRI02 (414) 769-7400 LA: MARIE ALBA SF:
 SO SD DOM SA SP

FOUR BEDROOM HOME WITH DINING RM. PARKING FOR 3 CARS (PER SELLER)
 REFRIGERATOR, GAS RANGE, WASHER AND DRYER INCLUDED. WATER HEATER
 3 YEARS OLD.

B18

 #:0531437p SF ACT 2870 N 60TH ST \$44,000
 MIL MILWAUKEE Gar: .0 N Rms: 7 BR: 4 Bths: 1 /
 Typ: SING FAM Sty: 1.5 STY Arch: BUNGALOW Ext: M-ALUM,*
 Ac: < 1/4 Wtr: Sub: Tax: \$511
 LO: SWR02 (414) 464-8350 LA: RYAN SMOOT SF:
 SO SD DOM SA SP

MOVE RIGHT IN THIS FOUR BEDROOM STARILESS COTTAGE. NEWLY REMODELED,
 JUST PAINTED, STOVE & REFRIGERATOR. WINDOW AIR CONDITIONING, DECK OUT
 FRONT, BUS STOP TWO DOORS AWAY.

B19

 #:0550192 SF ACT 2963 N 39TH ST \$44,500
 MIL MILWAUKEE Gar: 1.0 D Rms: 7 BR: 4 Bths: 1 /
 Typ: SING FAM Sty: 1.5 STY Arch: BUNGALOW Ext: P-ALUM
 Ac: < 1/4 Wtr: Sub: Tax: \$1297
 LO: OGDN (414) 352-3000 LA: JEFF BARTOWITZ SF:
 SO SD DOM SA SP

GRAND "LADY" FROM YESTERYEAR-IN NEED OF A LITTLE EXTERIOR & INTERIOR
 PAINT. GENEROUS ROOM SIZES-ABUNDANCE OF NATURAL WOOD AND LEADED GLASS.
 ENCLOSED FRONT PORCH-DINING ROOM WITH BUILT-IN-CHINA CABINET-KITCHEN
 WITH BULTER PANTRY. FENCED YARD AND GARAGE. THIS HOME OFFERS GREAT VALUE

B20

#:0531294p SF ACT 1519 S 20TH ST \$44,900
 MIL MILWAUKEE Gar: .0 N Rms: 6 BR: 4 Bths: 2 /
 Typ: SING FAM Sty: 2 STORY Arch: TUDOR/PV Ext: M-STC/S*
 Ac: < 1/4 Wtr: Sub: Tax: \$854
 LO: EXEC01 (414) 529-7000 LA: JANE BRYANT SF:
 SO SD DOM SA SP



*****NICE FAMILY HOME. 4 BEDROOMS, 2 FULL BATHS
 FENCED YARD, 3 CAR PARKING, FINISHED LAUNDRY TOOM, EXPANDABLE FULL WALK-
 UP ATTIC, A LOT OF HOUSE FOR SOMEONE WHO NEEDS A LOT OF ROOM! INCLUDES B21
 BLAU "PEACE OF MIND" HOME WARRANTY. GOOD UNTIL OCTOBER 4, 2001.

#:0536604p SF ACT 2417 N 34TH ST \$45,000
 MIL MILWAUKEE Gar: .0 N Rms: 8 BR: 4 Bths: 2 /
 Typ: SING FAM Sty: 2 STORY Arch: OTHER Ext: M-VINYL*
 Ac: < 1/4 Wtr: Sub: Tax: \$
 LO: EXEC02 (262) 896-6700 LA: TOM GALLINA SF:
 SO SD DOM SA SP



OUTSTANDING 2 STORY COMPLETELY REHABED. NEW INTERIOR & EXTERIOR, NEW DRY
 WALL, FLOORING, PLUMBING, CABINETS, ELECTRICAL, FURNACE, WINDOWS, SECURITY
 SYSTEM & WELL INSULATED. (THIS IS A NEW HOME, READY TO MOVE IN & ENJOY.) B22

#:0536813p SF A* 2850 N 24TH ST \$45,000
 MIL MILWAUKEE Gar: .0 N Rms: 8 BR: 4 Bths: 1 / 1
 Typ: SING FAM Sty: 1.5 STY Arch: BUNGALOW Ext: M-VINYL*
 Ac: 1/4-1/2 Wtr: Sub: Tax: \$536
 LO: AFFIL02 (414) 543-5403 LA: BRENDA ARMSTRONG SF:
 SO SD DOM SA SP



TOTAL GUT REHAB CLOSE TO LINDSAY HEIGHTS DEVELOPMENT - MUST SEE THIS LIK
 E NEW HOME! HUGE ROOMS COMPLETELY UPDATED NEW ROOF, MECHANICALS, WINDOWS
 DOORS, CABINETRY, PLUMBING, FLOORING, DRYWALL, SIDING.... PLUS MUCH MORE B23
 OWNER OCCUPANTS SPECIALTY MUST SEE TODAY! SPECIAL ADDENDAMS APPLY

#:0550944p SF ACT 2847 N 22ND ST \$45,500
 MIL MILWAUKEE Gar: .0 N Rms: 7 BR: 4 Bths: 1 / 1
 Typ: SING FAM Sty: 1.5 STY Arch: BUNGALOW Ext: M-ALUM
 Ac: < 1/4 Wtr: Sub: Tax: \$695
 LO: PRU04 (262) 241-3300 LA: MARIAN JONES SF:
 SO SD DOM SA SP



ALUMINUM SIDED 4 BEDROOM BUNGALOW HOME. SPACIOUS LIVING ROOM, DINING
 ROOM AND MASTER BEDROOM. LOTS OF POTENTIAL FOR GROWING FAMILY OR IDEAL
 FOR INVESTORS! NEEDS SOME TENDER LOVING CARE. MOTIVATED INVESTOR/
 SELLER HAS OWNED THE PROPERTY FOR 6.5 YEARS. FURNACE & WATER HEATER 4 B24

#:0529374p SF ACT 3362 N 30TH ST \$46,900
 MIL MILWAUKEE Gar: .0 N Rms: 8 BR: 4 Bths: 1 /
 Typ: SING FAM Sty: 1.5 STY Arch: BUNGALOW Ext: M-VINYL*
 Ac: < 1/4 Wtr: Sub: Tax: \$720
 LO: SWR02 (414) 464-8350 LA: FREDERICK HANEY SF:
 SO SD DOM SA SP



LARGE FAMILY SIZE HOME WITH FORMAL DINING ROOM, FOUR BEDROOMS & POSSIBLE
 FAMILY FAMILY. NEWER VINLY SIDING, BEAUTIFUL NATURAL WOOD, NICE LARGE
 KITCHEN & FENCED YARD. GREAT FOR THE LARGE OR GROWING FAMILY. B25

 #:0546807p SF ACT 3219 N 36TH ST \$47,000
 MIL MILWAUKEE Gar: 4.0 D Rms: 8 BR: 4 Bths: 2 /
 Typ: SING FAM Sty: 2 STORY Arch: CONTPORY Ext: P-WOOD,*
 Ac: < 1/4 Wtr: Sub: Tax: \$1940
 LO: 30194 (262) 657-8315 LA: JANET JOHNSON SF: 1,850
 SO SD DOM SA SP



BIDS ARE DUE IN BY MIDNIGHT DAILY----ALL PURCHASERS MAY BID ----- GO TO
 THE WEB PAGE FOR MORE INFO OR TO PLACE A BID: WWW.FIRSTPRESTON.COM B26
 PROPERTY IS SOLD "AS IS" NO FURTHER REPAIRS WILL BE DONE; NO FHA FINANCE
 UNLESS 203K IS USED AS PROPERTY NEEDS EXCESSIVE REPAIRS; CASE#581-185460

 #:0535585p SF ACT 3716 N 28TH ST \$49,000
 MIL MILWAUKEE Gar: .0 N Rms: 7 BR: 4 Bths: 1 /
 Typ: SING FAM Sty: 1.5 STY Arch: BUNGALOW Ext: M-ALUM,*
 Ac: < 1/4 Wtr: Sub: Tax: \$1756
 LO: SWR02 (414) 464-8350 LA: JEANNETTE TAYLOR SF:
 SO SD DOM SA SP



LOOK LOOK! 4BR HOME NEAR TOWER AUTOMOTIVE. THIS HOME NEEDS SOME TLC BUT
 DON'T THEY ALL. LARGE LIVING ROOM, DINING ROOM WITH EAT-IN KITCHEN AND
 REC ROOM. LOTS OF POTENTIAL FOR A FAMILY IN NEED OF SPACE. LOOK ALSO AT B27
 THE REC ROOM AREA THAT ALSO HAS POTENTIAL FOR ANOTHER BR IN BASEMENT.

 #:0531087p SF A* 1833 W STATE ST \$49,900
 MIL MILWAUKEE Gar: .0 N Rms: 8 BR: 4 Bths: 2 /
 Typ: SING FAM Sty: 2 STORY Arch: COLONIAL Ext: M-BRICK*
 Ac: < 1/4 Wtr: Sub: Tax: \$991
 LO: RWR (414) 964-0400 LA: KEN PAYNE SF: 2,429
 SO SD DOM SA SP



LARGE CREAM CITY BRICK COLONIAL BUILT IN 1885. MAIN LEVEL HAS LR, DR,
 K, FR, AND BATH. UPPER LEVEL HAS 4BRS AND BATH. SAME TENANT FOR OVER B28
 10 YEARS ON MONTH TO MONTH LEASE. RENT \$550; SECURITY DEPOSIT \$550.
 NATURAL FIREPLACE. HOME WARRANTY.

 #:0534366p SF ACT 1523 S MUSKEGO \$49,900
 MIL MILWAUKEE Gar: 3.0 N Rms: 7 BR: 4 Bths: 1 /
 Typ: SING FAM Sty: 1.5 STY Arch: BUNGALOW Ext: M-AS/ASP
 Ac: < 1/4 Wtr: Sub: Tax: \$1047
 LO: HMSD (414) 353-4400 LA: LEO BALDERAS JR SF: 1,500
 SO SD DOM SA SP



4 BEDROOMS FOR A LARGE FAMILY. SIDE DRIVE WITH PLENTY OF PARKING SPACES. B29

 #:0536342p SF ACT 1263 N 44TH ST \$49,900
 MIL MILWAUKEE Gar: .0 N Rms: 7 BR: 4 Bths: 1 / 1
 Typ: SING FAM Sty: 1.5 STY Arch: BUNGALOW Ext: M-AS/AS*
 Ac: < 1/4 Wtr: Sub: Tax: \$1479
 LO: SWR04 (414) 529-2900 LA: JAMES HARRIS SF: 1,540
 SO SD DOM SA SP



BRING YOUR IDEAS FOR THIS 4 BR, 1.5 BA MILWAUKEE BUNGALOW. EASY ACCESS
 TO I-94, MILLER PARK, DOWNTOWN, PARKS AND SCHOOLS. LARGE ENCLOSED PORCH
 LEADS INTO THE FIRST FLOOR WITH LIVING RM, DINING RM, KITCHEN AND 2 BR.
 UPSTAIRS THERE ARE 2 MORE BRS, HALF BATH AND LARGE EXPANDABLE ATTIC B30

7.4 COMPARABLE RESOURCES RESIDENTIAL

OWNER/DUPLEX/2 & 3 BEDROOMS & TAVERN/RESIDENCES

GROUP C

The following is a sampling of multiple family units or duplex properties. The living units are typically two and three bedroom, currently offered with the City of Milwaukee. This is herein identified as Group 'C'.

A total of 13 Group 'C' residential properties are identified by street address on the following four pages. The current asking prices range from \$45,900 to \$99,000. The properties typically contain between 4 to 6 rooms per unit and are one to two story, wood frame and brick construction and would meet habitable square footage requirements. The source of this market data is the Metro Milwaukee Multiple Listing Service.

The properties have good proximity to shopping, public transportation and schools. Pets and children are allowed.

It is noted that this is only a sample of City of Milwaukee available duplex housing. Our research indicates that there is currently an ample supply of replacement housing available, when considering the greater metropolitan area.

C-1 through C-13 Denotes Comparables used in Plan

#:0533458p DUP ACT 1534 N 37TH \$45,000
 MIL MILWAUKEE Gar: .0 N BR1: 2 BR2: 2 Bth1: 1 /
 Typ: DUP 2 ST Ext: M-BRICK,P* Bth2: 1 /
 Ac: 1/4-1/2 Wtr: Sub: Tax: \$1605
 Lot Size: 140X40 Sch Dist: MILWAUKEE PUBLIC
 SO SD DOM SA SP

WITHDRAWN FROM MARKET - NO MORE SHOWINGS

C1

#:0548051p DUP ACT 3518 N 14TH ST 3518A \$45,000
 MIL MILWAUKEE Gar: 2.0 D BR1: 2 BR2: 2 Bth1: 1 /
 Typ: DUP 2 ST Ext: M-ALUM,P-* Bth2: 1 /
 Ac: < 1/4 Wtr: Sub: Tax: \$
 Lot Size: 30X120 Sch Dist: MILWAUKEE
 SO SD DOM SA SP

EXCELLENT BUY FOR OWNER OCCUPIED OR INVESTOR. 2/2 MAINTENANCE FREE -
 EXTERIOR. NATURAL WOODWORK WITH STAINED GLASS WINDOWS.BICC AND BUFFET UP
 AND DOWN.2 CAR GARAGE.

COME QUICK!!!!!!

C2

#:0531032p DUP A* 2427 W NASH ST 2429 \$46,000
 MIL MILWAUKEE Gar: .0 N BR1: 2 BR2: 2 Bth1: 1 /
 Typ: DUP 2 ST Ext: M-MSN/PB Bth2: 1 /
 Ac: < 1/4 Wtr: Sub: PEASE'S Tax: \$825
 Lot Size: .147 ACRE Sch Dist: MPS
 SO SD DOM SA SP

INVESTOR LIQUIDATING SEVERAL PROPERTIES. POSSIBLE SELLER ASSIST IN
 FINANCING TO QUALIFIED BUYERS. NO PROPERTY CONDITION REPORT.

C3

#:0549760p DUP ACT 2459 W KEEFE AVE 2461 \$46,900
 MIL MILWAUKEE Gar: .0 N BR1: 2 BR2: 2 Bth1: 1 /
 Typ: DUP 2 ST Ext: M-ALUM,P-* Bth2: 1 /
 Ac: < 1/4 Wtr: Sub: Tax: \$924
 Lot Size: .082 ACRE Sch Dist: MILWAUKEE
 SO SD DOM SA SP

VERY CLEAN DUPLEX. EXCELLENT INVESTMENT PROPERTY. GOOD RENTAL AREA.
 HOUSE HAS BEEN COMPLETELY REPAINTED INSIDE. UPPER UNIT HAS JUST BEEN
 RENTED.

C4

#:0547121p DUP ACT 3355 N 28TH ST 3357 \$48,000
 MIL MILWAUKEE Gar: 2.0 D BR1: 2 BR2: 2 Bth1: 1 /
 Typ: DUP 2 ST Ext: M-ALUM,P-* Bth2: 1 /
 Ac: < 1/4 Wtr: Sub: Tax: \$1280
 Lot Size: TBV Sch Dist: MILWAUKEE
 SO SD DOM SA SP

NICE INVESTMENT PROPERTY. OR OWNER OCCUPY.

C5



#:0531340p DUP ACT 2936 N 18TH ST 2936A \$49,900
 MIL MILWAUKEE Gar: .0 N BR1: 2 BR2: 2 Bth1: 1 /
 Typ: DUP 2 ST Ext: M-STC/SL,* Bth2: 1 /
 Ac: < 1/4 Wtr: Sub: Tax: \$515
 Lot Size: 30X120 Sch Dist: MPS
 SO SD DOM SA SP

INVESTOR LIQUIDATING - SELLER FINANCING-2ND MTG UP TO 15%-
 IF REQUIRED,SELLER TO DO CODE COMPLIANCE,DILHR,MINOR REPAIRS.
 ALSO OWNER OCCUPIED FINANCING UP TO 100%. NO SELLER CONDITION REPORT. C6
 LISTING AGENT HAS NOT HAD ACCESS. 9/99 APPRAISAL \$50,000.



#:0542207p DUP ACT 3508 W KILBOURN \$50,000
 MIL MILWAUKEE Gar: .0 N BR1: 2 BR2: 2 Bth1: 1 /
 Typ: DUP 2 ST Ext: M-ALUM,M-* Bth2: 1 /
 Ac: < 1/4 Wtr: Sub: Tax: \$1126
 Lot Size: 27 X 12.50 Sch Dist: MILWAUKEE
 SO SD DOM SA SP

NICE, QUIET AREA. COULD BE A LARGE, FIVE BEDROOM SINGLE FAMILY HOME.
 NICE PANELLED LIVING ROOM...GOOD SIZE IN BOTH UNITS. 2 PARKING SPACES
 IN BACK. ALUMINUM SIDING. NICE INVESTMENT AS INCOME PROPERTY. C7



#:0540037p DUP ACT 206 N 37TH ST 208 \$57,900
 MIL MILWAUKEE Gar: .0 N BR1: 2 BR2: 2 Bth1: 1 /
 Typ: DUP 2 ST Ext: P-BRICK,P* Bth2: 1 /
 Ac: < 1/4 Wtr: Sub: PARK HILL Tax: \$909
 Lot Size: .082 Sch Dist: MPS
 SO SD DOM SA SP

2/2 DUPLEX IN A QUIET LOCATION; REMODELED DONE INSIDE IN 1999; OWN THIS
 PROPERTY WITH LESS MAINTENANCE, PAY LESS THAN RENT, OR GOOD RENTAL
 INCOME. IT CAN BE CONVERTED INTO A 5 BR SINGLE HOME WITH MORE EXTRA C8
 SPACE. PARKING ON THE BACK FOR 2 CARS AND QUIET PLENTY STREET PARKING.



#:0552384p DUP ACT 2119 N 38TH 2121 \$59,900
 MIL MILWAUKEE Gar: .0 N BR1: 2 BR2: 2 Bth1: 1 /
 Typ: DUP 2 ST Ext: M-ALUM Bth2: 1 /
 Ac: < 1/4 Wtr: Sub: Tax: \$795
 Lot Size: TBV Sch Dist: MILWAUKEE
 SO SD DOM SA SP

ROOM SIZES TO FOLLOW. LARGE, WELL MAINTAINED DUPLEX READY FOR NEW
 OWNER. C9

#:0537962 DUP ACT 2971 N 40TH ST \$63,900
 MIL MILWAUKEE Gar: 2.0 D BR1: 2 BR2: 2 Bth1: 1 /
 Typ: DUP 2 ST Ext: M-ALUM Bth2: 1 /
 Ac: < 1/4 Wtr: Sub: Tax: \$1319
 Lot Size: TBV Sch Dist: MILWAUKEE
 SO SD DOM SA SP

2/2 DUPLEX OFFERS AFP, PANTRY IN EACH UNIT, BICC, BIBC ALSO FORMAL
 DINING ROOMS AND TWO CAR GARAGE. WHAT A DEAL! CALL TODAY FOR YOUR
 YOUR PRIVATE SHOWING. ALSO INCLUDES HOME WARRANTY. C10

#:0527748p DUP ACT 3624 N 39TH ST \$74,900
 MIL MILWAUKEE Gar: 1.5 D BR1: 2 BR2: 2 Bth1: 1 /
 Typ: DUP 2 ST Ext: P-BRICK,P* Bth2: 1 /
 Ac: < 1/4 Wtr: Sub: Tax: \$2267
 Lot Size: .12 ACRES Sch Dist: MILWAUKEE
 SO SD DOM SA SP

C11

#:0552183 DUP A* 4129 N 13TH ST 4131 \$89,900
 MIL MILWAUKEE Gar: 2.0 D BR1: 2 BR2: 2 Bth1: 1 / 1
 Typ: DUP 2 ST Ext: M-AS/ASP,* Bth2: 1 / 1
 Ac: < 1/4 Wtr: Sub: Tax: \$1632
 Lot Size: 40X120 Sch Dist: MILWAUKEE
 SO SD DOM SA SP

NEW LISTING IN THE RUFUS KING NEIGHBORHOOD. DUPLEX OFFERS FENCED IN YARD,
 SEPARATE UTILITIES, GLASS BLOCK WINDOWS IN BASEMENT. 2 BD'S UP AND DOWN.
 FDR'S EACH UNIT. 2 FRONT ENTRANCES. FINISHED AND CARPETED WALK-UP ATTIC,
 WITH 3 ADD'TL ROOMS AND 1.5 BATH. ALSO .5 BATH AND FINISHED ROOM IN

Information is supplied by seller and other 3rd parties & has not been verified.
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C12



MLS #: 541625 St:ACT Cat:COM LP: \$99,000
 County:MIL Mun:MILWAUKEE VR:
 Address:3310 N 27TH 3214 S:WI
 TaxKey:2852244-100-9 Zip:53216-
 NS Loc:0033N EW Loc:0027W Lot:130X38 & 96X84
 Gen Tax: \$2,620 Tax Year:2000

Type:COM Zoning:LD40
 For Sale:Y For Lease:Y Lease\$: \$1,500.00/
 Bus:EBONY LOUNGE Ind Pk:

Sch Gr Inc : \$24,000 Vacancy Allow:
 Gross Op Inc: \$24,000 Avg Rent/SF: \$.00
 Net Op Inc : \$21,400 Tot Op Exp: \$3,600

SqFt: 12,985 Parking: 4
 Occ Permit:Y Occupied:Y Flood Plain:N Year Built:1924
 Year Estab:1852

Dir:NORTH OF BURLEIGH ON 27TH STREET & CONCORDIA

TYP COM -RETAIL	TYP COM -RECREATION	ACRES -< 1/2
TYP IND -OTHER	LOC ATN -OTHER	#STORY -2 STORY
HWY SR -1-3 MILES	RD FTG -PAVED RD	EXTERIOR-M-BRICK
ROOFING -RUBBER	AVG CL -8-10 FT	TRK DR -NO TRK DR
HTGSYS -NAT GAS	HTGSYS -HOTWTR/STM	FINANC -LAND CONTR
FINANC -RENT/OPTN	WTR/WS -MUNC WATER	WTR/WS -MUNC SEWER
MUNIC -CITY	MISC -POLE SIGN	MISC -FIXTURES
MISC -FURNITURE	MISC -LIV SP AVL	OCCUPD -NOT VACANT
BASEMT -FULL	BASEMT -BLOCK	EXP IN -PERS PR TX
DOCFIL -SLR CNDRPT	ESTAGE -61-100 YRS	OCCUP -SEE LISTER

TAVERN & 2 HEATED APAREMENTS UP & THE "CAR WASH" ON CONCORDIA AVE
 SELLER WILL TAKE A LAND CONTRACT BUYER!!!
 CURRENT LEASE EXPIRE MAY 10, 01. ALL FIXTURES ARE INCLUDED. CAR WAS
 CURRENTLY RENTED.
 SELLER IS READY FOR AN OFFER!!

Assumable Mort Balance: Int. Rate: Years Remaining:
 L/Offc:ANDREA ANDREA & ASSOCIATES LO Phone:(414) 463-8000 LD:
 L/Agnt:275 ANDREA NEMBARD LA Phone:(414) 228-8404 XD:
 LA Email: LA VM/Car:(414) 640-6340
 SA Comp:2.5 BA Comp:2 Remarks: Bonus: Var Comm:N
 Named Prospect:Y Excl Agency:N Brk Owned:N Owner:PARR
 Show:48 HOURS FOR SHOWING TENANT OFFUPIED AT BAR & APRARMENT

Information is supplied by seller and other 3rd parties & has not been verified.
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7.5 COMPARABLE RESOURCES RESIDENTIAL

TENANT RENTAL UNIT OFFERINGS

GROUP D

The following is a sampling of one to four bedroom apartment rental units that are currently offered within the City of Milwaukee. This sample is herein identified as Group 'D'.

The study includes a total of 9 one bedroom units, 15 two bedroom units, 5 three bedroom units and one, four bedroom unit, which are identified by street address on the following two pages. In summary, the current monthly asking rent for one bedroom units range from \$325 to \$395; asking rent for the two bedroom units range from \$410 to \$625; three bedroom units range from \$425 to \$725 and the four bedroom unit has an asking rent of \$650.

The properties have good proximity to shopping, public transportation and schools. The source of this market data is Milwaukee Journal classified advertising.

COMPARABLE RENTAL HOUSING AVAILABLE ON THE PRIVATE MARKET
One Bedroom Units

GROUP D

Unit No.	Unit Address	A - Apt.	Included	Pets and/or other restric.	Rooms/Bedrooms Living Area (SF)	Estimated Unit Area	Listed Price or Rent check if includes utilities	Source of Listing
1	3850A N. 21st St.	A	GA		1bdrm	730 SF	\$325	Classified Ad
2	24th Place	A	appl.		4Rooms/1Bdrm	N/A	\$340	Classified Ad
3	4248 N. 27th St.	A	appl.		1bdrm	774 SF	\$320	Classified Ad
4	2143A N. 44th St.	A	appl.&Pkg.		1bdrm	728 SF	\$325	Classified Ad
5	42nd & Lisbon	A	appl & heat		1bdrm	N/A	\$345	Classified Ad
6	7106 W. Appleton	A	appl		1bdrm	650 SF	\$395	Classified Ad
7	13th & Locust	A		low income elderly, gov subsidized, 62yr & older	1bdrm	700 SF	All Utilities	Classified Ad
8	3959 N. 19th Pl.	A	LR & Heat		1bdrm	552 SF	375	Classified Ad
9	1324 W. Villet	A	Unfurnished		Efficiency	N/A	350	Classified Ad

Unit No.	Unit Address	A - Apt.	Included	Pets and/or other restric.	Rooms/Bedrooms Living Area (SF)	Estimated Unit Area	Listed Price or Rent check if includes utilities	Source of Listing
1	2357 N. 20th St.	A			2bdrm	908 SF	\$450.00	Classified Ad
2	1037A W. Wright St	A			2bdrm	684 SF	\$450.00	Classified Ad
3	2555A N. 23rd St.	A			2bdrm	900 SF	\$425.00	Classified Ad
4	3026 N. 28th St.	A			2bdrm	1,026 SF	\$465.00	Classified Ad
5	4608 N. 31st St.	H	fenced yard, GA		2bdrm	997 SF	\$600.00	Classified Ad
6	2741 N. 33rd St.	A	DR		2bdrm	1,080 SF	\$410.00	Classified Ad
7	2404A N. 34th St.	A	heat & water		2bdrm	1,000 SF	\$450.00	Classified Ad
8	1722 N. 35th St.	A			2bdrm	1,150 SF	\$435.00	Classified Ad
9	1506 N. 37th St.	A			2bdrm	912 SF	\$450.00	Classified Ad
10	5247 N. 46th St.	A			2bdrm	N/A	\$625.00	Classified Ad
11	5260 N. 46th St.	A			2bdrm	803 SF	\$625.00	Classified Ad
12	5277 N. 46th St.	A			2bdrm	N/A	\$625.00	Classified Ad
13	8928 W. Appleton Ave.	A	Heat, appl, AC, pkg, 1.5 ba.	no pets	2bdrm	N/A	\$625.00	Classified Ad

14	3459 N. 3rd St.	F		2bdrm	1,066 SF	\$525.00	Classified Ad
15	3461 N. 3rd St.	F		2bdrm	1,060 SF	\$525.00	Classified Ad

Three Bedroom Units

D-3	1	1544A N. 37th St.	A	appl. pkg		3bdrm	946 SF	\$425	Classified Ad
	2	2773 N. 45th St.	A	FP	\$625 sec dep. 1st&lastmo.rent	3bdrm	1,385 SF	\$585	Classified Ad
	3	2578 N. 49th St.	A	LR, DR, pantry		3bdrm	1,381 SF	\$565	Classified Ad
	4	3723 W. Juniper Ct.	A	1.5 ba, Carpet, Dshwsr, Appl, Ceiling Fan, Full Bsmt. W/ laundry hook- ups		3bdrm	N/A	\$725	Classified Ad
	5	2640 N. 4th St.	A			3bdrm	N/A	\$575	Classified Ad

Four Bedroom Units

D-4	1	3362 N. 22nd St.	H	2 ba		4bdrm	960 SF	\$650	Classified Ad
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7.6 COMMERCIAL RESOURCES - PURCHASE

GROUP E**COMMERCIAL RESOURCES - PURCHASE****SECTION 7.6**

Unit Address	Building Type	Square Feet	Zoning	Present Use	List Price	Source of Listing
1) 2611 West State Street Milwaukee, WI	Retail & Tavern	2,500 SF	LC60 - Local Business District	Vacant	\$39,900	MLS
2) 1845 North 12th Street Milwaukee, WI	Retail / Grocery Apartment	2,328 SF	LC40 - Local Business District	Grocery Apartment	\$64,990	MLS
3) 1926 West Arrow Street Milwaukee, WI	Retail & Apartment	2,901 SF	RC40 - Multifamily District	Tavern & Apartment	\$94,999	MLS
4) 2079 South 15th Street Milwaukee, WI	Retail & Office	2,847 SF	RC40 - Multifamily District	Vacant	\$49,900	MLS
5) 2910 West Fond du Lac Avenue Milwaukee, WI	Commercial	1,722 SF	RD40 - Multifamily District	Vacant	\$54,900	MLS
6) 1730 West Rogers Street Milwaukee, WI	Tavern / Retail Apartment	3,121 SF	LC40 - Local Business District	Vacant	\$69,900	MLS

MLS = Multiple Listing Service

COMMERCIAL RESOURCES - PURCHASE - continued

Unit Address	Building Type	Square Feet	Zoning	Present Use	List Price	Source of Listing
7) 2538 West Legion Street Milwaukee, WI	Retail & Apartment	2,626 SF	RD40 - Multifamily District	Vacant Apartment	\$69,900	MLS
8) 3521 West National Avenue Milwaukee, WI	Commercial & Apartment	3,792 SF	LC40 - Local Business District	Office Apartment	\$89,900	MLS
9) 3310 North 27th Street Milwaukee, WI	Tavern & Apartment	3,800 SF	LD40 Local Business District	Tavern Apartment	\$99,000	MLS
10) 2316 West National Avenue Milwaukee, WI	Commercial & Apartment	5,401 SF	LC40 - Local Business District	Vacant Apartment	\$99,900	MLS
11) 2037 West Forest Home Avenue Milwaukee, WI	Commercial	1,762 SF	LC40 - Local Business District	Vacant	\$49,900	MLS
12) 2066 South 37th Street Milwaukee, WI	Tavern / Commercial	1,912 SF	RD40 - Multi District		~\$5,000	MLS
13) 6454 North Teutonia Avenue Milwaukee, WI	Commercial / Warehouse	20,184 SF	ID60		362,000	MLG Commercial
14) 4757 North 76th Street Milwaukee, WI	One Story Office Bldg.	20,180	LD-40		\$750,000	S. Anderson

Handwritten initials/signature

MLS = Multiple Listing Service

7.7 COMMERCIAL RESOURCES – LEASES

GROUP F

COMMERCIAL RESOURCES - LEASES

SECTION 7.7

Unit Address	Building Type	Square Feet	Zoning	Present Use	Lease	Source of Listing
1) 3205 West Burleigh Street Milwaukee, WI	Commercial	22,795 SF	IB85 - Industrial District	Auto Supply Store	\$2,250 / Mo NNN	MLS
2) 2118 West Fond du Lac Avenue Milwaukee, WI	Commercial	12,795 SF	LD85 Local Business District	Day Care - 25% 75% - Vacant	\$800 / Mo	MLS
3) 3310 North 27th Street Milwaukee, WI	Commercial	3,800 SF	LD40 Local Business District	Tavern Apartment	\$1,500 / Mo	MLS
4) 3330 West Fond du Lac Avenue Milwaukee, WI	Industrial	7,077 SF	IB85 - Industrial District	Vacant	\$1,575 / Mo	MLS
5) 3521 West National Avenue Milwaukee, WI	Commercial & Apartment	3,792 SF	LC40 Local Business District	Office 3 - Apartments	\$600 / Mo \$350 / Mo / Each	MLS
6) Fond du Lac & North Milwaukee, WI Future Kmart Center	Retail	30,000 SF Available	Commercial	Improved various commercial	\$14.00 SF - Net	Business Journal

MLS = Multiple Listing Service

GROUP F: LEASES CONTINUED

SECTION 7.7

Unit Address	Building Type	Square Feet	Zoning	Present Use	Lease	Source of Listing
7) 46th & North Avenue Milwaukee, WI	Retail Proposed	8,000 SF	Commercial	Proposed	\$14.00 SF - Net (\$9,300 / Mo.)	Business Journal
8) 36th & North Avenue Milwaukee, WI	Retail Under Construction	5,000 SF	Commercial	Under Construction	\$14.00 SF - Net (\$5,830 / Mo.)	Business Journal
9) 6817 West North Avenue Wauwatosa, WI	Commercial / warehouse	5,700 SF	Retail	Vacant Former Fitness Equipment Sales	\$3,000 / Mo	Owner
10) 1734 South 1st Street Milwaukee, WI	Warehouse / Manufacturing	25,000 SF	MB85	1st floor & basement occupied 2nd & 3rd vacant	\$2.75 / SF NNN	MLG Commercial
11) 4055 N. Capitol Drive Milwaukee, WI	Office	17,600 SF	Commercial	Office Professional	\$6.50 /SF (\$9,350 / Mo.)	Mid America R.E. Group
11) 4055 W. Capitol Drive Milwaukee, WI	Office	17,600 SF	Commercial	Professional Office	\$6.50 /SF (\$9,350 / Mo.)	Mid America R.E. Group

GROUP F: LEASES CONTINUED

SECTION 7.7

Unit Address	Building TYPE	Square Feet	Zoning	Present Use	Lease	Source of Listing
12) 7330-50 N.76th Street Milwaukee, WI	Commercial Office	25,000 SF	Commercial	Professional Office	\$450 SF (\$9,375 / Mo.)	The Heritage Group
13) 8946 W. Silver Spring Drive Milwaukee, WI	Retail	1,260 SF	Commercial	Vacant	\$1,050 / Mo.	Commercial Properties
14) 5566 -5576 N76th St. Milwaukee, WI	Retail	1,375 SF	Commercial	Vacant	\$1,260 / Mo	J. Kesselman
15) 2328 -2364 N. 27Th Street Milwaukee, WI	Retail	2,000 SF	Commercial	Vacant	\$ 660 / Mo.	James Barry Co.
16) 3419 -23 W. North Ave. Milwaukee, WI	Retail	1,030 SF	LB-40	Vacant	\$400 / Mo.	Metropolitan Appraisal

8.0 RELOCATION FEASIBILITY AND PAYMENT PLAN

8.1 Moving Payments - Residential

Residential – The occupant will be eligible for moving payments on either an actual cost or a fixed schedule basis. An actual cost move will include reimbursement for incurred, reasonable and documented costs, including moving and reconnecting of utilities. A fixed schedule move will be based on the number of rooms of furnishings moved, except that one or more additional rooms are to be added for property stored in the basement, attic or garage. A claim under the fixed schedule does not require proof of actual move costs. All moving claims must be filed within two years after the occupants have moved from the project site.

8.2 Replacement Housing Payment – Residential

Owners – An occupant who has owned and occupied a residence acquired by a state agency for 180 days or more prior to the start of acquisition negotiations will be eligible to receive up to \$25,000 to assist in paying the higher cost incurred when purchasing a replacement dwelling. This payment may include (1) the difference between the price received for the acquired dwelling and the price for the replacement dwelling, up to an amount established as a reasonable cost for a comparable replacement dwelling; (2) the difference between old and new mortgage interest rates, if there was a valid mortgage or land contract on the acquired property in effect for 180 days prior to the start of negotiations; and (3) the incidental costs incurred when purchasing or closing on the replacement dwelling, except for prepaid costs normally charged to the seller. It should be noted that items #1, #2 and #3 combined may not exceed the maximum amount of \$25,000.

8.3 Rent Differential Payments – Residential

Tenants – An occupant who has occupied a rental unit for not less than 90 days before initiation of negotiations is eligible to receive benefits described in the Uniform Relocation Act to assist in the payment of rent. This differential under law is the difference between the current displacee's monthly rent and the lesser of the monthly rent for a comparable or actual replacement unit multiplied by a 48 or maximum of \$8,000. Replacement rent will be limited to the amount necessary to rent a comparable dwelling.

A tenant will have the option to purchase rather than rent a replacement dwelling. Payment will be made to provide assistance in meeting a down payment requirement plus normal closing costs. The computation of down payment assistance shall be equal to the amount the relocatee would have received under a rental assistance payment.

All resident owners and tenants will have one year from the date they move to purchase or rent a decent, safe and sanitary replacement dwelling. Thereafter, they will have one year to file a claim for a replacement housing payment.

8.4 Determination of Estimated Payments – Residential

It should be noted that the replacement housing payments, as computed in this section, were derived by applying the appraised value of the properties to comparable properties currently available through the area's Multiple Listing Service. All payments herein are only to demonstrate how replacement housing payments are computed, and are not to be construed as the actual housing payment.

8.5 Moving Payment – Business

All occupants will be eligible to move on an actual cost basis. This payment includes reimbursement for reasonable and documented costs incurred when searching for a replacement, moving personal property to the replacement site, including disconnecting and reconnecting of utilities and equipment and for the direct loss of personal property. The business operation may be eligible to receive a "fixed amount" (payment in lieu) in place of an "actual cost" moving payment, providing the type of business and nature of the clientele may require a location near the displacement property and a suitable replacement site may not be available, and the business is not part of a commercial enterprise having more than three other establishments not being displaced and engaged in the same or similar business under the same ownership. The fixed payment shall be equal to the average annual net earnings for the business, but not less than \$1,000 nor more than \$20,000.

8.6 Replacement Business Payments

Owners – An owner who owns both the real property to be acquired and the business conducted on this property for one year or more prior to the start of negotiations will be eligible to receive up to \$50,000 in reimbursement for the higher, reasonable costs incurred upon purchasing a replacement business. This payment may include (1) the difference between the price received for the replacement property, up to an amount established as a reasonable cost for a comparable replacement property; (2) the difference between old and new mortgage interest rates, if there was a valid mortgage or land negotiations; and (3) incidental closing costs incurred when purchasing a replacement facility. Items #1, #2 and #3 combined may not exceed the maximum amount of \$50,000

Tenants – A business tenant who has rented and operated a business acquired by a state agency, for one year or more prior to the start of negotiations, will be eligible to receive (1) a rental assistance payment not to exceed \$30,000 or (2) if the tenant occupant desires to purchase a replacement site, the occupant may receive an amount up to \$30,000 for a down payment and reimbursement for actual expenses incidental

to the purchase. This payment may not exceed the amount necessary to rent a replacement site.

8.7 Reestablishment Payment – Business

The Authority shall compensate a displaced business operator for actual and reasonable expenses necessary to reestablish their business not to exceed \$10,000, unless payment for such expenses is provided under Wis. Stats. 32.19 (4m) (Business Replacement Payment).

Such expenses not typically provided under Wis. Stats. 32.19 (4m) are listed as follows:

1. Installation costs for exterior signing to advertise the business.
2. Provision of utilities to improvements on the replacement site.
3. Advertisement/announcing of the replacement location.
4. Other costs deemed reasonable/necessary by the Authority.

8.8 RELOCATION FEASIBILITY ANALYSIS RESIDENTIAL

RELOCATION FEASIBILITY ANALYSIS RESIDENTIAL		Single Family Duplex Apartment			
		R-1	R-2	R-3	R-4
DATA ON ACQUIRED UNIT	1. Parcel or Unit Number	R-1	R-2	R-3	R-4
	2. Occupants Status (O) Owner or (T) Tenant	T	T	T	T
	3. Family Compensation Adults/Children	2/0	1/0	1/0	1/1
	4. Type of Building Construction	Comm. Apt. Brick	Comm. Apt. Brick	Comm. Apt. Brick	Comm. Apt. Brick
	5. Habitable Area	425 S/F	425 S/F	340 S/F	340 S/F
	6. Age/State of Repair	72 yrs./Avg.	72 yrs./Avg.	72 yrs./Avg.	72 yrs./Avg.
	7. Total Rooms/Bedrooms	3/1	3/1	2/0	2/0
	8. Type of Neighborhood	Comm/Res.	Comm/Res.	Comm/Res.	Comm/Res.
	9. Distance To: (S) Shopping (T) Transportation (Sch) School	S: In Area T: In Area Sch: In Area	S: In Area T: In Area Sch: In Area	S: In Area T: In Area Sch: In Area	S: In Area T: In Area Sch: In Area
FINANCIAL INFORMATION	10. Gross Income	\$51,000	\$10,200	\$15,600	\$18,500
	11. Current Rent (including utilities)	\$(400/mo.)	\$(355/mo.)	\$(296/mo.)	\$(325/mo.)
	12. Value of Acquired Dwelling-Assessed	\$ N/A	\$ N/A	\$ N/A	\$ N/A
	13. Ability to Pay Rent or Purchase	\$ N/A	\$ N/A	\$ N/A	\$ N/A
RELOCATION NEEDS	14. Rooms/Bedrooms Needed	4/2	3/1	2/0	4/2
	15. Habitable Area Required	250S/F	150 S/F	150 S/F	250 S/F
	16. Probable Status (O) Owner or (T) Tenant	T	T	T	T
COMPARABLE ANALYSIS	17. Number of Comparables Available	15	9	1	15
	18. Number of Comparables Expected at Displacement	15 or more	9 or more	1 or more	15 or more
	19. Range of Sale Price or Rent of Comparables	\$410 to \$625	\$320 to \$395	\$350	\$410 to \$625
	20. Comparable From Group Number	D-2	D-1	D-1	D-2
	21. Most Comparable Unit Number and Price	5 \$600+\$100util	6 \$395+\$100util	\$350+\$50util	5 \$600+\$100util
PAYMENTS AND ESTIMATES	22. Move Cost (A) Actual or (F) Fixed	F \$550	F \$550	F \$400	F \$400
	23. Estimated 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. Tenant Replacement Payment: R = Rent Differential D = Down Payment	R <u> X </u> D _____ \$8,000	R <u> X </u> D _____ \$6,720	R <u> X </u> D _____ \$4,992	R <u> X </u> D _____ \$8,000

8.8 RELOCATION FEASIBILITY ANALYSIS RESIDENTIAL

RELOCATION FEASIBILITY ANALYSIS RESIDENTIAL				Single Family Duplex Apartment	
DATA ON ACQUIRED UNIT	1. Parcel or Unit Number	R-5	R-6	R-7	R-8
	2. Occupants Status (O) Owner or (T) Tenant	T	T	T	T
	3. Family Compensation Adults/Children	1/0	1/0	1/2	1/3
	4. Type of Building Construction	Comm. Apt. Brick	Comm. Apt. Brick	Comm. Apt. Brick	Comm. Apt. Brick
	5. Habitable Area	765 S/F	425 S/F	860 S/F	860 S/F
	6. Age/State of Repair	72 yrs./Avg.	72 yrs./Avg.	101 yrs./Good	101 yrs./Good
	7. Total Rooms/Bedrooms	5/2	3/1	5/3	5/3
	8. Type of Neighborhood	Comm/Res.	Comm/Res.	Comm/Res.	Comm/Res.
	9. Distance To: (S) Shopping (T) Transportation (Sch) School	S: In Area T: In Area Sch: In Area	S: In Area T: In Area Sch: In Area	S: In Area T: In Area Sch: In Area	S: In Area T: In Area Sch: In Area
FINANCIAL INFORMATION	10. Gross Income	\$6,360	\$8,400	\$10,150	\$10,300
	11. Current Rent (including utilities)	\$(490/mo.)	\$(340/mo.)	Rent Assist. \$(610/mo.)	Rent Assist. \$(630/mo.)
	12. Value of Acquired Dwelling-Assessed	\$ N/A	\$ N/A	\$ N/A	\$ N/A
	13. Ability to Pay Rent or Purchase	\$ N/A	\$ N/A	\$ N/A	\$ N/A
RELOCATION NEEDS	14. Rooms/Bedrooms Needed	5/2	3/1	5/3	5/3
	15. Habitable Area Required	150 S/F	150 S/F	350 S/F	450 S/F
	16. Probable Status (O) Owner or (T) Tenant	T	T	T	T
COMPARABLE ANALYSIS	17. Number of Comparables Available	5	9	5	5
	18. Number of Comparables Expected at Displacement	5 or more	9 or more	5 or more	5 or more
	19. Range of Sale Price or Rent of Comparables	\$425 to \$725	\$320 to \$395	\$425 to \$725	\$425 to \$725
	20. Comparable From Group Number	D-3	D-1	D-3	D-3
	21. Most Comparable Unit Number and Price	2 \$585+\$100util	6 \$395+\$100util	2 \$585+\$100util	2 \$585+\$100util
PAYMENTS AND ESTIMATES	22. Move Cost (A) Actual or (F) Fixed	F \$750	F \$550	F \$750	F \$750
	23. Estimated 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. Tenant Replacement Payment: R = Rent Differential D = Down Payment	R <u> X </u> D <u> </u> \$8,000	R <u> X </u> D <u> </u> \$7,440	R <u> X </u> D <u> </u> \$3,600	R <u> X </u> D <u> </u> \$2,640

8.8 RELOCATION FEASIBILITY ANALYSIS RESIDENTIAL

RELOCATION FEASIBILITY ANALYSIS RESIDENTIAL				Single Family Duplex Apartment	
DATA ON ACQUIRED UNIT	1. Parcel or Unit Number	R-9	R-10	R-11	R-12
	2. Occupants Status (O) Owner or (T) Tenant	T	T	O	T
	3. Family Compensation Adults/Children	2/5	1/5	3/0	2/0
	4. Type of Building Construction	Comm./Res. Brick	Comm./Res. Brick	Comm./Res. Brick	Duplex Frame
	5. Habitable Area	860 S/F	860 S/F	651 S/F	672 S/F
	6. Age/State of Repair	101yrs./Good	101 yrs./Good	108 yrs./Fair	121 yrs./Fair
	7. Total Rooms/Bedrooms	5/3	5/3	4/2	4/2
	8. Type of Neighborhood	Comm/Res.	Comm/Res.	Comm/Res.	Comm/Res.
	9. Distance To: (S) Shopping (T) Transportation (Sch) School	S: In Area T: In Area Sch: In Area	S: In Area T: In Area Sch: In Area	S: In Area T: In Area Sch: In Area	S: In Area T: In Area Sch: In Area
FINANCIAL INFORMATION	10. Gross Income	\$11,000	\$9,000	\$21,000	\$17,500
	11. Current Rent (including utilities)	Rent Assist. \$(560/mo.)	Rent Assist. \$(630/mo.)	\$ N/A	\$(450/mo.)
	12. Value of Acquired Dwelling-Assessed	\$ N/A	\$ N/A	\$ 8,050**	\$ N/A
	13. Ability to Pay Rent or Purchase	\$ N/A	\$ N/A	\$ N/A	\$ N/A
RELOCATION NEEDS	14. Rooms/Bedrooms Needed	5/3	5/3	8/4	4/2
	15. Habitable Area Required	750 S/F	650 S/F	350 S/F	250 S/F
	16. Probable Status (O) Owner or (T) Tenant	T	T	O	T
COMPARABLE ANALYSIS	17. Number of Comparables Available	5	5	11	15
	18. Number of Comparables Expected at Displacement	5 or more	5 or more	11 or more	15 or more
	19. Range of Sale Price or Rent of Comparables	\$425 to \$725	\$425 to \$725	\$45,000 to \$99,000	\$410 to \$625
	20. Comparable From Group Number	D-3	D-3	C	D-2
	21. Most Comparable Unit Number and Price	2 \$585+\$100util	2 \$585+\$100util	13 \$24,750**	2 \$450+\$100util
PAYMENTS AND ESTIMATES	22. Move Cost (A) Actual or (F) Fixed	F \$750	F \$750	F-Storage \$1,050	F \$450
	23. Estimated Owner Replacement Payment	\$ N/A	\$ N/A	\$ 16,700	\$ N/A
	24. Closing and Incidental Cost Payment	\$ N/A	\$ N/A	\$ 800	\$ N/A
	25. Mortgage Refinancing Payment	\$ N/A	\$ N/A	\$ N/A	\$ N/A
	26. Tenant Replacement Payment: R = Rent Differential D = Down Payment	R <u> X </u> D <u> </u> \$6,000	R <u> X </u> D <u> </u> \$2,640	R <u> </u> D <u> X </u> \$16,700	R <u> X </u> D <u> </u> \$4,800

** See Carve-Out Analysis

CARVE-OUT ANALYSIS Case R-11
OWNER OCCUPIED RESIDENCE AND BUSINESS
2025-27 W. Fond du Lac Avenue
Milwaukee, Wisconsin

The subject is a two story mixed-use building with the lower level improved as a tavern. The upper floor consists of two, four-room residential units with the owner occupying one of the units. Total square feet of building is 3,472 square feet with the second level having 1,736 square feet. Each of the residential apartments consists of 868 square feet. To compute a replacement housing payment for the owner-occupant, it is necessary to carve-out the value of the owner's apartment unit 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 Four Room Unit	868 sq. ft.
Vacant Apartment Unit	868 sq. ft.
Lower Level Tavern	<u>1,736 sq. ft.</u>
Total Building Area	3,472 sq. ft.

Thence:

$\frac{868 \text{ sq. ft.}}{3,472 \text{ sq. ft.}} = 25\% \times \$32,200 = \underline{\$8,050}$ Value of Owner's Apartment Unit

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

Probable Selling Price for the Property \$99,000

Building Analysis

Upper Four Room Apartment Unit (Vacant)	950 sq. ft.
Upper Four Room Apartment Unit (Occupied)	950 sq. ft.
Ground Floor Tavern	<u>1,900 sq. ft.</u>
Total Building Area	3,800 sq. ft.

Thence:

$\frac{950 \text{ sq. ft.}}{3,800 \text{ sq. ft.}} = 25\% \times \$99,000 = \underline{\$24,750}$ Value of Comparable Apartment Unit

Summary:

\$24,750 minus \$8,050 = \$16,700 Indicates Owner's Replacement Housing Payment

8.8 RELOCATION FEASIBILITY ANALYSIS RESIDENTIAL

RELOCATION FEASIBILITY ANALYSIS RESIDENTIAL				Single Family Duplex Apartment	
	1. Parcel or Unit Number	R-13	R-14	R-15	R-16
DATA ON ACQUIRED UNIT	2. Occupants Status (O) Owner or (T) Tenant	T	T	O	O
	3. Family Compensation Adults/Children	1/0	1/0	1/0	1/0
	4. Type of Building Construction	Duplex Frame	Duplex Frame	Single Family Frame	Single Family Frame
	5. Habitable Area	336 S/F	336 S/F	633 S/F	520 S/F
	6. Age/State of Repair	121 yrs./Fair	121 yrs./Fair	106 yrs./Avg.	111 yrs./Avg.
	7. Total Rooms/Bedrooms	2/1	2/1	5/2	4/2
	8. Type of Neighborhood	Comm/Res.	Comm/Res.	Residential	Residential
	9. Distance To: (S) Shopping (T) Transportation (Sch) School	S: In Area T: In Area Sch: In Area	S: In Area T: In Area Sch: In Area	S: In Area T: In Area Sch: In Area	S: In Area T: In Area Sch: In Area
	FINANCIAL INFORMATION	10. Gross Income	\$7,200	\$Not disclosed	\$Soc. Sec.
11. Current Rent (including utilities)		\$(225/mo.)	\$(225/mo.)	\$ N/A	\$ N/A
12. Value of Acquired Dwelling-Assessed		\$ N/A	\$ N/A	\$ 9,500	\$ 7,300
13. Ability to Pay Rent or Purchase		\$ N/A	\$ N/A	\$ N/A	\$ N/A
RELOCATION NEEDS	14. Rooms/Bedrooms Needed	2/1	2/1	5/2	4/2
	15. Habitable Area Required	150 S/F	150S/F	150 S/F	150 S/F
	16. Probable Status (O) Owner or (T) Tenant	T	T	O	O
COMPARABLE ANALYSIS	17. Number of Comparables Available	1	1	20	20
	18. Number of Comparables Expected at Displacement	1 or more	1 or more	20 or more	20 or more
	19. Range of Sale Price or Rent of Comparables	\$350	\$350	\$26,900 to \$71,900	\$26,900 to \$71,900
	20. Comparable From Group Number	D-1	D-1	A	A
	21. Most Comparable Unit Number and Price	\$350	\$350	6 \$39,900	6 \$39,900
PAYMENTS AND ESTIMATES	22. Move Cost (A) Actual or (F) Fixed	F \$400	F \$400	F \$750	F \$650
	23. Estimated Owner Replacement Payment	\$ N/A	\$ N/A	\$ 25,000	\$ 25,000
	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. Tenant Replacement Payment: R = Rent Differential D = Down Payment	R <u> X </u> D <u> </u> \$6,000	R <u> X </u> D <u> </u> \$6,000	R <u> </u> D <u> X </u> \$25,000	R <u> </u> D <u> X </u> \$25,000

8.8 RELOCATION FEASIBILITY ANALYSIS RESIDENTIAL

RELOCATION FEASIBILITY ANALYSIS RESIDENTIAL				Single Family Duplex Apartment	
DATA ON ACQUIRED UNIT	1. Parcel or Unit Number	R-17	R-18	R-19	R-20
	2. Occupants Status (O) Owner or (T) Tenant	T	T	T	O
	3. Family Compensation Adults/Children	2/2	2/0	2/5	2/5
	4. Type of Building Construction	Duplex Frame	Duplex Frame	Duplex Frame	Duplex Frame
	5. Habitable Area	882 S/F	882 S/F	1,562 S/F	S/F
	6. Age/State of Repair	93 yrs./Fair	93 yrs./Fair	73 yrs./Fair	86 yrs./Good
	7. Total Rooms/Bedrooms	5/2	5/2	10/4	10/4
	8. Type of Neighborhood	Residential	Residential	Residential	Residential
	9. Distance To: (S) Shopping (T) Transportation (Sch) School	S: In Area T: In Area Sch: In Area	S: In Area T: In Area Sch: In Area	S: In Area T: In Area Sch: In Area	S: In Area T: In Area Sch: In Area
FINANCIAL INFORMATION	10. Gross Income	\$19,836	\$16,640	\$6,360	\$Not Disclosed
	11. Current Rent (including utilities)	\$(385/mo.)	\$(385/mo.)	\$(650)	\$ N/A
	12. Value of Acquired Dwelling-Assessed	\$ N/A	\$ N/A	\$ N/A	\$ 16,000
	13. Ability to Pay Rent or Purchase	\$ N/A	\$ N/A	\$ N/A	\$ N/A
RELOCATION NEEDS	14. Rooms/Bedrooms Needed	5/2	5/2	7/4	10/4
	15. Habitable Area Required	450 S/F	250 S/F	750 S/F	550 S/F
	16. Probable Status (O) Owner or (T) Tenant	T	T	T	O
COMPARABLE ANALYSIS	17. Number of Comparables Available	15	15	1	13
	18. Number of Comparables Expected at Displacement	15 or more	15 or more	1 or more	13 or more
	19. Range of Sale Price or Rent of Comparables	\$410 to \$625	\$410 to \$625	\$650	\$45,000 \$99,000
	20. Comparable From Group Number	D-2	D-2	D-4	
	21. Most Comparable Unit Number and Price	1 \$450+\$100util	1 \$450+\$100util	1 \$650+100util	9 \$59,900
PAYMENTS AND ESTIMATES	22. Move Cost (A) Actual or (F) Fixed	F \$750	F \$750	F \$1,250	F \$1,250
	23. Estimated Owner Replacement Payment	\$ N/A	\$ N/A	\$ N/A	\$ 8,000
	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. Tenant Replacement Payment: R = Rent Differential D = Down Payment	R <u> X </u> D <u> </u> \$7,920	R <u> X </u> D <u> </u> \$7,920	R <u> X </u> D <u> </u> \$4,800	R <u> </u> D <u> X </u> \$8,000

8.8 RELOCATION FEASIBILITY ANALYSIS RESIDENTIAL

RELOCATION FEASIBILITY ANALYSIS RESIDENTIAL				Single Family Duplex Apartment
DATA ON ACQUIRED UNIT	1. Parcel or Unit Number	R-21	R-22	R-23
	2. Occupants Status (O) Owner or (T) Tenant	O	T	O
	3. Family Compensation Adults/Children	2/1	1/4	1/0
	4. Type of Building Construction	Duplex Frame	Duplex Frame	Single Family Frame
	5. Habitable Area	562 S/F	750 S/F	780 S/F
	6. Age/State of Repair	109 yrs./Fair	109 yrs./Fair	31 yrs./Avg.
	7. Total Rooms/Bedrooms	4/2	5/2	6/4
	8. Type of Neighborhood	Residential	Residential	Residential
	9. Distance To: (S) Shopping (T) Transportation (Sch) School	S: In Area T: In Area Sch: In Area	S: In Area T: In Area Sch: In Area	S: In Area T: In Area Sch: In Area
FINANCIAL INFORMATION	10. Gross Income	\$7,296	\$7,500	\$5,940
	11. Current Rent (including utilities)	\$ N/A	\$(300/mo.)	\$ N/A
	12. Value of Acquired Dwelling-Assessed	\$ 5,762**	\$ N/A	\$ 19,700
	13. Ability to Pay Rent or Purchase	\$ N/A	\$ N/A	\$ N/A
RELOCATION NEEDS	14. Rooms/Bedrooms Needed	4/2	5/3	6/4
	15. Habitable Area Required	350 S/F	550 S/F	150 S/F
	16. Probable Status (O) Owner or (T) Tenant	O	T	O
COMPARABLE ANALYSIS	17. Number of Comparables Available	13	5	30
	18. Number of Comparables Expected at Displacement	13 or more	5 or more	30 or more
	19. Range of Sale Price or Rent of Comparables	\$45,000 to \$99,000	\$425 to \$725	\$34,900 \$49,900
	20. Comparable From Group Number	C	D-3	B
	21. Most Comparable Unit Number and Price	8 \$25,000**	1 \$425+\$100util	21 \$44,900
PAYMENTS AND ESTIMATES	22. Move Cost (A) Actual or (F) Fixed	F \$450	F \$550	F \$650
	23. Estimated Owner Replacement Payment	\$ 19,500	\$ N/A	\$ 25,000
	24. Closing and Incidental Cost Payment	\$ 800	\$ N/A	\$ N/A
	25. Mortgage Refinancing Payment	\$ N/A	\$ N/A	\$ N/A
	26. Tenant Replacement Payment: R = Rent Differential D = Down Payment	R _____ D <u> X </u> \$19,500	R <u> X </u> D _____ \$8,000	R _____ D <u> X </u> \$25,000

** See Carve-Out Analysis