

Amendment No. 1
To
Project Plan For
Tax Incremental District No. 71
(Mitchell Street)

Initial Joint Review Board Meeting: March 20, 2013

Public Hearing Held: March 21, 2013

Redevelopment Authority Adopted :

Common Council Adopted:

Joint Review Board Approved:

Background

The Tax Increment Law (Wis. Stats. Section 66.1105) allows amendments to the TID boundary by subtracting parcels or adding parcels that are contiguous to the existing TID boundary. To determine the Base Value of the amended TID, the value of the subtracted parcels is deducted from the Base, at their value when the TID was originally created. The value of the added parcels is their value at the time they are added to the TID.

TID No. 71 is a 277 parcel district whose Base Value was established as of January 1, 2008. A listing of the tax- key numbers within this parcel is contained in Exhibit 1.

This TID was originally established to fund certain public improvements along W. Mitchell Street, including upgrading pedestrian lighting, installing irrigation for median plantings, installing security cameras along this retail strip; and, to provide funds to upgrade retail properties in the area, including the former Goldmann's Dept. Store, and Modjeska Theater. All of the public improvements have been completed at assistance has been provided to three retail facilities on the street, plus funds to stabilize the theater.

The Base Value of this District was established at \$75.25 million and has declined significantly as the economy deteriorated and property values fell throughout the country. The Base now stands at \$64.8 million- a \$10.45 million drop in value.

Given this "negative" incremental value, it is not possible to amortize the \$1,500,000 of costs incurred, to date, for TID 71. As such, the District will remain insolvent, requiring either direct levy contributions to amortize its debt, or donations from other districts.

Consequently, it is proposed that the Base Value be reset by first deducting all the parcels from the territory of the TID, and therefore deducting the 2008 value from the Base Value.

Next, all parcels will be added back into the territory of the TID at the current 2013 value. This would reset the Base Value at approximately \$65 million and, given future redevelopment in the district, a greater opportunity exists to achieve a positive increment and amortize current project costs in the future.

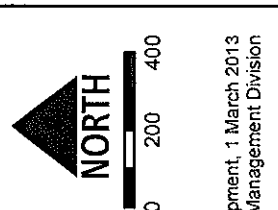
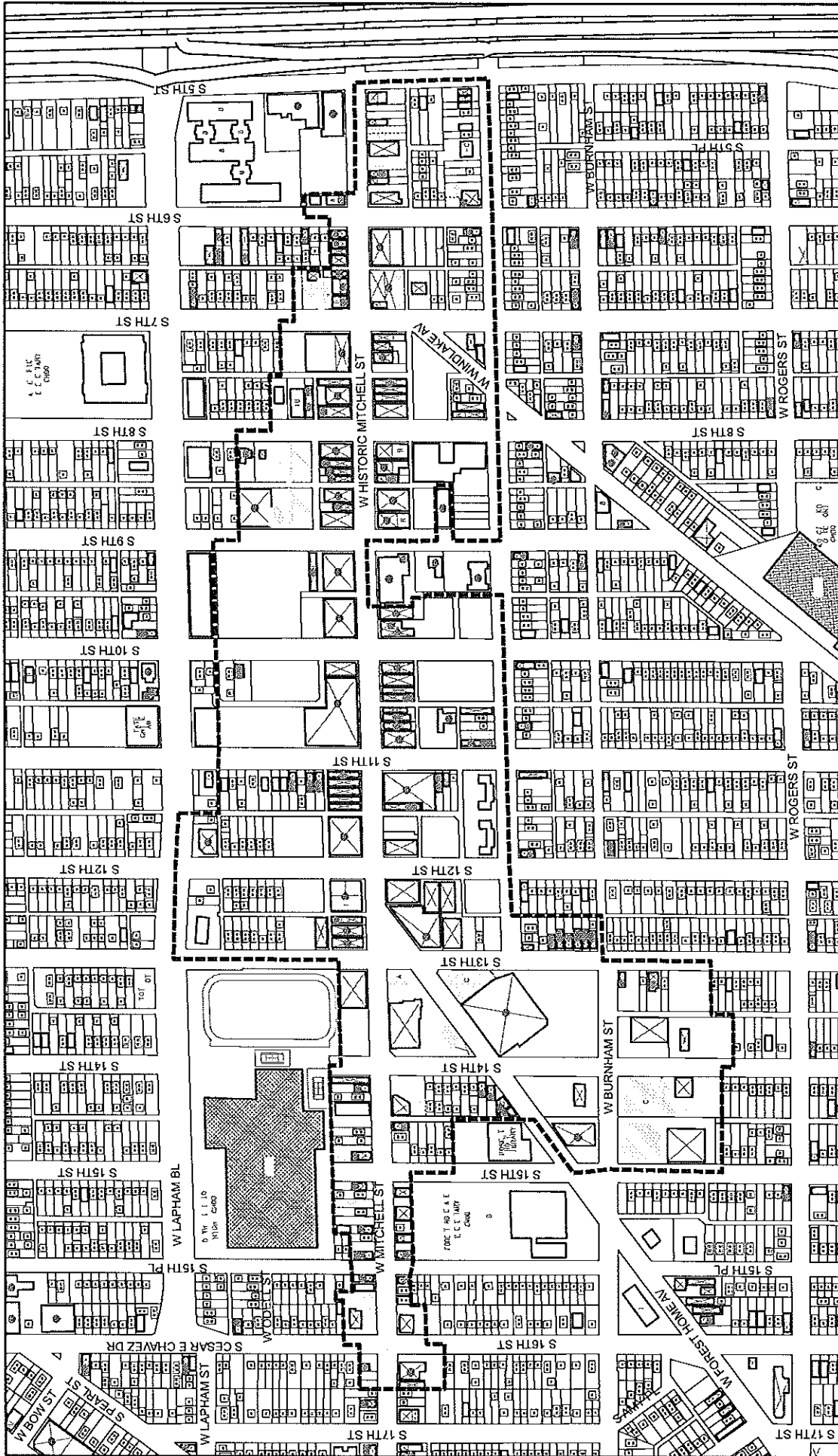
See Exhibit 1 for a listing of district properties and their 2012 values.

An updated feasibility analysis for the TID, Exhibit 2, indicates that the district, as restructured, would have to achieve an incremental value of \$4.4 million, to amortize existing project costs.

Proposed Amendment

1. The parcels in TID 71, as identified in Exhibit 1, are herewith subtracted from the area of Tax Incremental District No. 71; and
2. The identical territory subtracted from Tax Incremental District No.71, above, is herewith added to the area of TID 71.

It is understood that this Amendment is required to be adopted by the Common Council on or before Sept. 30, 2013 if the current 2013 property are to substituted into the Base Value for the District.



Prepared by the Department of City Development, 1 March 2013
 Source: City of Milwaukee Information and Technology Management Division

LEGEND	
[Symbol]	SINGLE FAMILY RESIDENTIAL
[Symbol]	TWO FAMILY RESIDENTIAL
[Symbol]	MULTI-FAMILY RESIDENTIAL
[Symbol]	CONDOMINIUM
[Symbol]	DEPARTMENT
[Symbol]	RECREATION
[Symbol]	RESTAURANT / HOTEL
[Symbol]	COMMERCIAL WITH RESIDENCE
[Symbol]	COMMERCIAL
[Symbol]	MIXED COMMERCIAL
[Symbol]	OFFICE OR PROFESSIONAL SERVICES
[Symbol]	MANUFACTURING AND WAREHOUSING
[Symbol]	UTILITY COMPANY
[Symbol]	STORAGE YARD
[Symbol]	ACCESSORY BUILDING
[Symbol]	HOSPITAL
[Symbol]	SKILLED CARE FACILITY / GROUP HOME
[Symbol]	RETAIL / SERVICE
[Symbol]	PLACE OF WORSHIP
[Symbol]	MUNICIPAL EDUCATION
[Symbol]	GOVERNMENTAL OR QUASI-PUBLIC BUILDING
[Symbol]	POLICE STATION
[Symbol]	FIRE STATION
[Symbol]	PUBLIC SCHOOL
[Symbol]	PLAYGROUND
[Symbol]	PARK
[Symbol]	CEMETERY
[Symbol]	PARKING
[Symbol]	BASEBALL/ SOFTBALL
[Symbol]	TENNIS COURT
[Symbol]	FENCE
[Symbol]	RESIDENTIAL LINE TRANSMISSION TOWER
[Symbol]	ELECTRICAL LINE
[Symbol]	UNDER CONSTRUCTION

TID -

Mitchell Street

BOUNDARY AND EXISTING LAND USE

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EXHIBIT 1: LISTING OF PARCELS IN TID 71

Count	Tax Key	House Number	Direction	Street Name	Street Type	Owner Name	Owner Mailing Address	Owner City, State	Owner Zip	2012 Land Assess.	2012 Improved Assess.	2012 Total Assess.	Lot Area
1	4621603000	524 W		MAPLE	ST	JOSE A ALEMAN	524 W MAPLE ST	MILWAUKEE WI	53204	4,000	36,400	40,400	10,816
2	4621602000	526 W		MAPLE	ST	AUGUSTO S GAMBOA AKA	6200 W BENNETT AVE	MILWAUKEE WI	53219	4,000	36,400	40,400	10,816
3	4621601000	528 W		MAPLE	ST	ROSA M ALEMAN	528 W MAPLE ST UNIT 1	MILWAUKEE WI	53204	4,000	36,400	40,400	10,816
4	4600113100	1301 W		FOREST HOME	AV	EL REY ENTERPRISES II LLC	916 S CESAR E CHAVEZ DR	MILWAUKEE WI	53204	31,900	6,500	38,400	14,170
5	4600312000	1721 S		14TH	ST	ROBERT ULRICH	PO BOX 242	OKAUCHEE WI	53089	5,500	84,400	89,900	4,200
6	4600313000	1719 S		14TH	ST	1507 LLC	P O BOX 04313	MILWAUKEE WI	532044313	5,500	47,900	53,400	4,200
7	4690480000	1439 W		MITCHELL	ST	CITY OF MILW	809 N BROADWAY	MILWAUKEE WI	53202	0	0	0	4,155
8	4690481000	1427 W		MITCHELL	ST	101719 LLC	4230 N OAKLAND AVE # 258	SHOREWOOD WI	53211	4,300	58,100	62,400	2,520
9	4690482000	1423 W		MITCHELL	ST	IRMA GAMBOA	1423 W MITCHELL ST	MILWAUKEE WI	53204	3,200	78,600	81,800	1,800
10	4610183000	1615 W		MITCHELL	ST	DIANA SAYAVONG	2650A S 15TH ST	MILWAUKEE WI	53215	5,100	85,200	90,300	2,940
11	4611375000	1629 S		10TH	ST	RODRIGO DIEZ	908 S 4TH ST	MILWAUKEE WI	53204	12,600	138,400	151,000	8,430
12	4611339000	1643 S		11TH	ST	CORNELIO LARA	1304 S 37TH ST	MILWAUKEE WI	53215	5,500	55,300	60,800	4,200
13	4611341000	1651 S		11TH	ST	DJC PROPERTIES LLC	PO BOX 375	BIG BEND WI	53103	9,500	79,400	88,900	4,200
14	4611357000	1640 S		12TH	ST	SALVADOR NUNGARAY	1910 W GRANT ST	MILWAUKEE WI	53215	5,500	55,700	61,200	4,200
15	4611361000	1622 S		12TH	ST	ANDRES LOPEZ	1427 S 12TH ST	MILWAUKEE WI	53204	5,500	47,400	52,900	4,200
16	4601065000	1424 W		MITCHELL	ST	EMAD OUDEN	1400 W MITCHELL ST	MILWAUKEE WI	53204	7,400	105,600	113,000	4,200
17	4610527000	608 W		WINDLAKE	ST	EDWARD LEFFORGE	532 CRESCENT CT	WALWATOSA WI	53213	5,500	70,400	75,900	4,194
18	4610516000	735 W		WINDLAKE	AV	JOSE G SANCHEZ	1223 S 33RD ST	MILWAUKEE WI	53215	4,700	34,000	38,700	3,000
19	4610555000	832 W		MAPLE	ST	MARIA D MELENDEZ	3214 W LINCOLN AVE	MILWAUKEE WI	53215	4,000	67,300	71,300	2,075
20	4610601000	1026 W		MAPLE	ST	RODRIGO DIEZ	908 S 4TH ST	MILWAUKEE WI	53204	4,700	22,800	27,500	3,000
21	4610505000	1724 S		7TH	ST	NICHOLAS P ANTON	734 S 5TH ST	MILWAUKEE WI	53204	6,900	55,400	62,300	3,060
22	4610525100	1733 S		6TH	ST	SEVENTH STREET PROP LLC	4864 S 10TH ST	MILWAUKEE WI	53221	23,900	57,900	81,800	10,808
23	4610525100	1721 W		WINDLAKE	AV	EQUITABLE BANK	2290 N MAYFAIR RD	WALWATOSA WI	53226	3,600	0	3,600	1,825
24	4610542000	729 W		HISTORIC MITCHELL	ST	LC DEVELOPMENT INC	721 W WINDLAKE AV	MILWAUKEE WI	53204	15,700	67,500	83,200	6,990
25	4610530000	809 W		HISTORIC MITCHELL	ST	HUNTER INVESTMENTS LLC	6201 N TEUTONIA AV #D	MILWAUKEE WI	53209	10,800	109,200	120,000	3,600
26	4610549000	829 W		HISTORIC MITCHELL	ST	ASSOCIATED BANK NA	1400 W WINDPOINT CT	MILWAUKEE WI	53092	12,400	130,600	143,000	4,146
27	4610549000	833 W		HISTORIC MITCHELL	ST	BRADLEY BUILDING CORP	206 N WISCONSIN AVE	DE PERE WI	54115	58,000	535,000	593,000	9,684
28	4610570000	929 W		HISTORIC MITCHELL	ST	RAZA HOLDINGS LLC	5231 WOOD LILLY LN	WATERFORD WI	53185	21,700	248,300	270,000	7,220
29	4610570000	1003 W		HISTORIC MITCHELL	ST	URBANA LLC	5219 N HARLEM AVE	CHICAGO IL	60656	2,400	474,600	477,000	8,920
30	4610583000	1125 W		HISTORIC MITCHELL	ST	THE TERRACOTTA PARTNERSHIP	1007 W HISTORIC MITCHELL ST	MILWAUKEE WI	53204	16,300	250,700	267,000	5,422
31	4610591100	601 W		HISTORIC MITCHELL	ST	EQUITABLE BK SSB	1800 N PROSPECT AVE #15A	MILWAUKEE WI	53202	19,200	16,000	35,200	6,394
32	4610591100	1726 S		11TH	ST	MITCHELL STREET STATE BANK	2290 N MAYFAIR RD	WALWATOSA WI	53226	126,000	1,267,000	1,393,000	21,736
33	4600301100	1841 S		14TH	ST	OAKTREE HOLDINGS LLC	232 E 250 S	MILWAUKEE WI	53204	62,900	285,100	348,000	17,984
34	4600308100	1400 W		FOREST HOME	AV	ANTONIO RENTAS	1400 W FOREST HOME AVE	MILWAUKEE WI	53204	5,700	83,100	88,800	3,810
35	4600123110	1737 S		14TH	ST	DAGOBERTO IBARRA	1400 W FOREST HOME AVE	MILWAUKEE WI	53204	3,900	51,500	55,400	2,100
36	4611378110	1020 W		HISTORIC MITCHELL	ST	SCHUSTER HISTORIC BLDG LLC	2925 W NATIONAL AV	MILWAUKEE WI	53215	47,300	23,300	70,600	21,000
37	4610380000	1524 W		MITCHELL	ST	ZAIDA RODRIGUEZ	1670 S 11TH ST	MILWAUKEE WI	53204	211,200	3,892,800	4,104,000	114,489
38	4601014110	1570 W		MITCHELL	ST	CNL APE PARTNERS LP	1524 W MITCHELL ST	MILWAUKEE WI	53204	4,000	62,400	66,400	2,268
39	4611470000	720 W		HISTORIC MITCHELL	ST	MIGUEL PRADO	PO BOX 961026	FORT WORTH TX	76161	53,000	526,000	579,000	17,683
40	4611473000	734 W		HISTORIC MITCHELL	ST	MARS DIRECT LLC	2116 S 37TH ST	MILWAUKEE WI	53215	9,200	135,800	145,000	3,060
41	4611474000	1662 S		8TH	ST	IGLESIA DE DIOS PENTECOSTAL	233 TAYLOR ST	LITTLE CHUTE WI	54140	18,000	149,000	167,000	6,000
42	4611429000	814 W		HISTORIC MITCHELL	ST	HECTOR SALINAS	3532 W NORTH AVE	CHICAGO IL	60647	0	0	0	4,022
43	4611432000	832 W		HISTORIC MITCHELL	ST	M&K LEASE PROPERTY LLC	610 E LAVERNE DR	OAK CREEK WI	53154	9,000	77,900	86,900	3,000
44	4611371000	1000 W		HISTORIC MITCHELL	ST	WILLIAM K LANGFAN	840 WEST MITCHELL	MILWAUKEE WI	53204	21,600	427,400	449,000	7,200
45	4611346000	1104 W		HISTORIC MITCHELL	ST	SANG WON CHA	PO BOX 2943	HARRISBURG PA	171052943	20,300	294,700	315,000	6,750
46	4611347000	1108 W		HISTORIC MITCHELL	ST	1108 PROPERTIES LLC	102 ASHEVILLE CT	VERNON HILLS IL	60061	10,800	112,200	123,000	3,600
47	4611350000	1122 W		HISTORIC MITCHELL	ST	MODJESKA THEATER PROJECT	1306 W FOREST HOME AV	MILWAUKEE WI	53204	10,800	123,200	134,000	3,600
48	4610544100	723 W		HISTORIC MITCHELL	ST	LC DEVELOPMENT INC	10620 N PORT WASHINGTON RD	MEQUON WI	53092	50,400	399,600	450,000	16,800
49	4620997000	534 W		MAPLE	ST	ROSA M ALEMAN	6201 N TEUTONIA AV #D	MILWAUKEE WI	53209	18,200	214,800	233,000	6,069
50	4620988000	538 W		MAPLE	ST	JUAN DELGADO	528 W MAPLE ST UNIT 1	MILWAUKEE WI	53204	2,800	0	2,800	3,125
51	4620970000	1720 S		6TH	ST	IGNACIO HERRERA & MARIA HW	PO BOX 04164	MILWAUKEE WI	53204	4,800	33,400	38,200	3,125
52	4620910000	1724 S		6TH	ST	DOLORES MORA SANCHEZ	5772 S 20TH ST	MILWAUKEE WI	53221	4,900	56,100	61,000	3,330
53	4620910000	1430 W		MITCHELL	ST	PATRICK A WILBER	5214 W BOTTSFORD AVE	GREENFIELD WI	532203668	1,400	21,100	22,500	1,658
54	4620910000	1438 W		MITCHELL	ST	GUARDING YOU INVESTMENTS LLC	P O BOX 88	BUTLER WI	53007	5,500	46,600	52,100	4,200
55	4620910000	1438 W		MITCHELL	ST	GUARDING YOU INVESTMENTS LLC	2340 S 6TH ST	MILWAUKEE WI	53215	14,700	238,300	253,000	8,400

58	4601063100	1418 W	MITCHELL	ST	KIDS 2 LLC	115 W SILVER SPRING DR	MILWAUKEE WI	53217	35,000	459,600	494,600	10,080
59	4601037000	1522 W	MITCHELL	ST	REDCO ENTERPRISES LLC	PO BOX 20795	MILWAUKEE WI	53220	8,000	149,800	157,800	4,200
60	4601040100	1532 W	MITCHELL	ST	SANTIAGO MERCADO	9729 S HOWELL AV	OAK CREEK WI	53154	9,200	124,300	133,500	5,282
61	4601010000	1550 W	MITCHELL	ST	SERVANTEZ PROPERTIES, INC	1501 W MITCHELL ST	RACINE WI	53405	3,600	45,600	49,200	2,080
62	4690504000	1523 W	MITCHELL	ST	MIGUEL A ROJAS	4123 W MITCHELL ST	MILWAUKEE WI	53204	4,300	65,400	69,700	2,604
63	4690505000	1527 W	MITCHELL	ST	RAMON ENCINO	5109 W GREENFIELD AV	MILWAUKEE WI	53214	3,600	117,400	121,000	2,046
64	4690505000	1561 W	MITCHELL	ST	TRACY D THOMAS	6251 UPPER PARKWAY N	WAUWATOSA WI	532132429	3,500	32,400	35,900	1,700
65	4600315100	1401 W	MITCHELL	ST	F & E REAL ESTATE LLC	4550 S 123RD ST	GREENFIELD WI	53228	117,600	716,400	834,000	16,800
66	4620626500	507 W	HISTORIC MITCHELL	ST	JAMES N WITKOWIAK	529 W HISTORIC MITCHELL ST	MILWAUKEE WI	532043510	6,300	0	6,300	3,163
67	4620627000	511 W	HISTORIC MITCHELL	ST	CITY OF MILWAUKEE	809 N BROADWAY	MILWAUKEE WI	53202	0	0	0	3,465
68	4620647000	546 W	HISTORIC MITCHELL	ST	MUNOZ RENTALS LLC	578 W15332 FOXTAIL CIRCLE	MUSKEGO WI	53150	13,000	351,400	364,400	6,486
69	4610510000	630 W	MAPLE	ST	DARLENE A RODIEZ	1736 S 7TH ST	MILWAUKEE WI	53204	3,600	33,200	36,800	1,800
70	4620889000	500 W	MAPLE	ST	DAVID G MARTIN	2434 PASADENA BLVD	WAUWATOSA WI	53226	12,500	176,500	189,000	6,250
71	4620899000	540 W	MAPLE	ST	HANIN ABIDALRAHIM	552 W MAPLE ST	MILWAUKEE WI	53204	4,800	40,000	44,800	3,125
72	4620891000	510 W	MAPLE	ST	LUIS MERCADO	622 W PIERCE ST	MILWAUKEE WI	53204	4,800	26,700	31,500	3,125
73	4620894000	522 W	MAPLE	ST	MARK P LAVOLD	6650 W STATE ST STE 275	WAUWATOSA WI	53213	4,800	26,700	31,500	3,125
74	4611326110	1213 W	LAPHAM	BL	HOUSING AUTHORITY OF THE	809 N BROADWAY	MILWAUKEE WI	53202	0	0	0	17,329
75	4610513000	620 W	MAPLE	ST	PETER H GUJARDO & JUANITA	620 W MAPLE ST	MILWAUKEE WI	53204	4,800	47,300	52,100	3,240
76	4610515000	610 W	MAPLE	ST	ALOIS DRENZEK	N6031 COUNTY ROAD PS	HARTFORD WI	53027	4,500	5,900	6,900	3,000
77	4611332110	1207 W	LAPHAM	BL	PRISCILLA ROSARIO	1207 W LAPHAM BL	MILWAUKEE WI	53204	6,700	46,600	53,300	6,180
78	4600123120	1331 W	BURNHAM	ST	ADVANCE STORES CO INC	1331 W BURNHAM ST	MILWAUKEE WI	53204	85,600	667,400	753,000	26,250
79	4611512000	600 W	HISTORIC MITCHELL	ST	JUAN A ORDAZ	600 W MITCHELL ST	MILWAUKEE WI	53204	4,000	119,000	123,000	2,640
80	4611518000	632 W	HISTORIC MITCHELL	ST	ERIC M WESTIN REVOC	12131 W WHITE OAK DR	GREENFIELD WI	53228	7,400	349,600	357,000	4,950
81	4611396100	910 W	HISTORIC MITCHELL	ST	MITCHELL INV PROPERTIES-II	11520 N PORT WASH RD STE 204	MEQUON WI	53092	68,300	2,422,700	2,491,000	22,761
82	4690479110	1838 S	15TH	ST	OOZ CO LLC	15200 BRIARIDGE CT	ELM GROVE WI	53122	47,100	735,900	783,000	20,929
83	4600121000	1919 S	13TH	ST	MANUEL GARCIA	3502 S 2ND ST	MILWAUKEE WI	53207	15,800	110,200	126,000	7,000
84	4690430120	1931 S	14TH	ST	MCDONALDS CORP	PO BOX 4038	MILWAUKEE WI	53204	95,500	1,029,500	1,125,000	29,400
85	4620911000	1724 S	6TH	ST	DOLORES MORA SANCHEZ	5214 W BOTTSFORD AVE	GREENFIELD WI	532203568	1,300	16,600	17,900	1,551
86	4610545000	801 W	HISTORIC MITCHELL	ST	MICHAEL J SCHRAMM	2321 E CAPITOL DR STE 300	MILWAUKEE WI	53211	21,600	252,900	274,500	7,200
87	4611334000	1619 S	11TH	ST	KB CO 1821 LLC	2333 MISTY LA	MILWAUKEE WI	53186	5,500	33,900	39,400	4,200
88	4601500000	1610 W	MITCHELL	ST	SUHAL SAUROS	1033 W BUCKINGHAM DR	OAK CREEK WI	53154	3,200	3,200	3,200	1,830
89	4610531000	705 W	HISTORIC MITCHELL	ST	FRANK T KOUTRAS & MARY H W	2741 N DOWNER AVE	MILWAUKEE WI	53211	27,400	208,600	236,000	9,140
90	4610572100	939 W	HISTORIC MITCHELL	ST	FIRSTAR BANK MILWAUKEE NA	2800 E LAKE ST	MILWAUKEE WI	55406	102,000	483,300	585,300	23,997
91	4610523100	1721 S	6TH	ST	CITY OF MILW	809 N BROADWAY	MILWAUKEE WI	53202	0	0	0	4,977
92	4610599000	1032 W	MAPLE	ST	MITCHELL STREET STATE BANK	1039 W MITCHELL ST	MILWAUKEE WI	53204	2,000	2,000	2,000	3,600
93	4610598000	1038 W	MAPLE	ST	NATIVE AMERICAN MINISTRY	1738 S 11TH ST	MILWAUKEE WI	53204	0	0	0	3,615
94	4600309000	1733 S	14TH	ST	GABRIEL JORGE CORNEJO	1733 S 14TH ST	MILWAUKEE WI	53204	5,500	74,600	80,100	4,200
95	4620905000	1730 S	6TH	ST	1730 S 6TH ST LLC	939 W GREENFIELD AV	MILWAUKEE WI	53204	5,900	55,600	61,700	4,825
96	4601033000	1504 W	MITCHELL	ST	ERENIA PRADO	1504 W MITCHELL ST #B	MILWAUKEE WI	53204	5,500	67,000	72,500	4,200
97	4611431000	828 W	HISTORIC MITCHELL	ST	RODRIGO DIEZ	908 S 4TH ST	MILWAUKEE WI	53204	10,800	125,200	136,000	3,600
98	4620629000	519 W	HISTORIC MITCHELL	ST	JAMES WITKOWIAK	529 W HISTORIC MITCHELL ST	MILWAUKEE WI	532043510	6,800	3,600	10,400	3,375
99	4610607000	1129 W	HISTORIC MITCHELL	ST	THE TERRACOTTA PARTNERSHIP	1800 N PROSPECT AVE #15A	MILWAUKEE WI	53202	9,800	6,000	15,800	3,259
100	4610592100	1039 W	HISTORIC MITCHELL	ST	MITCHELL STREET STATE BANK	1039 W MITCHELL ST	MILW WI	53204	43,400	688,600	732,000	7,233
101	4611519000	1662 S	7TH	ST	GORMAN PROPERTIES LLC	200 N MAIN ST	OREGON WI	53575	12,700	6,800	19,500	8,559
102	4611515000	616 W	HISTORIC MITCHELL	ST	WALID W MOUSA	1570 W DENIS AVE	MILWAUKEE WI	53221	4,900	129,000	133,000	2,640
103	4620625000	501 W	HISTORIC MITCHELL	ST	JAMES N WITKOWIAK	529 W HISTORIC MITCHELL ST	MILWAUKEE WI	532043510	14,000	225,000	239,000	7,020
104	4611362000	1620 S	12TH	ST	RAUL DIAZ	1225 W ORCHARD AV	MILWAUKEE WI	53204	4,300	28,100	32,400	2,550
105	4620631110	529 W	HISTORIC MITCHELL	ST	JAMES WITKOWIAK	529 W HISTORIC MITCHELL ST	MILWAUKEE WI	53204	27,000	333,400	360,400	13,500
106	4600115110	1337 W	FOREST HOME	AV	EL REY ENTERPRISES	1320 W BURNHAM ST	MILWAUKEE WI	53204	274,300	1,608,700	1,883,000	121,900
107	4610510000	626 W	MAPLE	ST	JAM ILLC	2138 S 25TH ST	MILWAUKEE WI	53204	4,700	39,900	44,600	3,000
108	4610554000	836 W	MAPLE	ST	PALERMOS PROPERTIES LLC	3301 W CANAL ST	MILWAUKEE WI	53208	4,700	0	4,700	3,000
109	4611390111	1643 S	9TH	ST	CITY OF MILWAUKEE	809 N BROADWAY	MILWAUKEE WI	53202	0	0	0	91,846
110	4600311000	1725 S	14TH	ST	FOX PROPERTIES LLC	110 W KRAUSE PL	MILWAUKEE WI	53217	5,500	65,000	70,500	4,200
111	4611359000	1630 S	12TH	ST	JOSE RAFAEL NUNGARAY	928 S LAYTON BL	MILWAUKEE WI	53204	5,500	41,100	46,600	4,200
112	4620628000	515 W	HISTORIC MITCHELL	ST	MITCHELL 551 LLC	529 W HISTORIC MITCHELL ST	MILWAUKEE WI	53204	6,800	105,200	112,000	3,375
113	4690507000	1551 W	MITCHELL	ST	SANTIAGO MERCADO	9729 S HOWELL AV	OAK CREEK WI	53154	2,600	62,700	65,300	1,500
114	4601861100	1302 W	FOREST HOME	AV	MITCHELL MARKET COMPANY LLC	1 CVS DR	WOONSOKET RI	02895	125,900	2,979,100	3,105,000	55,959
115	4610507000	1732 S	7TH	ST	PATRICK A WILBER	P O BOX 88	BUTLER WI	53007	5,000	40,700	45,700	3,400
116	4610520000	1733 S	6TH	ST	EQUITABLE BANK SSB	2290 N MAYFAIR RD	WAUWATOSA WI	53226	3,400	3,400	3,400	1,580
117	4610617000	1729 S	11TH	ST	EROL AYUSUN	1729 S 11TH ST	MILWAUKEE WI	53204	13,100	108,900	122,000	3,500
118	4610618000	1725 S	11TH	ST	GREATER MILWAUKEE ASSN	1725 S 11TH ST	MILWAUKEE WI	53204	0	0	0	3,516
119	4610557000	824 W	MAPLE	ST	PALERMOS PROPERTIES LLC	3301 W CANAL ST	MILWAUKEE WI	53208	4,700	0	4,700	3,000

120	4601010000	1556 W	MITCHELL	ST	BROCATTY INVESTMENTS LLC	12-535 STEPHEN PL	ELM GROVE WI	53122	8,000	83,100	91,100	2,640
121	4601501000	1614 W	MITCHELL	ST	SUHAIL SARSOUR	1033 W BUCKINGHAM DR	OAK CREEK WI	53154	3,600	0	3,600	1,830
122	4611516000	620 W	HISTORIC MITCHELL	ST	SPARTA IRREVOCABLE TRUST	5000 N LAKE DR	WHITEFISH BAY WI	53217	60,800	60,800	64,200	2,250
123	4600120000	1915 S	13TH	ST	JAIME AMARO	1915 S 13TH ST	MILWAUKEE WI	53204	5,300	57,200	62,500	3,500
124	4610512000	622 W	MAPLE	ST	HECTOR GARCIA	624 W MAPLE ST	MILWAUKEE WI	53204	4,700	47,900	52,600	3,000
125	4610816000	1733 S	11TH	ST	RICHARD C VALERO	1535 S 26TH ST	MILWAUKEE WI	53204	5,000	23,900	28,900	3,500
126	4601062000	1408 W	MITCHELL	ST	URSULA G GUNTER	15225 W SMALL RD	MILWAUKEE WI	53151	5,500	69,200	74,700	4,200
127	4611342000	1657 S	11TH	ST	MARIA DEL CARMEN RANGEL	1629 W BECHER ST	MILWAUKEE WI	53204	5,500	71,800	77,300	4,200
128	4611343000	1659 S	11TH	ST	ALEX BUCIO AS TRUSTEE OR	939 W GREENFIELD AVE	MILWAUKEE WI	53204	9,500	76,700	86,200	4,200
129	4690506000	1555 W	MITCHELL	ST	ESTRELLA S ROXAS	4328 S PINE AV	MILWAUKEE WI	53207	3,800	65,900	69,700	2,900
130	4610503000	635 W	HISTORIC MITCHELL	ST	JOSE MIGUEL MORENO TOD	635 W HISTORIC MITCHELL ST	MILWAUKEE WI	53204	5,000	92,200	97,200	1,980
131	4620906000	1726 S	6TH	ST	GABRIEL HERNANDEZ	2930 S 14TH ST	MILWAUKEE WI	53204	4,300	29,700	34,000	2,610
132	4620635000	541 W	HISTORIC MITCHELL	ST	JAMES WITKOWIAK	529 W HISTORIC MITCHELL ST	MILWAUKEE WI	53204	6,800	142,200	149,000	3,375
133	4611358000	1536 S	12TH	ST	HECTOR SALINAS	1910 W GRANT ST	MILWAUKEE WI	53215	5,500	65,400	70,900	4,200
134	4610947000	815 W	HISTORIC MITCHELL	ST	PHRANKLESS INVESTMENT LLC	610 E LAVERNE DR	OAK CREEK WI	53154	9,400	112,600	122,000	3,127
135	4610604000	1101 W	HISTORIC MITCHELL	ST	JOSE DE JESUS MUNOZ	PO BOX 170350	WHITEFISH BAY WI	53217	68,000	944,000	1,012,000	22,670
136	4600122000	1925 S	13TH	ST	UNITED MIGRANT OPPORTUNITY	1925 S 13TH ST	MILWAUKEE WI	53204	5,300	49,900	55,200	3,500
137	4611428000	802 W	HISTORIC MITCHELL	ST	JORGE A LOPEZ	2701 S CHASE AVE	MILWAUKEE WI	53207	0	0	0	7,028
138	4611345000	1100 W	HISTORIC MITCHELL	ST	MUN SANG YI	3158 S 34TH ST	MILWAUKEE WI	53215	10,800	240,200	251,000	3,600
139	4610865000	1913 W	HISTORIC MITCHELL	ST	THE TERRACOTTA PARTNERSHIP	14413 71ST PL	KENOSHA WI	53142	9,000	114,000	123,000	3,013
140	4610608000	1135 W	HISTORIC MITCHELL	ST	PEDRO GONZALEZ	1800 N PROSPECT AVE #15A	MILWAUKEE WI	53202	21,700	260,300	282,000	7,241
141	4690486000	1722 S	5TH	ST	J GUADALUPE RODRIGUEZ	1722 S 5TH ST	MILWAUKEE WI	53204	5,500	52,500	58,000	4,200
142	4620885000	1723 S	5TH	ST	JAVIER NAVEJAR	1629 A 11TH ST	MILWAUKEE WI	53204	7,000	43,700	50,700	6,720
143	4611336000	1629 S	11TH	ST	ERIC M WESTIN REVOC TRUST	12131 W WHITE OAK DR	GREENFIELD WI	53228	6,100	12,100	18,200	4,076
144	4611520000	1658 S	7TH	ST	DJC PROPERTIES LLC	PO BOX 375	BIG BEND WI	53103	5,500	40,700	46,200	4,200
145	4611340000	1647 S	11TH	ST	EVA TORRES	2130 S 83RD	WEST ALLIS WI	53219	4,200	42,800	47,000	2,400
146	4610517000	602 W	MAPLE	ST	ALOIS DRENEK	1209 W LAPHAM BL	HARTFORD WI	53027	6,400	38,800	45,200	5,684
147	4610518210	1737 S	6TH	ST	VIRGINIA REYNOSA	1209 W LAPHAM BL	MILWAUKEE WI	53204	4,800	52,100	56,900	3,132
148	4611331100	1209 W	LAPHAM	BL	ADELA S MONTENEGRO	1123 W LAPHAM BLVD	MILWAUKEE WI	53204	3,900	30,600	34,500	2,075
149	4611368100	1123 W	LAPHAM	BL	MOYSEY TSYPKIN	240 WOODSIDE LN	THIENSVILLE WI	53092	10,800	191,200	202,000	3,600
150	4611427000	808 W	HISTORIC MITCHELL	ST	MARIA NOVOA-SANCHEZ	3316 W LAYTON AVE	MILWAUKEE WI	53221	18,000	254,000	272,000	6,000
151	4611348100	1114 W	HISTORIC MITCHELL	ST	CITY OF MILWAUKEE	809 N BROADWAY	MILWAUKEE WI	53202	0	0	0	15,768
152	4610876110	930 W	MAPLE	ST	JOSE L GARCIA	1404 W MITCHELL ST	MILWAUKEE WI	53204	85,300	92,700	92,700	4,200
153	4601061000	1404 W	MITCHELL	ST	JAMES N WITKOWIAK	529 W HISTORIC MITCHELL ST	MILWAUKEE WI	532043510	3,600	10,400	10,400	3,375
154	4620630000	521 W	HISTORIC MITCHELL	ST	THE LEE COMPANY	2636 W LAKE VISTA CT	MEQUON WI	530922400	10,800	131,200	142,000	3,616
155	4610509000	1029 W	HISTORIC MITCHELL	ST	NOEL G MARTIN	1501 W MITCHELL ST	MILWAUKEE WI	53204	8,800	106,200	115,000	5,022
156	4690499000	1511 W	MAPLE	ST	CITY OF MILWAUKEE	809 N BROADWAY	MILWAUKEE WI	53202	0	0	0	36,366
157	4610603100	1002 W	MAPLE	ST	DOLORES MORA SANCHEZ	5214 W BOTTSFORD AVE	GREENFIELD WI	532203568	1,500	22,300	23,800	1,848
158	4620634000	539 W	HISTORIC MITCHELL	ST	TOMAS MATOS	2568 N GRANT BL	MILWAUKEE WI	53210	6,800	95,200	102,000	3,375
159	4620908000	1724 S	6TH	ST	RAUL DIAZ	1225 W ORCHARD AVE	MILWAUKEE WI	53204	1,400	31,400	32,800	1,650
160	4611363000	1620 S	12TH	ST	GUSTAVO CAMACHO	1633 S 11TH ST	MILWAUKEE WI	53204	14,200	113,700	127,900	6,300
161	4611337000	1633 S	7TH	ST	MARK C SCHNEIDER	4408 S 15TH ST	MILWAUKEE WI	53221	7,300	72,300	79,600	7,332
162	4611374100	1623 S	10TH	ST	ANTONIO MOCTEZUMA ANGUIANO	1412 W FOREST HOME AVE	MILWAUKEE WI	53204	1,700	17,000	17,000	950
163	4600305000	1408 W	FOREST HOME	AV	DARLENE A RODIEZ	1736 S 7TH ST	MILWAUKEE WI	53204	5,100	42,400	47,500	3,600
164	4610508000	1736 S	7TH	ST	PETER N TSONJIS	2828 E COLLEGE AV	CUDAHY WI	53110	10,800	44,100	54,900	3,600
165	4610539000	732 W	MAPLE	ST	ANTONIO MALDONADO	734 W WINDLAKE AV	MILWAUKEE WI	532043555	5,700	66,500	72,200	4,503
166	4610537100	734 W	WINDLAKE	AV	ANTONIO RENTAS	1400 W FOREST HOME AVE	MILWAUKEE WI	53204	1,600	20,600	22,200	2,110
167	4600308200	1737 S	14TH	ST	LUIS BARAJAS	3329 N RIDGEWAY	CHICAGO IL	60618	5,100	62,900	68,000	3,600
168	4610538000	728 W	MAPLE	ST	DIRK REED	12947 WILLOW VALLEY RD	NEVADA CITY CA	95959	94,600	777,400	872,000	21,020
169	4693272000	1901 S	13TH	ST	PIEDAD SILVA	1905 S 13TH ST	MILWAUKEE WI	53204	23,600	77,400	101,000	10,500
170	4600118100	1905 S	13TH	ST	REDCO ENTERPRISES LLC	PO BOX 20795	MILWAUKEE WI	53208	7,300	3,900	11,200	4,194
171	4601036000	1516 W	MITCHELL	ST	PALERMOS PROPERTIES LLC	3301 W CANAL ST	MILWAUKEE WI	53208	5,100	0	0	3,600
172	4610556000	828 W	MAPLE	ST	CITY OF MILWAUKEE	809 N BROADWAY	MILWAUKEE WI	53202	0	0	0	24,001
173	4611351110	1650 S	12TH	ST	PHRANKLESS INVESTMENT LLC	PO BOX 170360	WHITEFISH BAY WI	53217	40,200	39,000	79,200	17,848
174	4610609100	516 W	MAPLE	ST	PHRANKLESS INVESTMENT LLC	10609 W GARFIELD AV	MILWAUKEE WI	53226	5,000	82,400	87,400	6,250
175	4620893100	516 W	MAPLE	ST	PHRANKLESS INVESTMENT LLC	903 S 9TH ST	MILWAUKEE WI	53204	2,800	116,200	119,000	1,860
176	4610518110	600 W	MAPLE	ST	MARTIN R SAAVEDRA	9250 S CHICAGO RD	OAK CREEK WI	53154	5,500	35,100	40,600	4,200
177	4611335000	1623 S	11TH	ST	FRANCISCO GALINDO	1726 S 15TH ST	MILWAUKEE WI	532043221	5,500	72,000	77,500	4,200
178	4690487000	1726 S	HISTORIC MITCHELL	ST	JUAN J LEZAMA	PO BOX 134	OAK CREEK WI	53154	5,500	154,000	164,000	3,073
179	4610586000	1017 W	HISTORIC MITCHELL	ST	DDG BMC PARTNERSHIP LLC	1718 S 15TH ST	MILWAUKEE WI	53204	5,500	40,400	45,900	4,200
180	4690465000	1718 S	15TH	ST	MOISES BENITEZ	2636 W LAKE VISTA CT	MEQUON WI	530922400	16,300	131,700	148,000	5,418
181	4610584000	1009 W	HISTORIC MITCHELL	ST	THE LEE COMPANY							

182	4610521100	1729 S	12TH	ST	EQUITABLE BANK SSB	2290 N MAYFAIR RD	53226	6,100	0	6,100	5,100
183	4610610110	1740 S	16TH	ST	PROJECT RESTORE LTD	PO BOX 772	53201	70,000	80,000	150,000	34,200
184	4601030000	1512 W	MITCHELL	ST	BRADLEY A WILL	14525 W MEADOWSHIRE DR	53151	5,500	26,700	32,200	4,200
185	4610506000	1728 S	7TH	ST	PABLO GUERRERO	1602 S 32ND ST	53215	5,000	45,100	50,100	3,400
186	4600123130	1940 S	14TH	ST	BORDER PATROL WISCONSIN INC	147 S BUTLER ST, STE 2	53703	102,200	435,800	538,000	31,468
187	4610509000	636 W	MAPLE	ST	DARLENE A RODIEZ	1736 S 7TH ST	53204	2,700	0	2,700	1,800
188	4620887100	1731 S	5TH	ST	DOMINGO D MUNOZ	578W15332 FOXTAIL CR	53150	8,400	42,300	50,700	9,885
189	4611469100	710 W	HISTORIC MITCHELL	ST	KUNZELMANN ESSER LOFT APTS	200 N MAIN ST	53575	140,700	2,970,300	3,111,000	34,071
190	4690484000	1714 S	15TH	ST	ENRIQUE BALDERAS	1714 S 15TH ST	53204	5,500	47,700	53,200	4,200
191	4690502000	1533 W	MITCHELL	ST	DAVID A TENNESEN	1625 S 6TH ST	532043408	6,500	132,500	139,000	3,720
192	4610605000	1117 W	HISTORIC MITCHELL	ST	CHON LEE	1119 W HISTORIC MITCHELL ST	53204	9,900	162,100	172,000	3,315
193	4611418000	1635 S	8TH	ST	HISTORIC MITCHELL STREET	1635 S 8TH ST	53204	0	0	0	8,601
194	4620836100	545 W	HISTORIC MITCHELL	ST	MITCHELL 551 LLC	529 W HISTORIC MITCHELL ST	53204	20,300	310,700	331,000	10,125
195	4611428000	812 W	HISTORIC MITCHELL	ST	SPONTANEOUS LLC	4534 W GREENFIELD AVE	53214	9,400	111,600	121,000	3,120
196	4611364110	1135 W	LAPHAM	BL	GUILHERMO RODRIGUEZ	4386 S QUINCY AVE	53207	30,400	95,600	126,000	10,132
197	4600304000	1412 W	FOREST HOME	AV	ANTONIO MOTEZUMA	1412 W FOREST HOME AVE	53204	3,900	85,300	89,200	2,225
198	4610562110	800 W	MAPLE	ST	PALERMOS PROPERTIES LLC	3301 W CANAL ST	53208	60,600	824,500	885,100	41,567
199	4600303000	1416 W	FOREST HOME	AV	JAMES J KUSIK & KAY M HW	2146 S 105TH ST	53227	2,700	76,800	79,500	1,547
200	4601881000	1605 W	MITCHELL	ST	PYRAMAX BANK SSB	7001 W EDGERTON AVE	53204	62,900	797,100	860,000	22,820
201	4620900100	7334 S	6TH	ST	DIANA ZARNOWSKI	1734 S 6TH ST	53204	5,100	44,600	49,700	3,600
202	4620900100	552 W	MAPLE	ST	HANIN K ADBELRAHIM	1132 W LINCOLN AVE	53215	18,200	152,800	171,000	9,111
203	4610550110	1718 S	9TH	ST	NATIONAL SAVINGS & LOAN ASSC	206 N WISCONSIN ST	54115	32,900	11,100	44,000	10,959
204	4611419100	1644 S	9TH	ST	UNITED MIGRANT OPPORTUNITY	2701 S CHASE AVE	53207	0	0	0	42,124
205	4611423110	1654 S	9TH	ST	CITY OF MILW OFF ST PKG	809 NORTH BROADWAY	53202	0	0	0	22,065
206	4601032000	1500 W	MITCHELL	ST	ELVIRA ROMERO	1500 W MITCHELL ST	53204	14,300	125,700	133,000	4,196
207	4611476000	1648 S	8TH	ST	SUELONG YANG RENTAL LLC	4340 S 118TH ST	53228	7,300	115,500	129,500	8,400
208	4600310000	1729 S	14TH	ST	LEOVANZO MARES	1729 S 14TH ST	53204	5,500	71,000	76,500	4,200
209	4611475000	1656 S	8TH	ST	JOMELA HILLS, LLC	5601 W NORTH AVE	53208	30,000	353,800	383,800	8,430
210	4610587100	1023 W	HISTORIC MITCHELL	ST	AMRIT N PATEL	1023 W HISTORIC MITCHELL ST	53204	18,300	168,300	186,600	6,086
211	4610502100	621 W	HISTORIC MITCHELL	ST	MSDOC I LLC	10620 N PORT WASHINGTON RD	53092	41,400	1,418,600	1,460,000	13,800
212	4611397000	930 W	HISTORIC MITCHELL	ST	DK USA PROPERTY MGMT LLC	1243 N 10TH ST STE 300	53205	50,600	285,400	336,000	16,860
213	4611514100	608 W	HISTORIC MITCHELL	ST	WEST HISTORIC INVESTMENTS,	1007 W HISTORIC MITCHELL ST	53204	5,500	153,500	159,000	3,686
214	4690483000	1708 S	15TH	ST	NILSA GARCIA NKA	3959 S 75TH ST	53220	78,500	84,000	162,500	4,200
215	4611360000	1628 S	12TH	ST	MIGUEL SALDIVAR	2240 W FOREST HOME AVE	53215	5,500	45,400	50,900	4,200
216	4601034000	1510 W	MITCHELL	ST	ERENIA I PRADO	1504 W MITCHELL ST #B	53204	7,400	0	7,400	4,200
217	4610534100	716 W	WINDLAKE	AV	CITY OF MILWAUKEE	809 N BROADWAY	53202	0	0	0	30,844
218	4610541000	733 W	HISTORIC MITCHELL	ST	LC DEVELOPMENT INC	6201 N TULONIA AV #D	53209	21,600	342,400	364,000	7,212
219	4610546000	807 W	HISTORIC MITCHELL	ST	HECTOR SALINAS	610 E LAVERNE DR	53154	19,800	273,200	293,000	6,600
220	4611517000	622 W	HISTORIC MITCHELL	ST	LA REINA LLC	W157 N5242 BETTE DR	53051	9,100	270,900	280,000	6,039
221	4600307000	1741 S	14TH	ST	FORTUNATO ARENAS	1741 S 14TH ST	53204	5,500	40,700	46,200	4,200
222	4610600000	1028 W	MAPLE	ST	LAURA LUEVANO	1028 W MAPLE ST	53204	5,100	48,100	53,200	3,600
223	4611338000	1639 S	11TH	ST	ADAN MARTINEZ	1639 S 11TH ST	53204	6,700	56,400	63,100	6,300
224	4610528000	715 W	HISTORIC MITCHELL	ST	HUNTER INVESTMENTS LLC	1440 W WINDPOINT CT	53092	14,600	6,500	21,100	3,600
225	4611472100	728 W	HISTORIC MITCHELL	ST	MUSA ISSAM W	8860 S CLOVER CIRCLE	53154	23,400	222,600	246,000	7,800
226	4611430000	822 W	HISTORIC MITCHELL	ST	JEMS REALTY LLC	3000 W FOREST HOME AVE	53215	18,200	216,800	235,000	6,060
227	4620903000	1736 S	6TH	ST	KHALED A ABIDARHIM	1132 W LINCOLN AV	53215	3,300	8,500	11,800	1,632
228	4610540000	738 W	MAPLE	ST	PALERMOS PROPERTIES LLC	3301 W CANAL ST	53208	8,100	98,900	107,000	3,600
229	4611398110	1658 S	10TH	ST	DK USA PROPERTY	541 E ERIE ST UNIT 511	532025244	30,300	0	30,300	10,116
230	4600101110	1300 W	HISTORIC MITCHELL	ST	ILSE E FREDMAN LIVING TRUST	1275 HURON CT	54901	90,000	871,000	961,000	30,000
231	4611344000	1665 S	MITCHELL	ST	JOSE LECHUGA	6008 S 20TH ST	53221	9,500	106,500	116,000	4,200
232	4601499000	1602 W	MITCHELL	ST	PYRAMID DEVELOPERS LLC	1033 W BUCKINGHAM DR	53154	6,400	95,600	102,000	3,660
233	4611301000	1623 S	12TH	ST	FEDERICO DIAZ	4438 W UPHAM AV	53220	4,800	59,100	64,600	3,192
234	4611322000	1630 S	13TH	ST	ISAAC SOLIS	1630 S 13TH ST	53204	5,000	69,100	74,100	3,420
235	4611306000	1643 S	12TH	ST	ALICIA M ZAMARRIPA	2229 W PIERCE ST	53204	5,000	36,600	41,600	3,420
236	4611319000	1642 S	13TH	ST	PEDRO DALECCIO	1207 S 33RD ST	53215	5,000	47,800	52,800	3,420
237	4611313000	1222 W	HISTORIC MITCHELL	ST	CARLOS R CASTILLO	1531 S 15TH ST	53204	15,500	172,500	188,000	5,160
238	4611307110	1657 S	12TH	ST	CITY OF MILWAUKEE	809 N BROADWAY	53202	0	0	0	27,684
239	4611314000	1226 W	HISTORIC MITCHELL	ST	JESUS ESTRADA	9017 W HARRISON AV	53227	15,800	261,200	277,000	5,280
240	4611300000	1619 S	12TH	ST	MIGUEL A MARTES & ANNA HW	1619 S 12TH ST	53204	5,100	74,100	79,200	3,648
241	4611305000	1639 S	12TH	ST	LEONE L GOMEZ	1639 S 12TH ST	53204	5,000	30,600	35,600	3,420
242	4611324000	1622 S	13TH	ST	CRUZ HERNANDEZ & BARBARA HW	1622 S 13TH ST	53204	5,000	37,800	42,800	3,420
243	4611302000	1627 S	12TH	ST	JOSE R NUNGARAY	928 S LAYTON BL	53204	5,000	66,100	71,100	3,420

244	4611311000	1202 W	HISTORIC MITCHELL	ST	EASTSIDE MGMT LLC	540 W MANOR CR	MILWAUKEE WI	53217	41,000	670,000	711,000	13,680
245	4611321000	1834 S	13TH	ST	PABLO SOTO & RAFAELA HW	5050 S 37 ST	GREENFIELD WI	53221	5,000	47,500	52,500	3,420
246	4611303000	1631 S	12TH	ST	FEDERICO DIAZ	4438 W UPHAM	GREENFIELD WI	53220	5,000	61,500	66,500	3,420
247	4611312000	1216 W	HISTORIC MITCHELL	ST	YOUNG HO & OK JA KIM	8816 CITADEL TER	GREENFIELD WI	53177	9,700	119,300	129,000	3,240
248	4620909000	1724 S	6TH	ST	DOLORES MORA SANCHEZ	5214 W BOTTSFORD AVE	GREENFIELD WI	532203568	1,400	25,400	26,800	1,658
249	4620909000	508 W	MAPLE	ST	DAVID G MARTIN	2434 PASADENA BLVD	WAUWATOSA WI	53226	3,000	51,300	54,300	3,125
250	4611323000	1628 S	13TH	ST	RAMON ENCINO	5109 W GREENFIELD AVE	WEST MILWAUKEE WI	53214	5,000	34,500	39,500	3,420
251	4610639000	1820 S	13TH	ST	KARLA CEDENO	351 E BOLIVAR DR	MILWAUKEE WI	53207	7,800	78,500	86,300	3,472
252	4610643000	1800 S	13TH	ST	THOMAS DOMANOS & JOANN HW	5554 W FOREST HOME AV	GREENFIELD WI	53220	4,100	53,800	57,900	1,800
253	4610619100	1201 W	HISTORIC MITCHELL	ST	CAROL JEAN ALEX	N55W17132 RAVENWOOD DR	MENOMONEE FALLS WI	53051	31,500	407,500	439,000	10,500
254	4610644000	1227 W	MAPLE	ST	JOSE DELGADO	2347 S 16TH ST	MILWAUKEE WI	53215	3,600	40,100	43,700	1,800
255	4610633000	1220 W	BURNHAM	ST	GEORGE J ALBRIGHT	1220 W BURNHAM ST	MILWAUKEE WI	53204	3,100	21,200	24,300	1,288
256	4610633000	1830 S	13TH	ST	VICENTE RAMOS	1904 S 13TH ST	MILWAUKEE WI	532043840	4,400	106,600	113,000	1,937
257	4610621110	1715 S	12TH	ST	R KIDS LLC	115 W SILVER SPRING DR	MILWAUKEE WI	53217	36,200	226,800	263,000	16,100
258	4610645000	1219 W	MAPLE	ST	JOSE E DELGADO	1221 W MAPLE ST	MILWAUKEE WI	53204	4,900	61,400	66,300	3,360
259	4610641000	1812 S	13TH	ST	ISMAEL LOPEZ	1812 S 13TH ST	MILWAUKEE WI	532043203	7,800	49,500	57,300	3,468
260	4610620110	1213 W	HISTORIC MITCHELL	ST	CAROL JEAN ALEX	N55W17132 RAVENWOOD DR	MENOMONEE FALLS WI	53051	60,700	531,300	592,000	20,228
261	4610625000	1747 S	12TH	ST	CITY OF MILWAUKEE	809 N BROADWAY	MILWAUKEE WI	53202	0	0	0	13,959
262	4610622100	1730 S	13TH	ST	CAROL JEAN ALEX	N55W17132 RAVENWOOD DR	MENOMONEE FALLS WI	53051	29,800	305,200	335,000	13,241
263	4610640000	1816 S	13TH	ST	JUAN DIAZ	241 N 35TH ST	MILWAUKEE WI	53208	7,800	64,600	72,400	3,480
264	4610637000	1828 S	13TH	ST	ANA MARIA RAZO	8963 S 13TH ST	OAK CREEK WI	531541426	6,900	53,100	60,000	3,074
265	4610623000	1742 S	13TH	ST	DAVID A MILLER	PO BOX 524111	MILWAUKEE WI	53224	4,700	33,300	38,000	3,105
266	4610642000	1810 S	13TH	ST	PETE T DOMANOS	5554 W FOREST HOME AVE	MILWAUKEE WI	53220	5,000	44,700	49,700	3,480
267	4610624000	1744 S	13TH	ST	ELUREY ENTERPRISES II LLC	916 S CESAR E CHAVEZ DR	MILWAUKEE WI	53204	15,600	13,100	28,700	6,915
268	4610638000	1824 S	13TH	ST	ARTURO A RAMOS	3268 S 21ST ST	MILWAUKEE WI	53215	7,800	67,900	75,700	3,480
269	4610514000	616 W	MAPLE	ST	ARTURO A RAMOS	8801 S 84TH ST	FRANKLIN WI	53132	4,700	43,600	48,300	3,120
270	4690546110	1575 W	MITCHELL	ST	FROEBEL REALTY CO INC	5686 N TEUTONIA AVE	MILWAUKEE WI	532094113	26,900	256,100	283,000	15,399
271	4690500000	1501 W	MITCHELL	ST	NOEL G MARTIN	8945 S 13TH ST	OAK CREEK WI	53154	5,900	73,100	79,000	3,348
272	4620866000	1727 S	5TH	ST	ROGELIO MERCADO	1631 W MITCHELL ST	MILWAUKEE WI	53204	5,000	93,700	98,700	5,790
273	4611315000	1662 S	13TH	ST	ALOIS DRENZKE	N6031 COUNTY ROAD PS	HARTFORD WI	53027	11,500	76,800	88,300	5,130
274	4611325000	1618 S	13TH	ST	ANGELICA M AGUILAR	3035 S 15TH ST	MILWAUKEE WI	53215	5,000	39,000	44,000	3,420
275	4611320000	1638 S	13TH	ST	BUFFUM 2024 LLC	3855 S HERMAN ST	MILWAUKEE WI	53207	5,000	34,500	39,500	3,420
276	4611304000	1635 S	12TH	ST	ROSALINDA CORREA	1635 S 12TH ST	MILWAUKEE WI	53204	5,000	52,800	57,800	3,420
277	4693271000	1433 W	BURNHAM	ST	WALTRUST PROPERTIES INC	104 WILMOT RD WS 1435	DEERFIELD IL	60015	243,900	5,043,100	5,287,000	54,196

EXHIBIT 2
SUPPLEMENT TO ECONOMIC FEASIBILITY ANALYSIS
FOR
TAX INCREMENTAL DISTRICT NO. 71

As provided in Amendment No. 1 to the Project Plan for TID 71, the City of Milwaukee proposes certain boundary amendments to adjust the Base value of this TID. In summary, the City proposes to remove all the property in the TID and simultaneously add back the same property at their current, 2013, values.

The effect of these changes is estimated to reduce the Base Value from \$75,252,000 as established in 2008, to \$64,801,800 (approx.) in 2013, and eliminate the financial hole in which the district finds itself.

The City has incurred approx. \$1.5 million in project costs in TID 71. In order to amortize these costs from future incremental taxes, District values will have to increase above the new Base, by an estimated \$4.4 million, on average, over the next 20 years; as estimated below:

The annual incremental tax revenue to be generated over the next 20 years must be sufficient to amortize \$1.5 million.

Annual incremental tax revenue is estimated to be \$110,000 if the discount rate is the City bond rate of 4%. In other words, an annual payment of \$110,000 amortizes \$1.5 million over 20 years at 4%.

If incremental taxes are \$110,000, then the incremental value is \$110,000 divided by the tax rate of 2.5%, or \$4.4 million.

Consequently, in order to amortize the current expenses of the TID, district value has to increase from nearly \$65 million to nearly \$70 million, on average, over the next twenty years.

There are very few individual properties now in the district with values in the neighborhood of \$4-5 million. They include the Schusters apartments on Mitchell and 11th Streets and the Walgreens drug store on Burnham. Other higher-value properties include the Hills building (8th & Mitchell) at \$2.5 million, CVS Pharmacy (\$3.1 million), and the Kunzelman-Esser apartments (\$3.1 million).

It is likely that a number of new or redevelopment projects will be required to generate sufficient increment to amortize the district's \$1.5 million costs. As originally presented, these would include the former Goldman's Dept. store and the Modjeska Theater. Both have remained dormant shells since the TID was created.

In addition, the partially completed conversion of a theater into 42 apartments at S. 6th & Mitchell is another possible contributor to increased property values in the TID. The estimated assessment for this project is \$3 million.

Overall, with the adjustment in the Base Value as proposed we project it is feasible for the TID to recover its remaining costs, but it is likely to involve the redevelopment of numerous properties in the district in order to achieve the required increase in value.