



Department of City Development

Housing Authority  
Redevelopment Authority  
City Plan Commission  
Historic Preservation Commission

**Julie A. Penman**  
Commissioner

**Michal A. Dawson**  
Deputy Commissioner

August 27, 2002

Deanna Loewenhagen  
Department of Commerce  
P. O. Box 7970  
Madison, WI 53707

Dear Ms. Loewenhagen:

In accordance with Chapter 32.25 of the Wisconsin Statutes, we herewith transmit for your review and approval the Relocation Plan for the Blight/MPS-35<sup>th</sup> & Galena Project.

Your approval of said plan is requested.

Sincerely,

**REDEVELOPMENT AUTHORITY  
OF THE CITY OF MILWAUKEE**

Gregory J. Shelko  
Assistant Executive Director-Secretary

**Relocation Plan For:**       ▪       **Blight/MPS-35th & Galena**

**Acquiring Agency:**       ▪       **Redevelopment Authority of  
the City of Milwaukee**

**Prepared By:**             ▪       **Department of City Development**

**Date(s) Prepared:**       ▪       **July 1, 2002 – August 2002**

**Date Submitted to  
Department of Commerce**   ▪       **August 27, 2002**

# RELOCATION PLAN

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**PROJECT DESCRIPTION****PART A**

<b>1. Name of Project:</b>  <b>Blight/MPS-35th &amp; Galena</b>	<b>2. County(s):</b>  <b>Milwaukee</b>
<b>3. Purpose of Project:</b>  <b>Elimination of blight and assemblage of land for a school expansion project.</b>	<b>4. Public Agency (Condemnor):</b>  <b>Redevelopment Authority of the City of Milwaukee</b>  <b>5. Eminent domain procedure which agency will follow:</b>  <input checked="" type="checkbox"/> s. 32.05 <input type="checkbox"/> s. 32.06 <input type="checkbox"/> Other

**6. Relationship of this plan to total project displacement:**

- a.  This is a new plan covering all displacement expected for this project.
- b.  This is a continuation or amendment to the above project for which a plan had previously been approved by COMM on \_\_\_\_\_.
- c.  This is a 1st Phase plan for the above project which will have subsequent displacement covered in later plans.
- d.  Other (specify): \_\_\_\_\_

**7. If 7.c above is checked, explain the level of additional displacement expected and why it is not included in this plan:****8. Location of Project (geographic boundaries)** **Project boundaries are shown on attached map****9. What source(s) of funds will be used in carrying out this project:****10. If federal funding is expected to support any part of this project, identify the federal agency and program involved:** Local    State    Federal    Private**11. Has the agency or any other person engaged in any land acquisition activities for this project prior to submission of this plan?** Yes    No   If yes, explain:

1. Identify the public official or employee who is **primarily** responsible for implementing this plan and is designated as the agency's principal contact on relocation matters:

Name Rhonda Szallai Title Relocation Specialist III

Address 809 North Broadway

Telephone (414) 286-5762 Dept./Div. Department of City Development

2. If the agency is contracting with another agency or person to prepare or implement this plan, identify the contracting person or agency: To provide review of relocation plan and advisory consulting services.

Name \_\_\_\_\_ Title \_\_\_\_\_

Address \_\_\_\_\_ Agency/Firm Name \_\_\_\_\_

Telephone \_\_\_\_\_

3. Identify relocation staff or persons who will be **directly** involved in providing relocation assistance to project displacees:

Name Rhonda Szallai Title Relocation Specialist III

Name Reginald Draheim Title \_\_\_\_\_

Name \_\_\_\_\_ Title \_\_\_\_\_

Name \_\_\_\_\_ Title \_\_\_\_\_

Name \_\_\_\_\_ Title \_\_\_\_\_

4. Identify the name(s) of persons who will be negotiating the acquisition of properties for this project:

Name Dwayne Edwards Title Real Estate Specialist

Address 809 North Broadway Agency/Firm Name: \_\_\_\_\_

Telephone (414) 286-5735 Department of City Development

5. Will the agency establish a relocation field office?

No (explain) Project too small

Established Office Address: 809 North Broadway

Will establish Day & Hours: Monday through Friday

Office within project boundaries 8:00 A.M. - 4:45 P.M.

Office approximately 20 blocks from center of project Will staff be available evenings by appointment?

Yes  No

1. Number of parcels to be acquired under this plan:

$$37 + 4 = 41$$

Occupied Vacant Total

2. The displacement data for this plan was obtained during the period:

June 24, 2002 to August 2002

3. Displacement Characteristics (by parcel): Please note, parcel data in the first column reflects assessor data and may not reflect actual number of bedrooms or square footage. Data in the second column reflects information obtained from occupants or inspection.

Parcel #3201-02 – 1511-13 North 35th Street:

Property Type: Duplex  
Bldg. Size (s.f.): 2,256  
No. Units: 2  
No. Rooms: 10  
Bedrooms/Baths: 4/2  
Year Built: 1910

#01 Lower – Tenant has lived there 2.5 years. Five adults and three children in a 3 bedroom unit. Rent \$485/month including utilities.

#02 Upper – Tenant has lived there 3 months. One adult and three children in a 3 bedroom unit. Rent \$650/month including utilities.

Parcel #3201-03 – 1527-29 North 35th Street:

Property Type: Duplex  
Bldg. Size (s.f.): 2,530  
No. Units: 2  
No. Rooms: 12  
Bedrooms/Baths: 4/2  
Year Built: 1900

#01 Lower – Tenant has lived there 11 months. One adult in a 2 bedroom unit. Rent \$525/month including utilities.

#02 Upper – Tenant has lived there 3 months. One adult in a 3 bedroom unit. Rent \$525/month including utilities.

Parcel #3201-05 – 1535-37 North 35th Street:

Property Type: Duplex  
Bldg. Size (s.f.): 2,330  
No. Units: 2  
No. Rooms: 12  
Bedrooms/Baths: 6/2  
Year Built: 1901

#01 Lower-Tenant has lived there 7 years. Two adults and three children in a 3 bedroom unit. Rent \$500/month including utilities.

#02 Upper-Tenant has lived there 8 years. One adult and three children in a 3 bedroom unit. Rent \$450/month including utilities.

Parcel #3201-06 – 1539 North 35th Street:

Property Type: Single Family  
Bldg. Size (s.f.): 1,709  
No. Units: 1  
No. Rooms: 7  
Bedrooms/Baths: 4/1  
Year Built: 1904

Owner bought in 5/2000. Two adults and three children in a 4 bedroom single family dwelling. Did not disclose income or mortgage payment.

3. Displacement Characteristics (by parcel) - CONT.

Parcel #3201-07 – 1543-45 North 35th Street:

Property Type: Duplex  
Bldg. Size (s.f.): 2,740  
No. Units: 2  
No. Rooms: 12  
Bedrooms/Baths: 6/2  
Year Built: 1907

#01 Lower - Tenant has lived there 2 years. Two adults and four children in 3 bedroom unit. Tenant currently on rent assistance. Rent \$635/month including utilities.

#02 Upper - Tenant has lived there 2 years. Two adults and six children in a 4 bedroom unit. Rent \$675/month including utilities.

Parcel #3201-08 – 1547-49 North 35th Street:

Property Type: Duplex  
Bldg. Size (s.f.): 2,277  
No. Units: 2  
No. Rooms: 10  
Bedrooms/Baths: 4/2  
Year Built: 1904

#01 Lower-Tenant has lived there about 9 months. Two adults and seven children in a 3 bedroom unit. Rent \$450/month including utilities.

#02 Upper-Tenant has lived there about 7 months. One adult and two children in 2 bedroom unit. Rent \$475/month including utilities.

Parcel #3201-09 – 1551 North 35th Street:

Property Type: Com/Res  
Bldg. Size (s.f.): 2,189  
No. Units: 1  
No. Rooms: 6  
Bedrooms/Baths: 3/1.5  
Year Built: 1927

#01 Lower/Upper – Owner has lived there about 1 year. One adult in a 3 bedroom unit. Income and mortgage payment not disclosed. The Owner occupies approx. 60% of the dwelling and shares the kitchen with the Day Care.

#02 Lower – Owner provides day care services. This is a certified day care facility. The Day Care occupies approx. 40% of the dwelling.

Parcel #3201-10 – 1555-57 North 35th Street:

Property Type: Com/Res  
Bldg. Size (s.f.): 4,555  
No. Units: 1  
No. Rooms: 0  
Bedrooms/Baths: 0/0  
Year Built: 1904

The entire property is **vacant** and corner store has not been operating since 11/2001. Store was closed for code violations.

3. Displacement Characteristics (by parcel) - CONT.

Parcel #3201-11 – 3519 West Galena Street:

Property Type: Duplex  
Bldg. Size (s.f.): 1,641  
No. Units: 2  
No. Rooms: 9  
Bedrooms/Baths: 4/2  
Year Built: 1905

#01 Lower – Vacant.

#02 Upper – Tenant has lived there 7 months. Two adults and one child in a 2 bedroom unit. Rent \$465/month including utilities. Adult male tenant has throat cancer.

Parcel #3201-12 – 3523 West Galena Street:

Property Type: Single Family  
Bldg. Size (s.f.): 1,710  
No. Units: 1  
No. Rooms: 6  
Bedrooms/Baths: 3/1  
Year Built: 1903

Tenant – lived there approx. 8 years. Three adults and four children in 3 bedroom. Rent \$540/month including utilities.

Parcel #3201-13 – 3529 West Galena Street:

Property Type: Single Family  
Bldg. Size (s.f.): 1,675  
No. Units: 1  
No. Rooms: 7  
Bedrooms/Baths: 4/2.5  
Year Built: 1903

Tenant – lived there approx. 8 months. Three adults and four children in 4 bedroom. Rent \$600/month including utilities.

Parcel #3201-14 – 3531 West Galena Street:

Property Type: Single Family  
Bldg. Size (s.f.): 961  
No. Units: 1  
No. Rooms: 5  
Bedrooms/Baths: 3/1  
Year Built: 1958

Owner – lived there for approx. 12 years. Three related adults in 3 bedroom house. Income approx. \$33,200/year. Stated her house is paid for.

Parcel #3201-15 – 3537-39 West Galena Street:

Property Type: Duplex  
Bldg. Size (s.f.): 1,793  
No. Units: 2  
No. Rooms: 8  
Bedrooms/Baths: 3/1  
Year Built: 1905

#01 Lower-Tenant has lived there 2.5 years. Two adults in a 2 bedroom unit. Rent \$500/month including utilities.

#02 Upper – Vacant.



3. Displacement Characteristics (by parcel - CONT.)

Parcel #3201-17 – 3609-11 West Galena Street:

Property Type: Duplex  
Bldg. Size (s.f.): 2,202  
No. Units: 2  
No. Rooms: 10  
Bedrooms/Baths: 4/2  
Year Built: 1909

#01 Lower – Tenant has lived there 2 years. One adult and three children in a 3 bedroom unit. Rent \$575/month including utilities.

#02 Upper – Tenant has lived there 3 years. One adult and five children in a 3 bedroom unit. Rent \$575/month including utilities. Tenant is currently on rent assistance.

Parcel #3201-18 – 3617-19 West Galena Street:

Property Type: Duplex  
Bldg. Size (s.f.): 2,326  
No. Units: 2  
No. Rooms: 10  
Bedrooms/Baths: 4/2  
Year Built: 1905

#01 Lower – Owner has lived there 2 years. One adult and two children in a 2 bedroom unit. Income approx. \$35,000 - \$40,000/year. Mortgage payment not disclosed.

#02 Upper – Tenant being **evicted for non-payment of rent**. Tenant has lived there 3 months. One adult and five children. Rent \$500/month including utilities.

Parcel #3201-19 – 1544 North 37th Street:

Property Type: Duplex  
Bldg. Size (s.f.): 1,908  
No. Units: 2  
No. Rooms: 10  
Bedrooms/Baths: 4/2  
Year Built: 1907

#01 Lower – **Vacant.**

#02 Upper – Tenant has lived there approx. 9 months. Two adults and three children in a 3 bedroom unit. Rent \$525/month including utilities.

Parcel #3201-20 – 1534-36 North 37th Street:

Property Type: Duplex  
Bldg. Size (s.f.): 2,480  
No. Units: 2  
No. Rooms: 10  
Bedrooms/Baths: 3/2  
Year Built: 1893

#01 Lower – Owner has lived there 7 months. Three adults and six children in a 4 bedroom unit. Income approx. \$2,440/month. Mortgage payment not disclosed.

#02 Upper – Tenant (daughter of owner) has lived there 7 months. One adult and three children in a 2 bedroom unit. Rent \$500/month including utilities.

Parcel #3201-21 – 1526 North 37th Street:

Property Type: Single Family  
Bldg. Size (s.f.): 1,259  
No. Units: 1  
No. Rooms: 6  
Bedrooms/Baths: 3/1  
Year Built: 1885

Owner has lived there 9 years. Five adults and three children in a 3 bedroom house. Income approx. \$2,792/month. Mortgage payment disclosed as \$619/month.

3. Displacement Characteristics (by parcel) - CONT.

Parcel #3201-23 – 1522-24 North 37th Street:

Property Type: Duplex  
Bldg. Size (s.f.): 2,066  
No. Units: 2  
No. Rooms: 10  
Bedrooms/Baths: 4/2  
Year Built: 1905

#01 Lower – Tenant has lived there 9 months. Three adults and two children in a 2 bedroom unit. Rent \$495/month including utilities.

#02 Upper – Tenant has lived there 1 year. One adult and seven children in a 2 bedroom unit. Rent \$495/month including utilities.

Parcel #3201-24 – 1518 North 37th Street:

Property Type: Single Family  
Bldg. Size (s.f.): 1,846  
No. Units: 1  
No. Rooms: 7  
Bedrooms/Baths: 4/1.5  
Year Built: 1902

Licensed Group Home – set up as Family 8 Inc. This is a licensed Group Home for boys age 10-14. Currently the dwelling is set up for 5 boys. The Owner did not place boys in the home at this time due to the project.

Parcel #3201-26 – 1506 North 37th Street:

Property Type: Duplex  
Bldg. Size (s.f.): 1,605  
No. Units: 2  
No. Rooms: 9  
Bedrooms/Baths: 5/2  
Year Built: 1904

#01 Lower – Tenant has lived there 1 year. Two adults and one child in a 2+ bedroom unit. Rent \$575/month including utilities.

Landlord indicated tenant may be evicted for non payment of rent.

#02 Upper – Less than 90 day tenant at time of interview. One adult and two children in a 2 bedroom unit. Rent \$450/including utilities.

Parcel #3201-27 – 3536-38 West Cherry Street:

Property Type: Duplex  
Bldg. Size (s.f.): 2,374  
No. Units: 2  
No. Rooms: 10  
Bedrooms/Baths: 4/2  
Year Built: 1912

Lower & Upper – Owner has lived there 26 years. One adult occupies entire dwelling. Income and mortgage not disclosed.

Parcel #3201-28 – 3532-34 West Cherry Street:

Property Type: Duplex  
Bldg. Size (s.f.): 2,836  
No. Units: 2  
No. Rooms: 12  
Bedrooms/Baths: 6/2  
Year Built: 1911

#01 Lower - Owner – has lived there a little over 3 years. Two adults and six children in a 3 bedroom unit. Income approx. \$66,000/year.

#02 Upper – Tenant has lived there about 1 year. Two adults and four children in a 3 bedroom unit. Rent \$300/month including utilities. Tenant is sister of Owner.

3. Displacement Characteristics (by parcel) - CONT.

Parcel #3201-30 – 3522-24 West Cherry Street:

Property Type: Multi-Family  
Bldg. Size (s.f.): 2,646  
No. Units: 2  
No. Rooms: 13  
Bedrooms/Baths: 7/3  
Year Built: 1911

#01 Lower – Family Day Care facility for up to 8 children per shift. In business for approx. 7 months.  
#02 Upper – Owner has lived there for 2 years. Two adults and four children in a 3 bedroom unit. Income approx. \$4,800/month.

Parcel #3201-31 – 3518 West Cherry Street:

Property Type: Single Family  
Bldg. Size (s.f.): 1,461  
No. Units: 1  
No. Rooms: 7  
Bedrooms/Baths: 4/1  
Year Built: 1911

Owner – has lived there 1 year. Two adults and seven children in a 4 bedroom unit. Income approx. \$3,500/month. Owner stated mortgage payment is \$196/month and mortgage balance approx. \$15,000.

## 1. Provide a timetable estimate for implementing this project:

	From (Month/Year)	To (Month/Year)	Total Months
Property Appraisals	July 2002	December 2002	6
Land Acquisition	October 2002	April 2003	6
Relocation	October 2002	September 2003	12
Land Clearance	April 2003	April 2004	12

## 2. Will the relocation timetable be extended if necessary to ensure compliance with this relocation plan?

Yes  No

## 3. Is the agency presently carrying out any other project having displaced persons who may compete for replacement resources identified in this plan?

Yes  No

If yes, describe the number and types of displaced persons remaining to be relocated from existing projects:

## 4. Are there any other public or private sector displacements in the locality which may compete for replacement resources identified in this plan?

Yes  No

If yes, describe the number and type of displaced persons competing for existing resources:

1. Describe the **Physical Standards** applicable for determining decent, safe and sanitary housing:

- The decent, safe and sanitary standards in ch COMM 202.04 will be applicable for this project.
- The following, higher standards will be applicable for this project:

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2. If the replacement payment will not be based on the asking price of the selected comparable, explain the basis and method of adjustment to be used.

- Not applicable. Payments will be based on asking price.

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3. The Written Notice requirements under ch COMM 202.06(2) were provided to all affected parties on 8/5/02.

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4. Describe any other Relocation Program Standards which may be applicable for this project and may result in assistance which exceeds the minimum requirements of ch COMM 202:

- None
- The federal Uniform Relocation Act is applicable.
- Other (specify):

**RELOCATION FEASIBILITY ANALYSIS - RESIDENTIAL**

**PART F1**

<b>DATA ON ACQUIRED UNIT</b>	1. PARCEL OR UNIT ADDRESS	#3201-02-01	#3102-02-02	3201-03-01	3201-03-02
	2. OCCUPANT STATUS (O) OWNER OR (T) TENANT	T	T	T	T
	3. FAMILY COMPOSITION ADULTS/CHILDREN	5/3	1/3	1/0	1/0
	4. TYPE OF BUILDING CONSTRUCTION	Duplex Frame	Duplex Frame	Duplex Frame	Duplex Frame
	5. HABITABLE AREA	sq. ft. 846	sq. ft. 846	sq. ft. 949	sq. ft. 949
	6. AGE/STATE OF REPAIR	92 yrs/Poor	92 yrs/Poor	102 yrs/Avg	102 yrs/Avg
	7. TOTAL ROOMS/BEDROOMS	5/3	5/3	6/3	6/3
	8. TYPE OF NEIGHBORHOOD	Resid/Comm	Resid/Comm	Resid/Comm	Resid/Comm
	9. DISTANCE TO: (S)HOPPING (T)TRANSPORTATION (SCH)SCHOOLS	(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
<b>FINANCIAL INFORMATION</b>	10. GROSS INCOME	\$20,000/yr	\$9,600/yr	\$17,760/yr	\$20,000/yr
	11. CURRENT RENT (INCLUDING UTILITIES)	\$485/month	\$650/month	\$525/month	\$525/month
	12. VALUE OF ACQUIRED DWELLING	\$N/A	\$N/A	\$N/A	\$N/A
	13. ABILITY TO PAY RENT OR PURCHASE	\$500/month*	\$240/month*	\$444/month*	\$500/month*
<b>RELOCATION NEEDS</b>	14. ROOMS/BEDROOMS NEEDED	6/4	5/3	6/3	6/3
	15. HABITABLE AREA REQUIRED	sq. ft. 850	sq. ft. 450	sq. ft. 150	sq. ft. 150
	16. PROBABLE STATUS (O) OWNER OR (T) TENANT	T	T	T	T
<b>COMPARABLE ANALYSIS</b>	17. NUMBER OF COMPARABLES AVAILABLE	7	19	19	19
	18. NUMBER OF COMPARABLES EXPECTED AT DISPLACEMENT	7	10+	10+	10+
	19. RANGE OF SALE PRICE OR RENT OF COMPARABLES	\$625 - \$825	\$530 - \$800	\$530 - \$800	\$530 - \$800
	20. COMPARABLES FROM GROUP NO.	1	2	2	2
	21. MOST COMPARABLE UNIT NUMBER AND PRICE	5 \$795/month	3 \$750/month	16 \$750/month	16 \$750/month
<b>PAYMENTS AND ESTIMATES</b>	22. MOVE COST (A) ACTUAL (F) FIXED	\$850 (F)	\$850 (F)	\$950 (F)	\$950 (F)
	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 PYMT.	\$N/A	\$N/A	\$N/A	\$N/A
	26. TENANT REPLACEMENT PYMT. R=RENT DIFFERENTIAL D=DOWN PAYMENT	R <input checked="" type="checkbox"/> \$8,000 D <input type="checkbox"/> \$	R <input checked="" type="checkbox"/> \$4,800 D <input type="checkbox"/> \$	R <input checked="" type="checkbox"/> \$8,000 D <input type="checkbox"/> \$	R <input checked="" type="checkbox"/> \$8,000 D <input type="checkbox"/> \$

\*To be verified at point of determination.

**RELOCATION FEASIBILITY ANALYSIS - RESIDENTIAL (Cont.)**

**PART F1**

		3201-05-01	3201-05-02	3201-06	3201-07-01
<b>DATA ON ACQUIRED UNIT</b>	1. PARCEL OR UNIT ADDRESS				
	2. OCCUPANT STATUS (O) OWNER OR (T) TENANT	T	T	O	T
	3. FAMILY COMPOSITION ADULTS/CHILDREN	2/3	1/3	2/3	2/0
	4. TYPE OF BUILDING CONSTRUCTION	Duplex Alum/Vinyl	Duplex Alum/Vinyl	Single Family Alum/Vinyl	Duplex Alum/Vinyl
	5. HABITABLE AREA	sq. ft. 816	sq. ft. 816	sq. ft. 1282	sq. ft. 1028
	6. AGE/STATE OF REPAIR	101 yrs/Fair	101 yrs/Fair	98/Good	95/Fair
	7. TOTAL ROOMS/BEDROOMS	6/3	6/3	9/4	6/3
	8. TYPE OF NEIGHBORHOOD	Resid/Comm	Resid/Comm	Resid/Comm	Resid/Comm
	9. DISTANCE TO: (S)HOPPING (T)TRANSPORTATION (SCH)OOLS	((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
<b>FINANCIAL INFORMATION</b>	10. GROSS INCOME	\$10,000/yr	\$13,200/yr	\$Not disclosed	\$Not disclosed
	11. CURRENT RENT (INCLUDING UTILITIES)	\$500/month	\$450/month	\$N/A	\$635/month
	12. VALUE OF ACQUIRED DWELLING	\$N/A	\$N/A	\$32,800 Assess	\$N/A
	13. ABILITY TO PAY RENT OR PURCHASE	\$250/month*	\$330/month*	\$Unknown*	\$Unknown*
<b>RELOCATION NEEDS</b>	14. ROOMS/BEDROOMS NEEDED	6/3	6/3	9/4	6/3
	15. HABITABLE AREA REQUIRED	sq. ft. 550	sq. ft. 450	sq. ft. 550	sq. ft. 750
	16. PROBABLE STATUS (O) OWNER OR (T) TENANT	T	T	O	T
<b>COMPARABLE ANALYSIS</b>	17. NUMBER OF COMPARABLES AVAILABLE	19	19	29	19
	18. NUMBER OF COMPARABLES EXPECTED AT DISPLACEMENT	10+	10+	10+	10+
	19. RANGE OF SALE PRICE OR RENT OF COMPARABLES	\$530 - \$800	\$530 - \$800	\$37,900-\$89,900	\$530 - \$800
	20. COMPARABLES FROM GROUP NO.	2	2	B	2
	21. MOST COMPARABLE UNIT NUMBER AND PRICE	3 \$750/month	3 \$750/month	11 \$59,900	6 \$750/month
<b>PAYMENTS AND ESTIMATES</b>	22. MOVE COST (A) ACTUAL (F) FIXED	\$950 (F)	\$950 (F)	\$1,250 (F)	\$950 (F)
	23. ESTIMATED OWNER REPLACEMENT PAYMENT	\$N/A	\$N/A	\$25,000	\$N/A
	24. CLOSING AND INCIDENTAL COST PAYMENT	\$N/A	\$N/A	\$N/A	\$N/A
	25. MORTGAGE REFINANCING PYMT.	\$N/A	\$N/A	\$N/A	\$N/A
	26. TENANT REPLACEMENT PYMT. R=RENT DIFFERENTIAL D=DOWN PAYMENT	R <input checked="" type="checkbox"/> \$8,000 D <input type="checkbox"/> \$	R <input checked="" type="checkbox"/> \$8,000 D <input type="checkbox"/> \$	R <input type="checkbox"/> \$ D <input type="checkbox"/> \$	R <input checked="" type="checkbox"/> \$5,520 D <input type="checkbox"/> \$

**\*To be verified at point of determination.**

**RELOCATION FEASIBILITY ANALYSIS - RESIDENTIAL (Cont.)**

**PART F1**

<b>DATA ON ACQUIRED UNIT</b>	1. PARCEL OR UNIT ADDRESS	3201-07-02	3201-08-01	3201-08-02	3201-09-01
	2. OCCUPANT STATUS (O) OWNER OR (T) TENANT	T	T	T	O (Harley)
	3. FAMILY COMPOSITION ADULTS/CHILDREN	2/6	2/7	1/2	1/0
	4. TYPE OF BUILDING CONSTRUCTION	Duplex Alum/Vinyl	Duplex Alum/Vinyl	Duplex Alum/Vinyl	Mixed Use Brick
	5. HABITABLE AREA	sq. ft. 1028	sq. ft. 826	sq. ft. 807	sq. ft. 942
	6. AGE/STATE OF REPAIR	95/Fair	98/Poor	98/Poor	75/Fair
	7. TOTAL ROOMS/BEDROOMS	6/4	5/3	5/2	6/3
	8. TYPE OF NEIGHBORHOOD	Resid/Comm	Resid/Comm	Resid/Comm	Resid/Comm
	9. DISTANCE TO: (S)HOPPING (T)TRANSPORTATION (SCH)SCHOOLS	(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
<b>FINANCIAL INFORMATION</b>	10. GROSS INCOME	\$850/month	\$1000/month	\$800/month	\$30,000/year
	11. CURRENT RENT (INCLUDING UTILITIES)	\$675/month	\$450/month	\$475/month	\$N/A
	12. VALUE OF ACQUIRED DWELLING	\$N/A	\$N/A	\$N/A	\$19,260 (60%)
	13. ABILITY TO PAY RENT OR PURCHASE	\$255/month*	\$300/month*	\$240/month*	\$750/month*
<b>RELOCATION NEEDS</b>	14. ROOMS/BEDROOMS NEEDED	6/4	6/4	5/2	6/3
	15. HABITABLE AREA REQUIRED	sq. ft. 750	sq. ft. 950	sq. ft. 350	sq. ft. 150
	16. PROBABLE STATUS (O) OWNER OR (T) TENANT	T	T	T	O
<b>COMPARABLE ANALYSIS</b>	17. NUMBER OF COMPARABLES AVAILABLE	19	7	22	36
	18. NUMBER OF COMPARABLES EXPECTED AT DISPLACEMENT	10+	7	10+	10+
	19. RANGE OF SALE PRICE OR RENT OF COMPARABLES	\$530 - \$800	\$625 - \$825	\$450 - \$750	\$17,940 - \$53,940 (60%)
	20. COMPARABLES FROM GROUP NO.	2	2	3	C
	21. MOST COMPARABLE UNIT NUMBER AND PRICE	6 \$750/month	5 \$795/month	10 \$675/month	5 \$33,540 (60%)
<b>PAYMENTS AND ESTIMATES</b>	22. MOVE COST (A) ACTUAL (F) FIXED	\$950 (F)	\$850 (F)	\$850 (F)	\$1,050 (F)
	23. ESTIMATED OWNER REPLACEMENT PAYMENT	\$ N/A	\$ N/A	\$N/A	\$14,280
	24. CLOSING AND INCIDENTAL COST PAYMENT	\$ N/A	\$ N/A	\$N/A	\$2,000
	25. MORTGAGE REFINANCING PYMT.	\$ N/A	\$ N/A	\$N/A	\$N/A
	26. TENANT REPLACEMENT PYMT. R=RENT DIFFERENTIAL D=DOWN PAYMENT	R <input checked="" type="checkbox"/> \$3,600 D <input type="checkbox"/> \$	R <input checked="" type="checkbox"/> \$8,000 D <input type="checkbox"/> \$	R <input checked="" type="checkbox"/> \$8,000 D <input type="checkbox"/> \$	R <input type="checkbox"/> \$ D <input type="checkbox"/> \$

**\*To be verified at point of determination.**



**RELOCATION FEASIBILITY ANALYSIS - RESIDENTIAL (Cont.)**

**PART F1**

<b>DATA ON ACQUIRED UNIT</b>	1. PARCEL OR UNIT ADDRESS	3201-11-02	3201-12	3201-13	3201-14
	2. OCCUPANT STATUS (O) OWNER OR (T) TENANT	T	T	T	O
	3. FAMILY COMPOSITION ADULTS/CHILDREN	2/1	4/3	3/4	3/0
	4. TYPE OF BUILDING CONSTRUCTION	Duplex Alum/Vinyl	Single Family Alum/Vinyl	Single Family Alum/Vinyl	Single Family Frame
	5. HABITABLE AREA	sq. ft. 522	sq. ft. 1283	sq. ft. 1256	sq. ft. 721
	6. AGE/STATE OF REPAIR	97/Poor	99/Poor	99/Fair	44/Good
	7. TOTAL ROOMS/BEDROOMS	4/2	6/3	7/4	5/3
	8. TYPE OF NEIGHBORHOOD	Resid/Comm	Resid/Comm	Resid/Comm	Resid/Comm
	9. DISTANCE TO: (S)HOPPING (T)TRANSPORTATION (SCH)SCHOOLS	(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
<b>FINANCIAL INFORMATION</b>	10. GROSS INCOME	\$654/month	\$1,200/month	\$873/month	\$33,200/year
	11. CURRENT RENT (INCLUDING UTILITIES)	\$465/month	\$540/month	\$600/month	\$N/A
	12. VALUE OF ACQUIRED DWELLING	\$N/A	\$N/A	\$N/A	\$40,200
	13. ABILITY TO PAY RENT OR PURCHASE	\$196/month*	\$360/month*	\$262/month*	\$830/month*
<b>RELOCATION NEEDS</b>	14. ROOMS/BEDROOMS NEEDED	4/2	6/4	7/4	5/3
	15. HABITABLE AREA REQUIRED	sq. ft. 350	sq. ft. 750	sq. ft. 750	sq. ft. 350
	16. PROBABLE STATUS (O) OWNER OR (T) TENANT	T	T	T	O
<b>COMPARABLE ANALYSIS</b>	17. NUMBER OF COMPARABLES AVAILABLE	22	7	7	24
	18. NUMBER OF COMPARABLES EXPECTED AT DISPLACEMENT	10+	7	7	10+
	19. RANGE OF SALE PRICE OR RENT OF COMPARABLES	\$450 - \$750	\$625 - \$825	\$625 - \$825	\$36,000- \$69,900
	20. COMPARABLES FROM GROUP NO.	3	1	1	A
	21. MOST COMPARABLE UNIT NUMBER AND PRICE	16 \$700/month	1 \$795/month	1 \$795/month	25 \$64,900
<b>PAYMENTS AND ESTIMATES</b>	22. MOVE COST (A) ACTUAL (F) FIXED	\$750 (F)	\$950 (F)	\$1,050 (F)	\$950 (F)
	23. ESTIMATED OWNER REPLACEMENT PAYMENT	\$N/A	\$N/A	\$N/A	\$24,700
	24. CLOSING AND INCIDENTAL COST PAYMENT	\$N/A	\$N/A	\$N/A	\$300
	25. MORTGAGE REFINANCING PYMT.	\$N/A	\$N/A	\$N/A	\$N/A
	26. TENANT REPLACEMENT PYMT. R=RENT DIFFERENTIAL D=DOWN PAYMENT	R <input checked="" type="checkbox"/> \$8,000 D <input type="checkbox"/> \$	R <input checked="" type="checkbox"/> \$8,000 D <input type="checkbox"/> \$	R <input checked="" type="checkbox"/> \$8,000 D <input type="checkbox"/> \$	R <input type="checkbox"/> \$ D <input type="checkbox"/> \$

**\*To be verified at point of determination.**

**RELOCATION FEASIBILITY ANALYSIS - RESIDENTIAL (Cont.)**

**PART F1**

<b>DATA ON ACQUIRED UNIT</b>	1. PARCEL OR UNIT ADDRESS	3201-15-01	3201-17-01	3201-17-02	
	2. OCCUPANT STATUS (O) OWNER OR (T) TENANT	T	T	T	
	3. FAMILY COMPOSITION ADULTS/CHILDREN	2/0	1/3	1/5	
	4. TYPE OF BUILDING CONSTRUCTION	Duplex Asbestos	Duplex Alum/Vinyl	Duplex Alum/Vinyl	
	5. HABITABLE AREA	sq. ft. 749	sq. ft. 826	sq. ft. 826	
	6. AGE/STATE OF REPAIR	97/Fair	93/Fair	93/Fair	
	7. TOTAL ROOMS/BEDROOMS	4/2	5/3	5/3	
	8. TYPE OF NEIGHBORHOOD	Resid/Comm	Resid/Comm	Resid/Comm	
	9. DISTANCE TO: (S)HOPPING (T)RANSPORTATION (SCH)OOLS	(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	
<b>FINANCIAL INFORMATION</b>	10. GROSS INCOME	\$1,400/month	\$700/month	\$1,200/month	
	11. CURRENT RENT (INCLUDING UTILITIES)	\$500/month	\$575/month	\$575/month RentAssist \$60	
	12. VALUE OF ACQUIRED DWELLING	\$N/A	\$N/A	\$N/A	
	13. ABILITY TO PAY RENT OR PURCHASE	\$420/month*	\$210/month*	\$360/month*	
<b>RELOCATION NEEDS</b>	14. ROOMS/BEDROOMS NEEDED	4/2	5/3	5/3	
	15. HABITABLE AREA REQUIRED	sq. ft. 250	sq. ft. 450	sq. ft. 650	
	16. PROBABLE STATUS (O) OWNER OR (T) TENANT	T	T	T	
<b>COMPARABLE ANALYSIS</b>	17. NUMBER OF COMPARABLES AVAILABLE	22	19	19	
	18. NUMBER OF COMPARABLES EXPECTED AT DISPLACEMENT	10+	10+	10+	
	19. RANGE OF SALE PRICE OR RENT OF COMPARABLES	\$450 - \$750	\$530 - \$800	\$530 - \$800	
	20. COMPARABLES FROM GROUP NO.	3	2	2	
	21. MOST COMPARABLE UNIT NUMBER AND PRICE	19 \$665/month	3 \$750/month	3 \$750/month	
<b>PAYMENTS AND ESTIMATES</b>	22. MOVE COST (A) ACTUAL (F) FIXED	\$750 (F)	\$850 (F)	\$850 (F)	
	23. ESTIMATED OWNER REPLACEMENT PAYMENT	\$N/A	\$N/A	\$N/A	
	24. CLOSING AND INCIDENTAL COST PAYMENT	\$N/A	\$N/A	\$N/A	
	25. MORTGAGE REFINANCING PYMT.	\$N/A	\$N/A	\$N/A	
	26. TENANT REPLACEMENT PYMT. R=RENT DIFFERENTIAL D=DOWN PAYMENT	R <input checked="" type="checkbox"/> \$7,920 D <input type="checkbox"/> \$	R <input checked="" type="checkbox"/> \$8,000 D <input type="checkbox"/> \$	R <input checked="" type="checkbox"/> \$8,000 D <input type="checkbox"/> \$	R <input type="checkbox"/> \$ D <input type="checkbox"/> \$

**\*To be verified at point of determination.**

**RELOCATION FEASIBILITY ANALYSIS - RESIDENTIAL (Cont.)**

**PART F1**

<b>DATA ON ACQUIRED UNIT</b>	1. PARCEL OR UNIT ADDRESS	3201-18-01	3201-18-02		
	2. OCCUPANT STATUS (O) OWNER OR (T) TENANT	T	O		
	3. FAMILY COMPOSITION ADULTS/CHILDREN	1/5	1/2		
	4. TYPE OF BUILDING CONSTRUCTION	Duplex Frame	Duplex Frame		
	5. HABITABLE AREA	sq. ft. 827	sq. ft. 881		
	6. AGE/STATE OF REPAIR	97/Fair	97/Fair		
	7. TOTAL ROOMS/BEDROOMS	5/2	5/2		
	8. TYPE OF NEIGHBORHOOD	Resid/Comm.	Resid/Comm		
	9. DISTANCE TO: (S)HOPPING (T)TRANSPORTATION (SCH)OOLS	(S) in area (T) in area (SCH) in area	(S) in area (T) in area (SCH) in area		
<b>FINANCIAL INFORMATION</b>	10.GROSS INCOME	Not disclosed	\$35,000/yr		
	11.CURRENT RENT (INCLUDING UTILITIES)	\$500/month	N/A		
	12.VALUE OF ACQUIRED DWELLING	N/A	\$19,000 (50%)		
	13.ABILITY TO PAY RENT OR PURCHASE	Unknown*	\$875/month*		
<b>RELOCATION NEEDS</b>	14.ROOMS/BEDROOMS NEEDED	5/3	5/2		
	15.HABITABLE AREA REQUIRED	sq. ft. 650	sq. ft. 350		
	16.PROBABLE STATUS (O) OWNER OR (T) TENANT	T	O		
<b>COMPARABLE ANALYSIS</b>	17.NUMBER OF COMPARABLES AVAILABLE	19	36		
	18.NUMBER OF COMPARABLES EXPECTED AT DISPLACEMENT	10+	10+		
	19.RANGE OF SALE PRICE OR RENT OF COMPARABLES	\$530 - \$800	\$14,950 - \$44,950 (50%)		
	20.COMPARABLES FROM GROUP NO.	2	C		
	21.MOST COMPARABLE UNIT NUMBER AND PRICE	12 \$685/month	25 \$30,000 (50%)		
<b>PAYMENTS AND ESTIMATES</b>	22.MOVE COST (A) ACTUAL (F) FIXED	\$850 (F)	\$850 (F)		
	23.ESTIMATED OWNER REPLACEMENT PAYMENT	N/A	\$11,000		
	24.CLOSING AND INCIDENTAL COST PAYMENT	N/A	\$2,500		
	25.MORTGAGE REFINANCING PYMT.	N/A	\$5,000		
	26.TENANT REPLACEMENT PYMT. R=RENT DIFFERENTIAL D=DOWN PAYMENT	R <input checked="" type="checkbox"/> \$8,000 D <input type="checkbox"/> \$	R <input type="checkbox"/> D <input type="checkbox"/> \$	R <input type="checkbox"/> D <input type="checkbox"/> \$	R <input type="checkbox"/> \$ D <input type="checkbox"/> \$

**\*To be verified at point of determination.**

**RELOCATION FEASIBILITY ANALYSIS - RESIDENTIAL (Cont.)**

**PART F1**

		3201-19-02	3201-20-01	3201-20-02	3201-21
<b>DATA ON ACQUIRED UNIT</b>	1. PARCEL OR UNIT ADDRESS				
	2. OCCUPANT STATUS (O) OWNER OR (T) TENANT	T	O	T	O
	3. FAMILY COMPOSITION ADULTS/CHILDREN	2/3	3/6	1/3	5/3
	4. TYPE OF BUILDING CONSTRUCTION	Duplex Asbestos	Duplex Masonry/Frame	Duplex Masonry/Frame	Single Family Alum/Vinyl
	5. HABITABLE AREA	sq. ft. 710	sq. ft. 1034	sq. ft. 827*	sq. ft. 944
	6. AGE/STATE OF REPAIR	95/Poor	109/Good	109/Good	117/Good
	7. TOTAL ROOMS/BEDROOMS	5/3	7/3	5/2	6/3
	8. TYPE OF NEIGHBORHOOD	Resid/Comm	Resid/Comm	Resid/Comm	Resid/Comm
	9. DISTANCE TO: (S)HOPPING (T)TRANSPORTATION (SCH)SCHOOLS	(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
<b>FINANCIAL INFORMATION</b>	10. GROSS INCOME	\$1,535/month	\$2,440/month	\$730/month	\$2,792/month
	11. CURRENT RENT (INCLUDING UTILITIES)	\$525/month	\$N/A	\$500/month	\$N/A
	12. VALUE OF ACQUIRED DWELLING	\$N/A	\$39,000 (56%)	\$N/A	\$51,100
	13. ABILITY TO PAY RENT OR PURCHASE	\$461/month*	\$732/month*	\$219/month*	\$838/month*
<b>RELOCATION NEEDS</b>	14. ROOMS/BEDROOMS NEEDED	5/3	7/4	5/3	7/4
	15. HABITABLE AREA REQUIRED	sq. ft. 550	sq. ft. 950	sq. ft. 450	sq. ft. 850
	16. PROBABLE STATUS (O) OWNER OR (T) TENANT	T	O	T	O
<b>COMPARABLE ANALYSIS</b>	17. NUMBER OF COMPARABLES AVAILABLE	19	27	19	27
	18. NUMBER OF COMPARABLES EXPECTED AT DISPLACEMENT	10+	10+	10+	10+
	19. RANGE OF SALE PRICE OR RENT OF COMPARABLES	\$530 - \$800	\$16,744 - \$50,344 (56%)	\$530 - \$800	\$37,900 - \$89,900
	20. COMPARABLES FROM GROUP NO.	2	C	2	B
	21. MOST COMPARABLE UNIT NUMBER AND PRICE	3 \$750/month	29 \$41,500 (56%)	12 \$685/month	16 \$79,000
<b>PAYMENTS AND ESTIMATES</b>	22. MOVE COST (A) ACTUAL (F) FIXED	\$850 (F)	\$1,050 (F)	\$850 (F)	\$950 (F)
	23. ESTIMATED OWNER REPLACEMENT PAYMENT	\$N/A	\$2,500	\$N/A	\$25,000
	24. CLOSING AND INCIDENTAL COST PAYMENT	\$N/A	\$2,000	\$N/A	\$N/A
	25. MORTGAGE REFINANCING PYMT.	\$N/A	\$N/A	\$N/A	\$N/A
	26. TENANT REPLACEMENT PYMT. R=RENT DIFFERENTIAL D=DOWN PAYMENT	R <input checked="" type="checkbox"/> \$8,000 D <input type="checkbox"/> \$	R <input type="checkbox"/> \$ D <input type="checkbox"/> \$	R <input checked="" type="checkbox"/> \$8,000 D <input type="checkbox"/> \$	R <input type="checkbox"/> \$ D <input type="checkbox"/> \$

\*To be verified at point of determination.

**RELOCATION FEASIBILITY ANALYSIS - RESIDENTIAL (Cont.)**

**PART F1**

		3201-23-02	3201-23-01	3201-26-02	3201-26-01
<b>DATA ON ACQUIRED UNIT</b>	1. PARCEL OR UNIT ADDRESS				
	2. OCCUPANT STATUS (O) OWNER OR (T) TENANT	T	T	T	T
	3. FAMILY COMPOSITION ADULTS/CHILDREN	3/2	1/7	1/2	2/1
	4. TYPE OF BUILDING CONSTRUCTION	Duplex Asbestos	Duplex Asbestos	Duplex Asbestos	Duplex Asbestos
	5. HABITABLE AREA	sq. ft. 775	sq. ft. 775	sq. ft. 520	sq. ft. 684
	6. AGE/STATE OF REPAIR	97/Fair	97/Fair	98/Fair	98/Poor
	7. TOTAL ROOMS/BEDROOMS	5/2	5/2	4/2	5/3
	8. TYPE OF NEIGHBORHOOD	Resid/Comm	Resid/Comm	Resid/Comm	Resid/Comm
	9. DISTANCE TO: (S)HOPPING (T)TRANSPORTATION (SCH)SCHOOLS	(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
<b>FINANCIAL INFORMATION</b>	10. GROSS INCOME	\$1,600/month	\$630/month	\$673/month	\$800/month
	11. CURRENT RENT (INCLUDING UTILITIES)	\$495/month	\$495/month	\$450/month	\$575/month
	12. VALUE OF ACQUIRED DWELLING	\$N/A	\$N/A	N/A	\$N/A
	13. ABILITY TO PAY RENT OR PURCHASE	\$480/month*	\$189/month*	\$202/month*	\$240/month*
<b>RELOCATION NEEDS</b>	14. ROOMS/BEDROOMS NEEDED	5/3	6/4	4/2	5/3
	15. HABITABLE AREA REQUIRED	sq. ft. 550	sq. ft. 850	sq. ft. 350	sq. ft. 350
	16. PROBABLE STATUS (O) OWNER OR (T) TENANT	T	T	T	T
<b>COMPARABLE ANALYSIS</b>	17. NUMBER OF COMPARABLES AVAILABLE	19	7	22	19
	18. NUMBER OF COMPARABLES EXPECTED AT DISPLACEMENT	10+	7	10+	10+
	19. RANGE OF SALE PRICE OR RENT OF COMPARABLES	\$530 - \$800	\$625 - \$825	\$450 - \$750	\$530 - \$800
	20. COMPARABLES FROM GROUP NO.	2	1	3	2
	21. MOST COMPARABLE UNIT NUMBER AND PRICE	12 \$685/month	5 \$795/month	7 \$650/month	11 \$750/month
<b>PAYMENTS AND ESTIMATES</b>	22. MOVE COST (A) ACTUAL (F) FIXED	\$850 (F)	\$850 (F)	\$750 (F)	\$850 (F)
	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 PYMT.	\$N/A	\$N/A	\$N/A	\$N/A
	26. TENANT REPLACEMENT PYMT. R=RENT DIFFERENTIAL D=DOWN PAYMENT	R <input checked="" type="checkbox"/> \$8,000 D <input type="checkbox"/> \$	R <input checked="" type="checkbox"/> \$8,000 D <input type="checkbox"/> \$	R <input checked="" type="checkbox"/> \$8,000 D <input type="checkbox"/> \$	R <input checked="" type="checkbox"/> \$8,000 D <input type="checkbox"/> \$

**\*To be verified at point of determination.**

**RELOCATION FEASIBILITY ANALYSIS - RESIDENTIAL (Cont.)**

**PART F1**

<b>DATA ON ACQUIRED UNIT</b>	1. PARCEL OR UNIT ADDRESS	3201-27	3201-28-01	3201-28-02	3201-30-02
	2. OCCUPANT STATUS (O) OWNER OR (T) TENANT	O	O	T	O
	3. FAMILY COMPOSITION ADULTS/CHILDREN	1/0	2/6	2/4	2/4
	4. TYPE OF BUILDING CONSTRUCTION	Duplex Frame	Duplex Asbestos	Duplex Asbestos	Duplex Frame
	5. HABITABLE AREA	sq. ft. 1,781	sq. ft 1,027	sq. ft. 1,010	sq. ft. 986
	6. AGE/STATE OF REPAIR	90/Good	91/Fair	91/Fair	91/Good
	7. TOTAL ROOMS/BEDROOMS	10/4	6/3	6/3	6/3
	8. TYPE OF NEIGHBORHOOD	Resid/Comm	Resid/Comm	Resid/Comm	Resid/Comm
	9. DISTANCE TO: (S)HOPPING (T)TRANSPORTATION (SCH)SCHOOLS	(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
<b>FINANCIAL INFORMATION</b>	10. GROSS INCOME	\$Not disclosed	\$66,000/yr	\$1,360/month	\$4,800/month
	11. CURRENT RENT (INCLUDING UTILITIES)	\$N/A	\$N/A	\$300/month	\$N/A
	12. VALUE OF ACQUIRED DWELLING	\$36,500 Assessed	\$18,300 (50%) Assessed	\$N/A	\$16,500 (50%) Assessed
	13. ABILITY TO PAY RENT OR PURCHASE	\$Unknown*	\$1,650/month*	\$408/month*	\$1,440/month*
<b>RELOCATION NEEDS</b>	14. ROOMS/BEDROOMS NEEDED	10/4	6/4	6/3	6/3
	15. HABITABLE AREA REQUIRED	sq. ft. 150	sq. ft. 850	sq. ft. 650	sq. ft. 650
	16. PROBABLE STATUS (O) OWNER OR (T) TENANT	O	O	T	O
<b>COMPARABLE ANALYSIS</b>	17. NUMBER OF COMPARABLES AVAILABLE	16	3	19	10
	18. NUMBER OF COMPARABLES EXPECTED AT DISPLACEMENT	10+	3	10+	10
	19. RANGE OF SALE PRICE OR RENT OF COMPARABLES	\$29,900 - \$89,900	\$22,450 - \$36,950 (50%)	\$530 - \$800	\$14,950 - \$40,000 (50%)
	20. COMPARABLES FROM GROUP NO.	C	C	2	C
	21. MOST COMPARABLE UNIT NUMBER AND PRICE	24 \$89,900	29 \$37,000 (50%)	1 \$625/month	23 \$40,000
<b>PAYMENTS AND ESTIMATES</b>	22. MOVE COST (A) ACTUAL (F) FIXED	\$1,350 (F)	\$950 (F)	\$950 (F)	\$950 (F)
	23. ESTIMATED OWNER REPLACEMENT PAYMENT	\$25,000	\$18,700	\$N/A	\$23,500
	24. CLOSING AND INCIDENTAL COST PAYMENT	\$N/A	\$2,000	\$N/A	\$1,500
	25. MORTGAGE REFINANCING PYMT.	\$N/A	\$N/A	\$N/A	\$N/A
	26. TENANT REPLACEMENT PYMT. R=RENT DIFFERENTIAL D=DOWN PAYMENT	R <input type="checkbox"/> \$ D <input type="checkbox"/> \$	R <input type="checkbox"/> \$ D <input type="checkbox"/> \$	R <input checked="" type="checkbox"/> \$8,000 D <input type="checkbox"/> \$	R <input type="checkbox"/> \$ D <input type="checkbox"/> \$

**\*To be verified at point of determination.**

**RELOCATION FEASIBILITY ANALYSIS - RESIDENTIAL (Cont.)**

**PART F1**

<b>DATA ON ACQUIRED UNIT</b>	1. PARCEL OR UNIT ADDRESS	3201-31			
	2. OCCUPANT STATUS (O) OWNER OR (T) TENANT	O			
	3. FAMILY COMPOSITION ADULTS/CHILDREN	2/7			
	4. TYPE OF BUILDING CONSTRUCTION	Single Family			
	5. HABITABLE AREA	sq. ft. 1,096	sq. ft.	sq. ft.	sq. ft.
	6. AGE/STATE OF REPAIR	91/Fair	/	/	/
	7. TOTAL ROOMS/BEDROOMS	7/4	/	/	/
	8. TYPE OF NEIGHBORHOOD	Resid/Comm			
	9. DISTANCE TO: (S)HOPPING (T)TRANSPORTATION (SCH)SCHOOLS	(S) in area (T) in area (SCH) in area	(S) blocks (T) blocks (SCH) blocks	(S) blocks (T) blocks (SCH) blocks	(S) blocks (T) blocks (SCH) blocks
<b>FINANCIAL INFORMATION</b>	10.GROSS INCOME	\$3,520/month	\$	\$	\$
	11.CURRENT RENT (INCLUDING UTILITIES)	\$N/A	\$	\$	\$
	12.VALUE OF ACQUIRED DWELLING	\$33,400 Assessed	\$	\$	\$
	13.ABILITY TO PAY RENT OR PURCHASE	\$1,056/month*	\$	\$	\$
<b>RELOCATION NEEDS</b>	14.ROOMS/BEDROOMS NEEDED	7/4	/	/	/
	15.HABITABLE AREA REQUIRED	sq. ft. 950	sq. ft.	sq. ft.	sq. ft.
	16.PROBABLE STATUS (O) OWNER OR (T) TENANT	O			
<b>COMPARABLE ANALYSIS</b>	17.NUMBER OF COMPARABLES AVAILABLE	29			
	18.NUMBER OF COMPARABLES EXPECTED AT DISPLACEMENT	10+			
	19.RANGE OF SALE PRICE OR RENT OF COMPARABLES	\$37,900 - \$89,900	\$	\$	\$
	20.COMPARABLES FROM GROUP NO.	B	1	1	1
	21.MOST COMPARABLE UNIT NUMBER AND PRICE	10 \$59,900	\$ ()	\$ ()	\$ ()
<b>PAYMENTS AND ESTIMATES</b>	22.MOVE COST (A) ACTUAL (F) FIXED	\$1,050 (F)	\$	\$	\$
	23.ESTIMATED OWNER REPLACEMENT PAYMENT	\$25,000	\$	\$	\$
	24.CLOSING AND INCIDENTAL COST PAYMENT	\$N/A	\$	\$	\$
	25.MORTGAGE REFINANCING PYMT.	\$N/A	\$	\$	\$
	26.TENANT REPLACEMENT PYMT. R=RENT DIFFERENTIAL D=DOWN PAYMENT	R <input type="checkbox"/> \$ D <input type="checkbox"/> \$	R <input checked="" type="checkbox"/> \$ D <input type="checkbox"/> \$	R <input checked="" type="checkbox"/> \$ D <input type="checkbox"/> \$	R <input checked="" type="checkbox"/> \$ D <input type="checkbox"/> \$

**\*To be verified at point of determination.**

**RELOCATION FEASIBILITY ANALYSIS - BUSINESS OR FARM**

**PART F2**

<b>DATA ON ACQUIRED UNIT</b>	1. PARCEL OR UNIT ADDRESS	3201-09-02		3201-30-01	3201-24
	2. OCCUPANT STATUS (O) OWNER OR (T) TENANT	O		O	T
	3. TYPE OF BUSINESS OR FARM	Day Care		Day Care	Group Home
	4. LENGTH OF OCCUPANCY	1 year		8 months	1 year
	5. SIZE OF OCCUPIED AREA (SQUARE FEET)	876 sq.ft.		1332 sq.ft.	1,846 sq.ft.
	6. ESTIMATE OF PARKING SPACES REQUIRED	None		None	None
	7. TRADE FIXTURES INCLUDED	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
	8. EQUIPMENT REQUIRING SPECIAL MOVE	N/A		N/A	N/A
	9. FARM SIZE OR TILLABLE ACREAGE	N/A		N/A	N/A
<b>FINANCIAL INFORMATION</b>	10. ESTIMATED ANNUAL GROSS INCOME	\$Not Disclosed	\$	\$Not Disclosed	\$Not Disclosed
	11. CURRENT RENT	\$N/A		\$N/A	\$N/A
	12. ESTIMATED VALUE OF ACQUIRED PROPERTY	\$12,840 (40%)	\$	\$16,500 (50%)	\$38,800
<b>RELOCATION NEEDS</b>	13. SPECIAL FEATURES NEEDED	N/A		N/A	N/A
	14. AREA REQUIRED	876 sq.ft.		1332 sq.ft.	1,846 sq.ft 4+Bed
	15. PROBABLE STATUS (O) OWNER OR (T) TENANT	O		O	T
<b>COMPARABLE ANALYSIS</b>	16. NUMBER OF COMPARABLES AVAILABLE	10+		10	27
	17. NUMBER OF COMPARABLES EXPECTED AT DISPLACEMENT	10+		10	10+
	18. RANGE OF SALE PRICE OR RENT OF COMPARABLES	\$11,960 - \$35,960 (40%)	\$	\$14,950 - \$40,000 (50%)	\$37,900 - \$89,900
	19. COMPARABLES FROM GROUP NO.	C		C	B
	20. MOST COMPARABLE UNIT NUMBER AND PRICE	5 \$22,360 (40%)	\$	23 \$40,000 (50%)	16 \$79,000
<b>PAYMENT ESTIMATES</b>	21. MOVE COST – (A) ACTUAL OR (PIL) PAYMENT IN LIEU	\$1,500 (A)	\$	\$2,000 (A)	\$3,000 (A)
	22. TENANT REPLACEMENT PAYMENT: R=RENT DIFFERENTIAL D=DOWN PAYMENT	R <input type="checkbox"/> \$ N/A D <input type="checkbox"/> \$	R <input type="checkbox"/> \$  D <input type="checkbox"/> \$	R <input type="checkbox"/> \$ N/A D <input type="checkbox"/> \$	R <input type="checkbox"/> \$ N/A D <input type="checkbox"/> \$
	23. OWNER REPLACEMENT PAYMENT	\$9,520	\$	\$23,500	\$30,000
	24. CLOSING AND INCIDENTAL COST PAYMENT	\$2,000	\$	\$1,500	\$N/A
	25. MORTGAGE REFINANCING COST PAYMENT	\$5,000	\$	\$N/A	\$N/A
	26. REESTABLISHMENT COST PAYMENT	\$10,000	\$	\$10,000	\$10,000



**DISPLACED PERSONS IDENTIFICATION**  
*(All occupied units in Part F)*

**PART G**

Parcel & Unit No.	Dwelling	Commercial	Owner	Tenant	Elderly	Female HOH	Racc	Name of Displacee (dwelling or commercial)	Name & Type of Business, Farm or Non-Profit Org.
3201-02-01	X			X		X	B	Dawanda Holt	
3201-02-02	X			X		X	B	Rochelle MacAfee	
3201-03-01	X			X		X	B	Janice Harley	
3201-03-02	X			X		X	B	Janice Jones	
3201-15-01	X			X			B	James & Sadie Brown	
3201-05-02	X			X			B	John Martin	
3201-06	X		X				A	Andrew Thao	
3201-07-01	X			X		X	B	Carroll & Sadie Lee	
3201-07-02	X			X		X	B	Joe Robinson	
3201-08-01	X			X		X	B	Kristina William	
3201-08-02	X			X			B	David Evans	
3201-09-01	X		X				B	Marshall Harley	
3201-09-02		X	X				B	Marshall Harley	Supreme Son's & Daughter's Child Center
3201-11-02	X			X			B	Aaron Watson	
3201-12	X			X		X	B	Rose Marie Lee	
3201-13	X			X		X	H	Criseida Gutierrez	

**DISPLACED PERSONS IDENTIFICATION (Cont.)**  
**(All occupied units in Part F)**

**PART G**

Parcel & Unit No.	Dwelling	Commercial	Owner	Tenant	Elderly	Female HOH	Racc	Name of Displacee (dwelling or commercial)	Name & Type of Business, Farm or Non-Profit Org.
3201-14	X		X			X	B	Rosieann Jacobs	
3201-15-01	X			X			B	Leon Claiborne	
3201-17-01	X			X		X	B	Rosalyn King	
3201-17-02	X			X		X	B	Coronda Jones	
3201-18-01	X			X		X	B	Tasha Wilder	
3201-18-02	X		X				B	Bobby McQuay Jr.	
3201-19-02	X			X			B	Raymond Word	
3201-20-01	X		X			X	B	Annie Edwards	
3201-20-02	X			X		X	B	Stephanie Edwards	
3201-21	X		X			X	B	Rowena Ginlack	
3201-23-01	X			X		X	B	Latrisha Turner	
3201-23-02	X			X		X	B	Linda Rivers	
3201-24	X	X		X			B	Manisha Roberts	Family Inc. Group Home
3201-26-01	X			X		X	B	Dorothy Threatt	
3201-26-02	X			X		X	B	Doris Payne ( <b>Less than 90 day tenant</b> )	
3201-27	X		X			X	B	Davita Shanklin	
3201-28-01	X		X				A	Chang Vang & Mai Yang	
3201-28-02	X			X			A	Pao Xiong & Hmai Yang	









Unit #	ADDRESS	TYPE	BEDROOMS	SIZE	RENT	SOURCE
1	2021 North 36th	Single Fam	4	1989	\$ 695.00	Rent Assistance List
2	1816 North 36th	Duplex	4	1398	\$ 550.00	Rent Assistance List
3	3737 North 14th	Single Fam	4	1192	\$ 675.00	Rent Assistance List
4	8848F North 95th	Townhouse	4	1054	\$ 675.00	Journal/Sentinel
5	2541 North 28th	Duplex	4	1239	\$ 695.00	Journal/Sentinel
6	604 West Center	Duplex	4	1381	\$ 525.00	Journal/Sentinel
7	2230 North 29th	Duplex	4	1274	\$ 725.00	Journal/Sentinel

## 3 Bedroom Rental Units

## Group 2

Part H  
7/15/02

Unit #	ADDRESS	TYPE	BEDROOMS	SIZE	RENT	SOURCE
1	2446 North 39th Street	Duplex	3	1100	\$ 525.00	Rent Assistance Listing
2	2929 North 37th Street	Duplex	3	1446	\$ 650.00	Rent Assistance Listing
3	1809 North 37th Street	Duplex	3	1191	\$ 650.00	Rent Assistance Listing
4	2474 North 49th Street	Duplex	3	1300	\$ 620.00	Rent Assistance Listing
5	3328 North 26th Street	Single Family	3	1222	\$ 585.00	Rent Assistance Listing
6	2123 North 45th Street	Duplex	3	1400	\$ 650.00	Rent Assistance Listing
7	2557 North 45th Street	Duplex	3	1229	\$ 575.00	Rent Assistance Listing
8	4476 North 28th Street	Single Family	3	1092	\$ 660.00	Rent Assistance Listing
9	10430 West Jonen	Duplex	3	1200	\$ 675.00	Rent Assistance Listing
10	2737 North 44th Street	Duplex	3	1400	\$ 625.00	Rent Assistance Listing
11	2843 North 26th Street	Duplex	3	1000	\$ 650.00	Rent Assistance Listing
12	2121 North 36th Street	Duplex	3	1194	\$ 585.00	Classified Ad
13	2771 North 45th Street	Duplex	3	1400	\$ 595.00	Classified Ad
14	1457 North 39th Street	Duplex	3	1400	\$ 550.00	Classified Ad
15	2213 N. Hi-Mount	Duplex	3	1292	\$ 700.00	Classified Ad
16	1927 North 47th Street	Duplex	3	1275	\$ 650.00	Classified Ad
17	3312 West Mt. Vernon	Duplex	3	1200	\$ 655.00	Start Renting Magazine
18	2012 North 38th Street	Duplex	3	1245	\$ 475.00	MPI Property Management
19	2014 North 41st Street	Duplex	3	1293	\$ 430.00	MPI Property Management



2 Bedroom Rental Units

Group 3

Part H  
7/16/02

Unit #	ADDRESS	TYPE	BEDROOMS	SIZE	RENT	SOURCE
1	3523A North 23rd Street	Duplex	2	809	\$ 450.00	MPI Property Management
2	3377 North 28th Street	Duplex	2	1100	\$ 450.00	MPI Property Management
3	2643 North 36th Street	Duplex	2	1074	\$ 425.00	MPI Property Management
4	2036A North 38th Street	Duplex	2	685	\$ 350.00	MPI Property Management
5	3221A West St. Paul	Duplex	2	1000	\$ 500.00	Start Renting Magazine
6	3745 West Michigan	Duplex	2	932	\$ 600.00	Start Renting Magazine
7	3922 North 19th Place	Duplex	2	850	\$ 550.00	Journal/Sentinel
8	3729 West Walnut	Duplex	2	1128	\$ 450.00	Journal/Sentinel
9	2312A West McKinley	Apartment	2		\$ 520.00	Journal/Sentinel
10	1429 North 48th Street	Duplex	2	1174	\$ 575.00	Journal/Sentinel
11	1521 North 49th Street	Duplex	2	1004	\$ 550.00	Journal/Sentinel
12	3107 North 48th Street	Duplex	2		\$ 570.00	Journal/Sentinel
13	3174 North 29th Street	Duplex	2	1156	\$ 475.00	Journal/Sentinel
14	4533 North 36th Street	Apartment	2		\$ 520.00	Journal/Sentinel
15	4519 North 36th Street	Apartment	2		\$ 475.00	Journal/Sentinel
16	5435 North 40th Street	Duplex	2	981	\$ 600.00	Journal/Sentinel
17	4031 North 61st Street	Apartment	2		\$ 500.00	Journal/Sentinel
18	5725 North 60th Street	Single Family	2	672	\$ 525.00	Journal/Sentinel
19	1307 North 43rd Street	Duplex	2	1130	\$ 565.00	Journal/Sentinel
20	2947 North 48th Street	Duplex	2	1234	\$ 550.00	Journal/Sentinel
21	3145 North 50th Street	Duplex	2	1158	\$ 650.00	Journal/Sentinel
22	2235 North 52nd Street	Duplex	2	1121	\$ 595.00	Journal/Sentinel

**COMPARABLE RESOURCES RESIDENTIAL**

**OWNER / SINGLE FAMILY / 3 BEDROOM**

**GROUP A**

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

A total of 26 Group 'A' homes are identified by street address on the following pages. The current asking prices range from \$36,000 to \$69,900. The homes typically contain between 5 and 8 rooms and are one to two story dwellings and would meet habitable square footage requirements. The source of this market data is the Metro Milwaukee Multiple Listing Service.

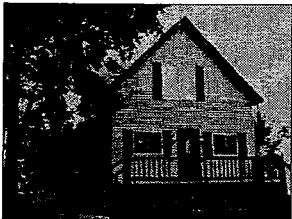
The properties have good proximity to shopping, public transportation and schools. Pets and children are allowed.

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.



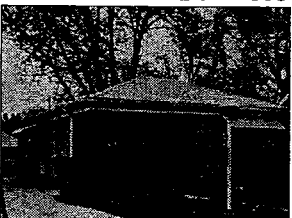
-----  
 #:0600765p SF ACT 3230 N 36TH ST \$36,000  
 MIL MILWAUKEE Gar: 2.0 D Rms: 6 BR: 3 Bths: 1 /  
 Typ: SING FAM Sty: 1.5 STY Arch: BUNGALOW Ext: M-STC/SL  
 Ac: < 1/4 Wtr: Sub: Tax: \$1090  
 Lot: .082 SchDst: MILWAUKEE SF: 1,155  
 SO SD DOM SA SP

CORPORATE OWNER OFFERS THIS PROPERTY IN AS-IS CONDITION; NO REAL ESTATE  
 CONDITION REPORT WILL BE PROVIDED. CALL OFFICE FOR MANDATORY ADDENDA  
 PRIOR TO WRITING OFFERS. SLATE SIDED 3 BR HOME NEEDS SOME TLC.  
 SELLER WILL REQUIRE PROOF OF FUNDS OR PRE-APPROVAL LETTER FROM ALL



-----  
 #:0599486p SF ACT 2871 N 10TH ST \$36,900  
 MIL MILWAUKEE Gar: .0 N Rms: 8 BR: 3 Bths: 2 /  
 Typ: SING FAM Sty: 1.5 STY Arch: VICT/FED Ext: M-ALUM,\*  
 Ac: < 1/4 Wtr: Sub: Tax: \$467  
 Lot: 65 X 120 SchDst: MILWAUKEE SF: 1,402  
 SO SD DOM SA SP

TOTALLY REMODELED HOME; ALL NEW WALL & CEILING, NEWER SINKS, CABINETS &  
 FLOOR COVERINGS, NEW FURNACE & WATERHEATER. NEW SIDING, GUTTERS & TRIM.  
 BEAUTIFUL LARGE HOME FOR A GROWING FAMILY. JUST MINUTES FROM THE  
 FREEWAY. MOTIVATED SELL, CALL FOR YOUR SHOWING TODAY!



-----  
 #:0598632p SF ACT 5345 N 44TH ST \$49,900  
 MIL MILWAUKEE Gar: 1.5 D Rms: 5 BR: 3 Bths: 1 /  
 Typ: SING FAM Sty: 1 STORY Arch: RANCH Ext: M-BRICK  
 Ac: < 1/4 Wtr: Sub: Tax: \$2370  
 Lot: 0 SchDst: MPS SF: 1,069  
 SO SD DOM SA SP

DESCRIPTION TO FOLLOW.

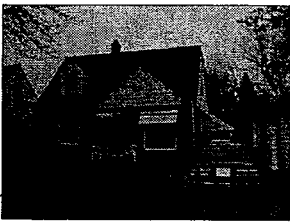
-----  
 #:0604240 SF ACT 3748 N 25TH \$49,900  
 MIL MILWAUKEE Gar: 1.5 D Rms: 6 BR: 3 Bths: 1 /  
 Typ: SING FAM Sty: 2 STORY Arch: BUNGALOW Ext: M-STC/S\*  
 Ac: < 1/4 Wtr: Sub: Tax: \$730  
 Lot: <1/4 SchDst: MILWAUKEE SF: 1,179  
 SO SD DOM SA SP

THIS SPACIOUS 3 BEDROOM WELL MAINTAINED BUNG. HAS MANY ADDED FEATURES.  
 EASY TO SHOW, CLOSE TO PUBLIC TRANSPORTATION. SEE IT TODAY, BECAUSE IT  
 WILL NOT LAST!



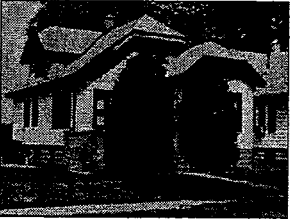
-----  
 #:0599329p SF ACT 3842 N 28TH ST \$50,000  
 MIL MILWAUKEE Gar: 2.5 D Rms: 6 BR: 3 Bths: 1 /  
 Typ: SING FAM Sty: 1.5 STY Arch: BUNGALOW Ext: M-ALUM  
 Ac: < 1/4 Wtr: Sub: Tax: \$1029  
 Lot: 35X125 SchDst: MILWAUKEE SF: 1072  
 SO SD DOM SA SP

ATTRACTIVE 3 BEDROOM BUNGALOW WITH BUILT IN CHINA CAB IN DR. CENTRAL AIR  
 AND UPGRADED ELECTRICAL WIRING.



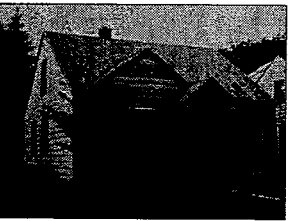
-----  
 #:0579411p SF ACT 5452 N 56TH \$54,500  
 MIL MILWAUKEE Gar: 1.5 D Rms: 6 BR: 3 Bths: 1 /  
 Typ: SING FAM Sty: 1.5 STY Arch: CAPE COD Ext: M-ALUM  
 Ac: < 1/4 Wtr: Sub: Tax: \$1290  
 Lot: 30 X 120 SchDst: MILWAUKEE SF: 1,036  
 SO SD DOM SA SP

SELLER RETIRING TO THE SOUTHERN STATES BRINGS THIS PROPERTY UP FOR SALE. THIS 3 BEDROOM HOME WILL MAKE YOU FEEL RIGHT AT HOME. NEWER FURNACE-3YRS 1 1/2 CAR GARAGE, SIDE DRIVE, GOOD SIZE YARD AND PRICED RIGHT.



-----  
 #:0600485p SF ACT 4441 N 58TH ST \$54,900  
 MIL MILWAUKEE Gar: 1.0 A Rms: 6 BR: 3 Bths: 1 /  
 Typ: SING FAM Sty: 2 STORY Arch: BUNGALOW Ext: M-MSN/PB  
 Ac: < 1/4 Wtr: Sub: Tax: \$1566  
 Lot: .110 SchDst: MILWAUKEE SF: 1,149  
 SO SD DOM SA SP

COME TAKE A LOOK AT THIS INTERESTING THREE BR BUNGALOW. RECENT INTERIOR AND EXTERIOR PAINTING, HWF'S, LARGE ROOM SIZES, FORMAL DINING ROOM AND ATTRACTIVE INSIDE WOODWORK AND SURE TO MAKE A GOOD IMPRESSION. PARTIALLY FINISHED UPPER LEVEL OFFERS MANY POSSIBILITIES. ESTATE PROPERTY LISTED



-----  
 #:0602389p SF ACT 3953 N 29TH ST \$54,900  
 MIL MILWAUKEE Gar: 1.0 D Rms: 5 BR: 3 Bths: 1 /  
 Typ: SING FAM Sty: 1.5 STY Arch: CAPE COD Ext: M-VINYL  
 Ac: < 1/4 Wtr: Sub: NEFF'S Tax: \$2242  
 Lot: < 1/4 SchDst: MILWAUKEE SF: 1,024  
 SO SD DOM SA SP

SPACIOUS AND WELL CARED FOR 3 BR CAPE COD. EAT-IN KITCHEN, 2 BEDROOMS, AND FULL BATH COMPLETE FIRST FLOOR. GOOD SIZED THIRD BEDROOM UPSTAIRS. FINISHED ROOM IN LOWER LEVEL. 1 CAR DETACHED GARAGE, AND SIZEABLE YARD. SELLER CURRENTLY HAS LEASE WHICH CAN BE ASSUMED BUT NOT



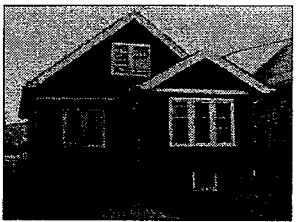
-----  
 #:0588272p SF ACT 2751 N 58TH ST \$59,900  
 MIL MILWAUKEE Gar: .0 N Rms: 7 BR: 3 Bths: 2 /  
 Typ: SING FAM Sty: 1.5 STY Arch: BUNGALOW Ext: M-ALUM,\*  
 Ac: < 1/4 Wtr: Sub: Tax: \$1924  
 Lot: .109 ACRE SchDst: MILWAUKEE SF: 1,200  
 SO SD DOM SA SP

SINGLE FAMILY WITH IN-LAW SUITE. ONE BEDROOM, BATH KITCHEN AND LIVING ROOM UPSTAIRS. MAIN FLOOR UNIT HAS 2 BEDROOMS. NO WORRY LOW MAINTANENCE ALUMINUM EXTERIOR. A SIDE DRIVE LEADS TO 3 PARKING SPACES IN REAR. MOTIVATED SELLER



-----  
 #:0603403p SF ACT 2833 N 36TH ST \$59,900  
 MIL MILWAUKEE Gar: .0 N Rms: 7 BR: 3 Bths: 1 / 1  
 Typ: SING FAM Sty: 1.5 STY Arch: BUNGALOW Ext: M-VINYL\*  
 Ac: < 1/4 Wtr: Sub: Tax: \$1351  
 Lot: 36X120 SchDst: MILWAUKEE SF: 1445  
 SO SD DOM SA SP

VERY NICE SINGLE FAMILY HOME NESTLED IN WELL ESTABLISHED AREA OF LONG TIME OWNERS. VERY NEAT & CLEAN W/FRESHLY PAINTED INTERIOR & LOW MAINTENANCE EXTERIOR. NATURAL FP IN LR, FORMAL DR WITH BICC. LARGE EAT IN KIT ALONG W/3BRS AT WHICH 2 OF THE BRS HAVE LARGE WALK-IN CLOSETS.

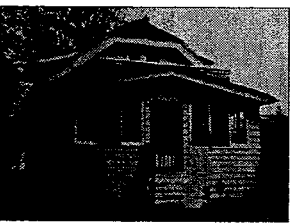


-----11-----  
 #:0603996p SF ACT 4630 N 41ST ST \$59,900  
 MIL MILWAUKEE Gar: 1.0 D Rms: 6 BR: 3 Bths: 1 /  
 Typ: SING FAM Sty: 1.5 STY Arch: BUNGALOW Ext: M-ALUM  
 Ac: < 1/4 Wtr: Sub: Tax: \$1382  
 Lot: 40X120 SchDst: MILWAUKEE SF: 1034  
 SO SD DOM SA SP

HOME IS BEING SOLD "AS-IS" NO CONDITION REPORT WILL BE SUPPLIED. SPECIAL  
 ADDENDUM MUST ACCOMPANY ALL OFFERS- 1 YEAR HOME WARRANTY. SELLER WILL  
 GIVE \$2000 FOR CLOSING COSTS. SELLER WILL GIVE 15% SECOND MORTGAGE AT  
 6% INTEREST. A LITTLE TLC WILL MAKE THIS YOUR DREAM HOME!

-----11-----  
 #:0605086 SF ACT 2579 N 53RD \$59,900  
 MIL MILWAUKEE Gar: .0 D Rms: 5 BR: 3 Bths: 1 /  
 Typ: SING FAM Sty: 1.5 STY Arch: OTHER Ext: M-WOOD  
 Ac: < 1/4 Wtr: Sub: Tax: \$1300  
 Lot: 40X120 SchDst: MILWAUKEE SF: 1,210  
 SO SD DOM SA SP

NEWLY REDONE HOME FOR THE FIRST TIME HOME BUYER. NEW CARPET THRU-OUT.  
 NEW KITCHEN CABNETS AND KITCHEN FLOOR. NEW HOT WATER TANK AND NEW FURNIC  
 E. NO WORRIES IN THIS HOME.



-----12-----  
 #:0588180p SF ACT 5527 N 34TH ST \$59,999  
 MIL MILWAUKEE Gar: 2.0 D Rms: 6 BR: 3 Bths: 2 /  
 Typ: SING FAM Sty: 1.5 STY Arch: BUNGALOW Ext: M-ALUM  
 Ac: < 1/4 Wtr: Sub: Tax: \$1570  
 Lot: 0 SchDst: MILWAUKEE SF: 1,201  
 SO SD DOM SA SP

TONS OF SPACE TO CREATE YOUR OWN PRIVATE RETREAT! RECREATION ROOM,  
 SPANISH PLASTER WALLS IN LIVING ROOM, EAT-IN KITCHEN, 2 FULL BATHS &  
 SOME HARDWOOD FLOORS. THREE BEDROOMS PLUS AN OFFICE. THIS HOME WON'T  
 LAST.



-----13-----  
 #:0593120p SF ACT 4753 N 48TH \$62,900  
 MIL MILWAUKEE Gar: .0 N Rms: 6 BR: 3 Bths: 1 /  
 Typ: SUBDIVSN Sty: 1.5 STY Arch: BUNGALOW Ext: M-WOOD  
 Ac: < 1/4 Wtr: Sub: Tax: \$1232  
 Lot: TBV SchDst: MPS SF: 1,140  
 SO SD DOM SA SP

COMPLETELY REDONE! 1.5 STORY. NEW CARPET, KITCHEN, BATH. PARKING AREA.  
 SELLER MAY ASSIST WITH CLOSING COSTS. LARGE LOT. \*\*A MUST SEE\*\*\*



-----14-----  
 #:0563585p SF ACT 4232 W GLENDALE AVE \$66,500  
 MIL MILWAUKEE Gar: 1.5 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: \$1599  
 Lot: 42 X 120 SchDst: MILWAUKEE SF: 1,219  
 SO SD DOM SA SP

STOP! THIS IS THE PROPERTY YOU'RE LOOKING FOR-3 BEDROOMS BRICK COLONIAL  
 HAS A BEAUTIFUL NATURAL FIREPLACE IN LIVING ROOM, BUILT-IN CHINA CABINET  
 IN FORMAL DINING ROOM AND 3 NICE SIZED BEDROOMS WITH WALK-IN CLOSET AND  
 MORE. THIS IS THE ONE FOR YOU! CALL NOW!

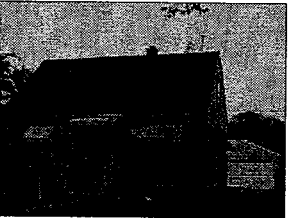


-----  
 #:0591312p SF ACT 3504 W SARNOW \$39,900  
 MIL MILWAUKEE Gar: .0 N Rms: 6 BR: 3 Bths: 1 /  
 Typ: SING FAM Sty: 1.5 STY Arch: OTHER Ext: P-ALUM  
 Ac: < 1/4 Wtr: Sub: Tax: \$709  
 Lot: .085A. SchDst: MPS SF: 1359  
 SO SD DOM SA SP



-----  
 #:0605741p SF ACT 4227 W BONNY PL \$55,000V  
 MIL MILWAUKEE Gar: 1.0 D Rms: 6 BR: 3 Bths: 1 /  
 Typ: SING FAM Sty: 1 STORY Arch: BUNGALOW Ext: M-MSN/P\*  
 Ac: < 1/4 Wtr: Sub: Tax: \$1567  
 Lot: 3060 SF SchDst: MPS SF: 992  
 SO SD DOM SA SP

SHERMAN PARK BUNGALOW, 3 BEDROOMS, FORMAL DINING WITH BLT-IN CHINA CABINET, NEWER FURNACE AND HOT WATER HEATER. NEEDS LITTLE WORK. PROPERTY BEING SOLD IN "IT'S AS IS CONDITION. OWNER SAID TO SELL.



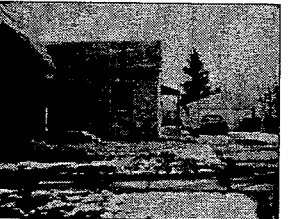
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 #:0559928p SF A\* 4570 N 44TH ST \$57,500  
 MIL MILWAUKEE Gar: 2.5 D Rms: 5 BR: 3 Bths: 1 /  
 Typ: SING FAM Sty: 1.5 STY Arch: CAPE COD Ext: M-ALUM  
 Ac: < 1/4 Wtr: Sub: SHERMAN GLEDA Tax: \$1138  
 Lot: 41X121.73 SchDst: MILWAUKEE SF: 728  
 SO SD DOM SA SP

ALUMINUM CAPE COD WITH REMODELED KITCHEN, NICE CABINETRY WITH LOTS OF COUNTER SPACE. TWO BEDROOM ON MAIN FLOOR, ONE LARGE BEDROOM UP. LARGE YARD, NO ALLEY, SIDE DRIVE TO TWO CAR GARAGE. DETAILS AVAILBLE ON LINCOLN CREEK PROJECT. HOME WARRANTY INCLUDED.



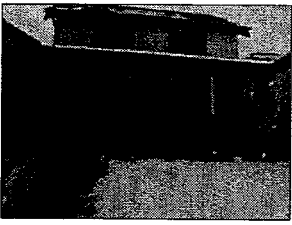
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 #:0601119p SF ACT 3178 N 38TH ST \$59,900  
 MIL MILWAUKEE Gar: .0 N Rms: 6 BR: 3 Bths: 1 /  
 Typ: SING FAM Sty: 1.5 STY Arch: CAPE COD Ext: M-ALUM,\*  
 Ac: < 1/4 Wtr: Sub: Tax: \$1482  
 Lot: 29X120 SchDst: MILWAUKEE SF: 1370  
 SO SD DOM SA SP

NICE 1.5 STORY FAMILY HOME BARGAIN PRICED TO SELL. NATURAL WOODWORK THROUGHOUT. IN GREAT SHAPE WITH BUILT-IN BOOKCASE IN DINING ROOM. LARGE EAT-IN KITCHEN WITH PLENTY OF CABINETS. THE PROPERTY IS SITUATED AMONG MANY LONG TIME HOME OWNERS IN A NICE, QUIET NEIGHBORHOOD.



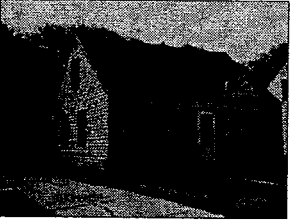
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 #:0592276p SF ACT 4842 N 48TH ST \$64,900  
 MIL MILWAUKEE Gar: 2.0 D Rms: 6 BR: 3 Bths: 1 /  
 Typ: SING FAM Sty: 1.5 STY Arch: CAPE COD Ext: M-BRICK\*  
 Ac: 1/4-1/2 Wtr: Sub: Tax: \$1433  
 Lot: 40 X 145 SchDst: MILWAUKEE SF: 1032  
 SO SD DOM SA SP

NICE BRICK/STONE 3BR HOME AT AN AFFORDABLE PRICE. MBR ON MAIN, 2 BRS UP FORMAL DINING ROOM, UPDATED BATH. NEWER GARAGE AND DRIVEWAY. BIG BACK-YARD PARTIALLY WOODED. FLEXIBLE & CREATIVE SELLER LIQUIDATING ALL HIS PROPERTIES. IN FLOOD PLAIN NOW, BUT MAY BE REMOVED WITH REBUILDING OF



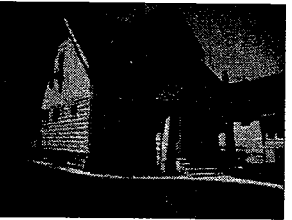
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 #:0586455p SF ACT 2843 N 52ND \$67,900  
 MIL MILWAUKEE Gar: 1.0 D Rms: 6 BR: 3 Bths: 1 /  
 Typ: SING FAM Sty: 2 STORY Arch: COLONIAL Ext: M-WOOD  
 Ac: < 1/4 Wtr: Sub: Tax: \$1959  
 Lot: TBV SchDst: MILWAUKEE SF: 1,274  
 SO SD DOM SA SP

ST. JOE'S AREA-CHARMING 3 BEDROOM, 2 STORY COLONIAL. FORMAL DINNING ROOM, LIVING ROOM WITH ARTIFICIAL FIREPLACE AND BUILT IN BOOKCASE WITH LEADED GLASS. MAIN BEDROOM HAS A WALK-IN CLOSET. 1 CAR DETACHED GARAGE.



----- 21 -----  
 #:0603486p SF ACT 4676 N 46TH ST \$67,900  
 MIL MILWAUKEE Gar: 1.0 D Rms: 5 BR: 3 Bths: 1 /  
 Typ: SING FAM Sty: 1.5 STY Arch: CAPE COD Ext: M-VINYL\*  
 Ac: < 1/4 Wtr: Sub: Tax: \$2262  
 Lot: 44 X 137 SchDst: MILWAUKEE SF: 1,066  
 SO SD DOM SA SP

SPACIOUS 3 BEDROOM CAPE COD W/SIDE DRIVE, NEW CARPETING THROUGHOUT, LARGE BACKYARD, NICE SIZED BEDROOMS WITH DOUBLE DOOR CLOSETS. PRICED TO SELL- CALL NOW!



----- 22 -----  
 #:0602976p SF ACT 3051 N 47TH ST \$69,900  
 MIL MILWAUKEE Gar: 1.0 D Rms: 6 BR: 3 Bths: 1 /  
 Typ: SING FAM Sty: 2 STORY Arch: OTHER Ext: M-ALUM  
 Ac: < 1/4 Wtr: Sub: Tax: \$1575  
 Lot: 40X118 SchDst: MILWAUKEE SF: 1,307  
 SO SD DOM SA SP

NICE HOME, FEATURES NATURAL WOODWORK, SPACIOUS ROOMS THROUGHOUT THIS 3 BEDROOM HOME WITH OLD STYLE CHARM AND MOSTLY SINGLE FAMILY HOMES ON THIS BLOCK, CLOSE TO SHOPPING, PUBLIC TRANSPORTATION, CHURCHES, SCHOOLS, (PRE-SCHOOLS), AND RECREATION



----- 23 -----  
 #:0604889p SF ACT 4136 N 41ST ST \$69,900  
 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: \$1540  
 Lot: TBV SchDst: MILWAUKEE SF: 1358  
 SO SD DOM SA SP

MOVE RIGHT IN TO THIS ALL BRICK COLONIAL. ENJOY THE NATURAL FIREPLACE IN THE WINTER AND ENTERTAIN ON THE OVERSIZED BACKYARD PATIO IN THE SUMMER. DINING ROOM FEATURES BICC AND A QUAIN T WINDOW SEAT. THIS HOME HAS BEEN WELL CARED FOR AND WOULD BE PERFECT FOR CITY EMPLOYEES.

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-----  
 #:0605314p SF ACT 2818 N 59TH \$64,900  
 MIL MILWAUKEE Gar: .0 N Rms: 6 BR: 3 Bths: 1 /  
 Typ: SING FAM Sty: 2 STORY Arch: BUNGALOW Ext: M-STEEL  
 Ac: < 1/4 Wtr: Sub: Tax: \$1397  
 Lot: TBV SchDst: MILWAUKEE SF: 1,059  
 SO SD DOM SA SP

NICE 3 BEDROOM BUNGALOW, FRESHLY PAINTED, NEW CARPET, NEW KITCHEN FLOOR.  
 SOME NEW EXTERIOR WINDOWS. TAKE A LOOK, YOU'LL LOVE IT. MOVE RIGHT IN  
 AND ENJOY THE EXTRA LARGE KITCHEN, NEW BATHROOM AND BREEZY SUN PORCH.



-----  
 #:0603698p SF ACT 2406 N 55TH ST \$65,900  
 MIL MILWAUKEE Gar: 2.0 D Rms: 5 BR: 3 Bths: 1 /  
 Typ: SING FAM Sty: 1.5 STY Arch: BUNGALOW Ext: M-ALUM,\*  
 Ac: < 1/4 Wtr: Sub: Tax: \$1406  
 Lot: LESS THAN 1/4 A SchDst: MILWAUKEE SF: 1068  
 SO SD DOM SA SP

CHARMING 3 BEDROOM MILWAUKEE BUNGALOW WITH ORIGINAL WOODWORK. BRAND  
 NEW FURNACE AND WATER HEATER. SECURITY DOORS AND WINDOWS IN BASEMENT  
 SIDE DRIVEWAY.

25

26

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**COMPARABLE RESOURCES RESIDENTIAL**

**OWNER / SINGLE FAMILY / 4+ BEDROOM**

**GROUP B**

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

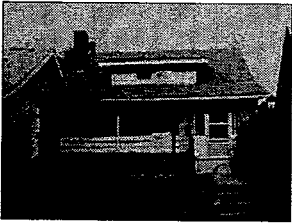
A total of 27 Group 'B' homes are identified by street address on the following pages. The current asking prices range from \$37,900 to \$89,900. The homes typically contain between 6 and 10 rooms and are one to two story dwellings and would meet habitable square footage requirements. The source of this 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.

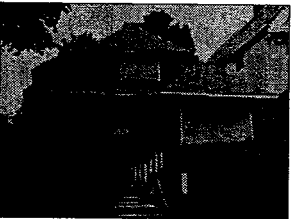
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 #:0604125 SF ACT 2157 N 42ND ST \$37,900  
 MIL MILWAUKEE Gar: .0 N Rms: 7 BR: 4 Bths: 2 /  
 Typ: SING FAM Sty: 2 STORY Arch: COLONIAL Ext: M-ALUM,\*  
 Ac: < 1/4 Wtr: Sub: GRANT PARK Tax: \$1828  
 Lot: 39 X 46 SchDst: MILWAUKEE SF: 1,544  
 SO SD DOM SA SP

DOES YOUR FAMILY NEED A LARGE 4 BEDROOM HOME AT A GOOD PRICE? THEN SEE THIS! NEEDS SOME TLC BUT HAS GREAT POTENTIAL. MANY POSITIVE THINGS ARE HAPPENING IN THE AREA



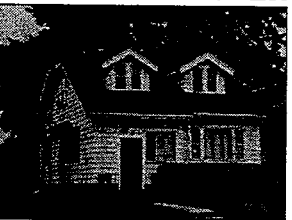
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 #:0604061p SF ACT 2847 N 36TH ST \$42,000  
 MIL MILWAUKEE Gar: 2.0 D Rms: 7 BR: 4 Bths: 1 /  
 Typ: SING FAM Sty: 1.5 STY Arch: BUNGALOW Ext: M-ALUM  
 Ac: < 1/4 Wtr: Sub: Tax: \$1401  
 Lot: .099 SchDst: MILWAUKEE SF: 1,584  
 SO SD DOM SA SP

FORECLOSURE OFFERED IN AS-IS CONDITION; NO REAL ESTATE CONDITION REPORT WILL BE PROVIDED. WELL KEPT SINGLE FAMILY WITH 4 BEDROOMS, FORMAL DINING ROOM, FENCED YARD AND DETACHED GARAGE! SELLER REQUIRES PROOF OF FUNDS OR PRE-APPROVAL LETTER TO BE SUBMITTED WITH OFFERS. CALL OFFICE FOR MANDA-



-----  
 #:0605497p SF ACT 2534 W AUER AVE \$44,900  
 MIL MILWAUKEE Gar: .0 N Rms: 10 BR: 5 Bths: 1 / 2  
 Typ: SING FAM Sty: 2 STORY Arch: BUNGALOW Ext: M-ALUM  
 Ac: < 1/4 Wtr: Sub: Tax: \$1279  
 Lot: .072 SchDst: MILWAUKEE SF: 1,520  
 SO SD DOM SA SP

BONUS\*BONUS\*BONUS! PARTIALLY REMODELED. LOVELY HOME HAS IT ALL. TOO MANY UPDATES TO NAME. NEWER WINDOWS, CARPET, VANITIES, COUNTERS, TOILETS. GET THE MOST SPACE FOR YOUR MONEY IN THIS GORGEOUS BUNGALOW. IT'S CHARM WILL WIN YOU OVER. NEEDS SOME FINISHING TOUCHES AND YOUR DECORATING IDEAS.



-----  
 #:0599269p SF ACT 923 N 35TH ST \$45,000  
 MIL MILWAUKEE Gar: 8.0 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: \$1062  
 Lot: TBV SchDst: MILWAUKEE SF: 1350  
 SO SD DOM SA SP

PRICE IS RIGHT! THIS 4 BEDROOM BUNGALOW OFFERS HARDWOOD FLOORS, NEW FLOORING, SPACIOUS ROOM SIZES, WIC'S, CENTRAL AIR, PARKING UP TO 8-10 CARS. PROPERTY LOCATED NEAR TRANSPORTATION, SCHOOLS, PARKS, AND MINUTES FROM DOWNTOWN.



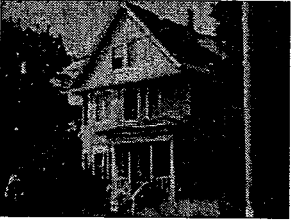
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 #:0597669p SF ACT 2452 N 21ST ST \$46,900  
 MIL MILWAUKEE Gar: .0 N Rms: 10 BR: 6 Bths: 1 / 1  
 Typ: SING FAM Sty: 2 STORY Arch: BUNGALOW Ext: M-WOOD  
 Ac: < 1/4 Wtr: Sub: Tax: \$1094  
 Lot: 30X126 SchDst: MILWAUKEE SF: 1,666  
 SO SD DOM SA SP

HUGE 6+ BEDROOM SINGLE-FAMILY HOME. FRESHLY REMODELED IN 2002. MUST SEE THIS GREAT HOUSE! FORMERLY A DUPLEX. NICE YARD WITH 3 CAR PARKING. IDEAL FOR GROWING FAMILY AND/OR DAYCARE. SA BNS COMM 2K.



-----  
 #:0588443p SF ACT 2464 W HOPKINS ST \$47,500V  
 MIL MILWAUKEE Gar: .0 N Rms: 8 BR: 4 Bths: 2 /  
 Typ: SING FAM Sty: 1.5 STY Arch: BUNGALOW Ext: M-ALUM,\*  
 Ac: < 1/4 Wtr: Sub: Tax: \$1156  
 Lot: 3600 SF SchDst: MPS SF: 1538  
 SO SD DOM SA SP

ROOMY SINGLE FAMILY HOME WITH A DAY CARE IN OPERATION. 2 FULL BATHS.  
 GREAT FOR LIVE IN AND YOUR DAY CARE BUSINESS.



----- 6  
 #:0604707p SF ACT 2123 N 31ST \$48,900  
 MIL MILWAUKEE Gar: 1.5 D Rms: 8 BR: 5 Bths: 1 /  
 Typ: SING FAM Sty: 2 STORY Arch: OTHER Ext: M-AS/ASP  
 Ac: < 1/4 Wtr: Sub: Tax: \$2397  
 Lot: TBV SchDst: MILWAUKEE SF: 1,726  
 SO SD DOM SA SP

5 BEDROOM HOME. NEW SIDING.



----- 7  
 #:0593038p SF A\* 4783 N 29TH ST \$52,500  
 MIL MILWAUKEE Gar: 2.0 D Rms: 8 BR: 4 Bths: 1 /  
 Typ: SING FAM Sty: 1.5 STY Arch: BUNGALOW Ext: M-ALUM,\*  
 Ac: 1/4-1/2 Wtr: Sub: Tax: \$1371  
 Lot: 35 X 120 SchDst: MILWAUKEE SF: 1,515  
 SO SD DOM SA SP

WELL MAINTAINED 4 BEDROOM HOME. CARPETING THRU OUT. FENCED IN YARD. 2  
 CAR GARAGE. LARGE ROOMS. SHOWS WELL. MAKE AN OFFER.



----- 8  
 #:0592333p SF ACT 5377 N 35TH ST \$52,900  
 MIL MILWAUKEE Gar: 1.0 D 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: \$1250  
 Lot: .118 SchDst: MILWAUKEE SF: 1,569  
 SO SD DOM SA SP

LARGE BUNGALOW FEATURING TWO HUGE BEDROOMS ON THE UPPER LEVEL.  
 KITCHEN AND BATH HAVE BEEN PARTIALLY RENOVATED WITHIN THE LAST YEAR.  
 ENTIRE MAIN LEVEL HAS ALSO BEEN RECENTLY CARPETED. PLUMBING IN HOME  
 HAS ALSO BEEN RECENTLY UPDATED INCLUDING A NEWER HOT WATER HEATER AND



----- 9  
 #:0590245p SF ACT 2865 N 36TH ST \$54,900  
 MIL MILWAUKEE Gar: 1.0 D Rms: 8 BR: 4 Bths: 1 /  
 Typ: SING FAM Sty: 1 STORY Arch: BUNGALOW Ext: P-STEEL  
 Ac: < 1/4 Wtr: Sub: RESIDENCE PAR Tax: \$1643  
 Lot: 30 X 120 SchDst: MILWAUKEE SF: 1292  
 SO SD DOM SA SP

THIS MILWAUKEE BUNGALOW HAS ENORMOUS POSSIBILITIES, WITH NATURAL FIRE-  
 PLACE NATURAL WOODWORK, AND HARDWOOD FLOORS. MODERON KITCHEN CABINETS  
 SINK, AND FAUCETS. WITH FOUR BEDROOMS; ONE IS A WALK THROUGH, AND  
 FAMILY ROOM OR RECREATION ROOM ON 2ND. FLOOR.



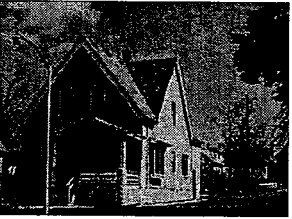
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 #:0592110p SF ACT 4731 N 35TH \$59,900  
 MIL MILWAUKEE Gar: .0 N Rms: 9 BR: 4 Bths: 2 /  
 Typ: SING FAM Sty: 2 STORY Arch: BUNGALOW Ext: M-WOOD  
 Ac: < 1/4 Wtr: Sub: Tax: \$1670  
 Lot: .086 SchDst: MPS SF: 1,709  
 SO SD DOM SA SP

LOOKING TO UP SIZE, SELLER LOOKING TO DOWN SIZE, NICE AND BIG 4 BEDROOM  
 2 FULL BATHS A BIG FENCED IN BACK YARD A FORMAL DINNING ROOM WITH BICC  
 STAINED AND LEADED GLASS DOORS AND 2 LIVING ROOM WINDOWS WITH STAINED  
 GLASS CLOSE TO SCHOOLS AND PRICED RIGHT TO GO FAST



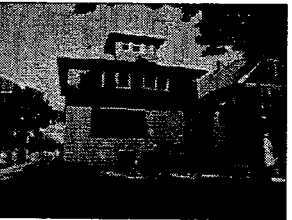
----- 11  
 #:0592477p SF ACT 3024 N 30TH ST \$59,900  
 MIL MILWAUKEE Gar: .0 N Rms: 9 BR: 4 Bths: 2 /  
 Typ: SING FAM Sty: 2 STORY Arch: OTHER Ext: M-VINYL  
 Ac: 1/4-1/2 Wtr: Sub: Tax: \$1100  
 Lot: TBV SchDst: MPS SF: 1,694  
 SO SD DOM SA SP

LOOKING FOR THAT BIG HOUSE WITH OLD WORLD CHARM! THIS IS A MUST SEE!  
 COULD BE A DUPLEX OR SINGLE FAMILY, 2 FULL KITCHENS 2BR UP, 2BR DOWN  
 WITH 2 FULL BA. REMODEL KITCHENS REFINISHED HARDWOOD FLOORS, REMODEL  
 BATHS AND MUCH MORE! HUGE YARD, THE VACANT LOT TO THE SOUTH IS INCLUDED



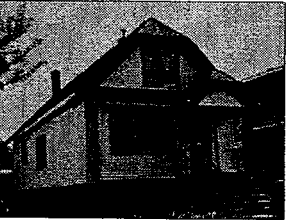
----- 12  
 #:0592487p SF ACT 3016 N 30TH ST \$59,900  
 MIL MILWAUKEE Gar: .0 N Rms: 9 BR: 4 Bths: 2 /  
 Typ: SING FAM Sty: 2 STORY Arch: OTHER Ext: M-VINYL  
 Ac: 1/4-1/2 Wtr: Sub: Tax: \$1263  
 Lot: TBV SchDst: MPS SF: 1,694  
 SO SD DOM SA SP

SINGLE FAMILY OR DUPLEX, YOU CHOOSE! ALSO SEE MLS# 592477 FOR THE HOUSE  
 NEXT DOOR. THIS HOME HAS ALOT TO OFFER, THE SELLER HAS TONS OF UPDATES  
 TO MUCH TO LIST. ALSO HAS A DOUBLE LOT. IF YOUR LOOKING FOR BIG WITH  
 LOTS OF CHARM YOU MUST SEE THIS! HURRY



----- 13  
 #:0605535p SF ACT 2760 N 44TH ST \$69,900  
 MIL MILWAUKEE Gar: 1.0 D Rms: 8 BR: 4 Bths: 1 / 1  
 Typ: SING FAM Sty: 1.5 STY Arch: COLONIAL Ext: P-WOOD,\*  
 Ac: < 1/4 Wtr: Sub: Tax: \$2048  
 Lot: .101 ACRE/CITY SchDst: MILWAUKEE SF: 1,719  
 SO SD DOM SA SP

SOPHISTICATED OLD WORLD ATMOSPHERE. ENJOY THE NATURAL WOODWORK, FRENCH  
 DOORS TO FORMAL DINING ROOM. BEAUTIFUL BUILT-IN ARTIFICIAL FIREPLACE &  
 OPEN STAIRCASE IN LIVING ROOM. FAMILY ROOM ON MAIN LEVEL FOR MORE LIVING  
 SPACE. 1.5 BATHS PLUS TOILET IN THE BASEMENT. THIS 4 BEDROOM HOME IS



----- 14  
 #:0599210p SF ACT 2319 W ROGERS ST \$76,000  
 MIL MILWAUKEE Gar: .0 N Rms: 8 BR: 4 Bths: 3 /  
 Typ: SING FAM Sty: 1.5 STY Arch: BUNGALOW Ext: M-VINYL  
 Ac: < 1/4 Wtr: Sub: Tax: \$1679  
 Lot: TBV SchDst: MILWAUKEE SF: 1,627  
 SO SD DOM SA SP

MOVE RIGHT IN! THIS 4 BEDROOM BUNGALOW OFFERS 3 FULL BATHS, UPDATED  
 KITCHEN, AND BATHROOM. FORMAL DINING ROOM. MAINTENANCE FREE  
 EXTERIOR. SHOW WELL!



-----  
 #:0606041p SF ACT 2522 N 46TH ST \$79,000  
 MIL MILWAUKEE Gar: 2.0 D Rms: 7 BR: 4 Bths: 1 / 1  
 Typ: SING FAM Sty: 2 STORY Arch: BUNGALOW Ext: M-WOOD,\*  
 Ac: < 1/4 Wtr: Sub: JACKSON PARK Tax: \$1693  
 Lot: .114 SchDst: MILWAUKEE SF: 1,717  
 SO SD DOM SA SP

TAKE A LOOK AT THIS CHARMING 4 BR MILWAUKEE BUNGALOW! ENJOY ELEGANT DINING W/WARM WOOD PANELED WALLS & COLUMNS, BICC, STAINED GLASS, TRAY CEILING & CHANDELIER. LR FEATURES NFP FLANKED BY BIBC, CROWN MOLDINGS & NEW WINDOWS. KIT HAS UPDATED CABINETS, COUNTER TOPS, SINK, DUCTED VENT

16



-----  
 #:0586802p SF A\* 4415 N 54TH ST \$79,900  
 MIL MILWAUKEE Gar: 2.5 D Rms: 8 BR: 4 Bths: 1 /  
 Typ: SING FAM Sty: 1.5 STY Arch: BUNGALOW Ext: M-ALUM,\*  
 Ac: < 1/4 Wtr: Sub: Tax: \$1700  
 Lot: 40 X 123 SchDst: MILWAUKEE SF: 1009  
 SO SD DOM SA SP

LARGE 4+ BEDROOM BUNGALOW. BUILT-IN CABINET IN DINING ROOM, NATURAL WOODWORK, LARGE ROOM SIZES. UPPER HAS LARGE WALK-THROUGH TO 2 BEDROOMS. REC ROOM AND 2ND BATH IN BASEMENT. WELL KEPT HOME FOR THE LARGE OR GROWING FAMILY.

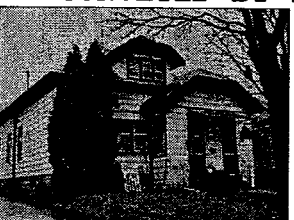
17



-----  
 #:0600392p SF ACT 923 E CLARKE ST \$79,900  
 MIL MILWAUKEE Gar: .0 N Rms: 8 BR: 4 Bths: 1 /  
 Typ: SING FAM Sty: 1.5 STY Arch: OTHER Ext: M-AS/AS\*  
 Ac: < 1/4 Wtr: Sub: Tax: \$1829  
 Lot: 3600 SQ FEET SchDst: MILWAUKEE SF: 1,573  
 SO SD DOM SA SP

RIVERWEST 4 BEDROOM HOME HAS HAD NEW CARPET. VINYL FLOORING AND FRESH PAINT THROUGHTOUT AS OF NOV. 2001. STEP DOWN FRONT BEDROOM COULD MAKE A NICE STREET LEVEL ART STUDIO. NICE PRIVACY IN UPSTAIRS LARGE BEDROOMS. CONVEYED BY PERSONNAL REP DEED "AS-IS" CONDITION. 2002 ASSESSMENT IS

18



-----  
 #:0592334p SF ACT 1510 N 50TH PL \$85,700  
 MIL MILWAUKEE Gar: 1.0 D Rms: 8 BR: 4 Bths: 1 / 1  
 Typ: SING FAM Sty: 2 STORY Arch: BUNGALOW Ext: M-ALUM  
 Ac: < 1/4 Wtr: Sub: Tax: \$2577  
 Lot: 1528 SchDst: MPS SF: 1,528  
 SO SD DOM SA SP

LOOKING FOR A HOME IN WASHINGTON HEIGHTS? THIS HOUSE HAS AN ENCLOSED SUN ROOM, FENCED YARD, 4 BD. WITH 1.5 BATHS, LOTS OF CLOSET SPACE, REC-ROOM WITH CARPETING, CEDAR CLOSETS, HWF'S RANGE, DISHWASHER, FRIG, WASHER, DRY-ER AND FREEZER. NEEDS A LITTLE UPDATING AND ITS HOME SWEET HOME. SELLER

19



-----  
 #:0580567p SF A\* 4149 N 67TH ST \$95,000  
 MIL MILWAUKEE Gar: 2.5 D Rms: 7 BR: 4 Bths: 1 / 1  
 Typ: SING FAM Sty: 1.5 STY Arch: CAPE COD Ext: M-ALUM  
 Ac: < 1/4 Wtr: Sub: Tax: \$2335  
 Lot: .130 ACRE SchDst: MILWAUKEE SF: 1,583  
 SO SD DOM SA SP

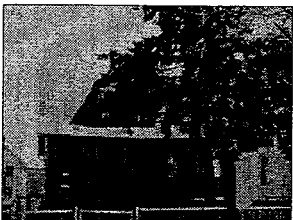
SPACIOUS 4BR, 1.5BA, FAMILY RM W/STONE NFP, OPENS TO REMODELED KIT & DINING AREAS. REMODELED BATHS, NEWER CARPET, MOLDINGS & DOORS. CENTRAL AIR, LOWER LEVEL REC RM, 2.5 CAR GARAGE + 2 CAR SLAB ARE ONLY THE BEGINNING. DON'T WAIT. CALL TODAY FOR A SHOWING! HOME WARRANTY INCLUDED.

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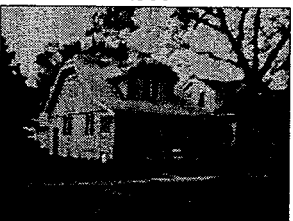
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 #:0587885p SF ACT 2135 N 40TH ST \$41,900  
 MIL MILWAUKEE Gar: 1.0 D Rms: 8 BR: 4 Bths: 1 /  
 Typ: SING FAM Sty: 2 STORY Arch: VICT/FED Ext: M-ALUM  
 Ac: < 1/4 Wtr: Sub: Tax: \$3756  
 Lot: 35X120 SchDst: MILWAUKEE SF: 2,141  
 SO SD DOM SA SP

OLD WORLD CHARM, LOTS OF NATURAL WOODWORK. NEWER ROOF AND MECHANICALS.  
 GREAT INVESTMENT, OR SINGLE FAMILY. ATTIC COULD BE TURNED INTO APARTMENT



-----  
 #:0592421p SF ACT 2734 N 37TH ST \$43,500  
 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: \$976  
 Lot: .11 SchDst: MILWAUKEE SF: 1,377  
 SO SD DOM SA SP

SOUND HOME WITH CHARACTER OFFERED AT A BELOW MARKET PRICE, NEEDS SOME  
 TLC. BRING YOUR IDEAS WILL MAKE FOR GOOD STARTER HOME FOR A GROWING  
 FAMILY. PROPERTY BEING SOLD AS IS AND REQUIRES SPECIAL ADDENDUMS WITH  
 OFFER.



-----  
 #:0573285p SF ACT 3243 N 41ST ST \$59,900  
 MIL MILWAUKEE Gar: 2.0 D Rms: 8 BR: 4 Bths: 2 /  
 Typ: SING FAM Sty: 1.5 STY Arch: BUNGALOW Ext: M-ALUM  
 Ac: < 1/4 Wtr: Sub: Tax: \$1380  
 Lot: 40X120 SchDst: MPS SF: 1314  
 SO SD DOM SA SP

LARGE CONVERTED BUNGALOW FLAT PERFECT FOR THE LARGE FAMILY OR AS A  
 MOTHER-IN-LAW FLAT 3/4 BEDROOMS ALL REMODELED BUYERS MAY CHOOSE  
 THEIR CARPETING ALL COMBINATION WINDOWS AND DOORS.



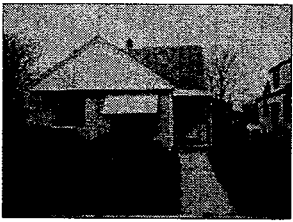
-----  
 #:0594789p SF ACT 3614 W BURLEIGH ST \$60,000  
 MIL MILWAUKEE Gar: .0 N Rms: 7 BR: 4 Bths: 1 /  
 Typ: SING FAM Sty: 2 STORY Arch: VICT/FED Ext: M-ALUM,\*  
 Ac: < 1/4 Wtr: Sub: Tax: \$999  
 Lot: .082 ACRE SchDst: MPS SF: 1,368  
 SO SD DOM SA SP

HOUSE AND TWO ADJACENT LOTS 30X120 FT. EACH AREA IS COMMERCIALY ZONED.  
 IDEAL LOCATION AND SETTING FOR A DAY-CARE. THIS IS ALSO A BUILDABLE  
 PARCEL FOR RETAIL OR MULTI-FAMILY DWELLING. \$106 FOR PROPERTY TAX ON  
 EACH LOT. NEAR TO 3 BUS ROUTES INTERSECTION.



-----  
 #:0573103p SF ACT 4029 N 18TH ST \$68,900  
 MIL MILWAUKEE Gar: 1.0 D Rms: 8 BR: 4 Bths: 1 /  
 Typ: SING FAM Sty: 1.5 STY Arch: BUNGALOW Ext: M-ALUM  
 Ac: < 1/4 Wtr: Sub: Tax: \$1327  
 Lot: 40X120 TBV SchDst: MILWAUKEE SF: 1,265  
 SO SD DOM SA SP

RUFUS KING 4BR BUNGALOW W/SUN RM FORMAL DR, FRENCH DOORS, NATURAL WOOD  
 WORK. UPPER LEVEL HAS FAMILY ROOM PLUS 2 ADDITIONAL BRS. NEUTRAL CARPET  
 HRU'OUT. BASEMENT HAS LARGE REC ROOM. FENCED REAR YARD & GLASS BLOCK WIN  
 HOME IS EASY TO SHOW AND READY FOR YOUR LARGE FAMILY.



-----  
 #:0590204p SF ACT 3745 N 52ND ST \$84,900  
 MIL MILWAUKEE Gar: 1.5 D Rms: 6 BR: 4 Bths: 2 /  
 Typ: SING FAM Sty: 1.5 STY Arch: CAPE COD Ext: M-ALUM,\*  
 Ac: < 1/4 Wtr: Sub: Tax: \$2338  
 Lot: 40 X 120 SchDst: MILWAUKEE SF: 1,443  
 SO SD DOM SA SP

NICE LOW MAINTENANCE 4 BR, 2 FULL BATHS CAPE COD IN QUIET AREA.  
 3 BEDROOMS, LIVING ROOM, KITCHEN AND BATH ON MAIN LEVEL. SECOND FLOOR  
 FEATURES MASTER SUITE WITH PRIVATE FULL BATH AND A STUDY AREA. LOTS OF  
 STORAGE. UPDATED ELECTRIC AND GAS FORCED AIR FURNACE. 1.5 CAR GARAGE

26



-----  
 #:0605550p SF ACT 5626 W RODER CT \$89,900  
 MIL MILWAUKEE Gar: 1.5 D Rms: 7 BR: 4 Bths: 2 /  
 Typ: SING FAM Sty: 1.5 STY Arch: BUNGALOW Ext: M-ALUM,\*  
 Ac: < 1/4 Wtr: Sub: Tax: \$2568  
 Lot: .093 TBV SchDst: MILWAUKEE SF: 1317  
 SO SD DOM SA SP

SPACIOUS MILWAUKEE BUNGALOW, 4 BEDROOM, 2 BATH, 1ST FLOOR MASTER BEDROOM  
 LIVING/DINING ROOM FEATURE HARDWOOD FLOORS. DINING ROOM BUILT-IN CORNER  
 CHINA CABINET. DECK OFF BACK OF HOME. SIDE DRIVE LEADS TO 1.5 GARAGE.  
 PRICED TO SELL! HOME WARRANTY INCLUDED.

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**COMPARABLE RESOURCES RESIDENTIAL**

**OWNER / DUPLEX / 2,3 and 4 BEDROOMS**

**GROUP C**

The following is a sampling of duplex properties that are currently offered within the City of Milwaukee. This sample is herein identified as Group 'C'.

A total of 36 Group 'C' residential properties are identified by street address on the following pages. The current asking prices range from \$29,900 to \$89,900. 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.

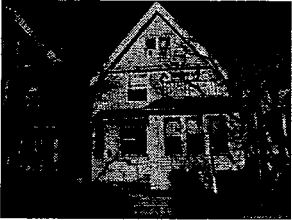
It is noted that this is only a sample of City of Milwaukee available housing. Our research indicates that there is currently an ample supply of replacement housing available, when considering the greater metropolitan area.





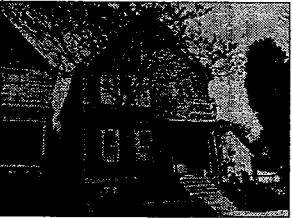
----- 1 -----  
 #:0606962p DUP ACT 1241 N 34TH ST 1243 \$29,900  
 MIL MILWAUKEE Gar: .0 N BR1: 2 BR2: 2 Bth1: 1 /  
 Typ: DUP 2 ST Ext: M-WOOD Bth2: 1 /  
 Ac: < 1/4 Wtr: Sub: Tax: \$1206  
 Lot Size: 32X120 Sch Dist: MILWAUKEE 2120 SF  
 SO SD DOM SA SP

CORPORATE OWNED, HUGE 2/2 DUPLEX, MANY FEATURES BOOST THE INVESTMENT.  
 INSTANT MONEY MAKER. MUST CALL OFFICE FOR LENDER ADDENDUMS.



----- 1 -----  
 #:0591411p DUP ACT 1637 N 36TH ST 1637A \$34,900  
 MIL MILWAUKEE Gar: 2.0 D BR1: 2 BR2: 2 Bth1: 1 /  
 Typ: DUP 2 ST Ext: M-VINYL Bth2: 1 /  
 Ac: < 1/4 Wtr: Sub: Tax: \$800  
 Lot Size: TBV Sch Dist: MILWAUKEE 1725 SF  
 SO SD DOM SA SP

EXCELLENT DUPLEX FOR INVESTOR OR OWNER OCCUPIED. THE HOUSE IS IN GOOD  
 CONDITION. VERY WELL KEPT PROPERTY. APPLIANCES INCLUDED UPSTAIR  
 REFRIGERATOR, DOWNSTAIRS STOVE, WASHER AND DRYER. OTHER ROOM IN  
 SECOND UNIT 8 X 11.



----- 2 -----  
 #:0597589p DUP ACT 2613 N 34TH ST \$39,900  
 MIL MILWAUKEE Gar: .0 N BR1: 2 BR2: 2 Bth1: 1 /  
 Typ: DUP 2 ST Ext: M-WOOD Bth2: 1 /  
 Ac: < 1/4 Wtr: Sub: Tax: \$610  
 Lot Size: .82 Sch Dist: MILWAUKEE 1928 SF  
 SO SD DOM SA SP

GREAT FOR INVESTOR OR OWNER OCCUPANT

----- 3 -----  
 #:0605248 DUP ACT 1447 N 38TH ST 1447A \$48,900  
 MIL MILWAUKEE Gar: 1.0 D BR1: 2 BR2: 2 Bth1: 1 /  
 Typ: DUP 2 ST Ext: M-ALUM,P-\* Bth2: 1 /  
 Ac: < 1/4 Wtr: Sub: Tax: \$1002  
 Lot Size: 120X30 Sch Dist: MPS 2287 SF  
 SO SD DOM SA SP

2/2 DUPLEX WITH MANY NEW UPDATES. NEW WATER HEATERS, FURNACES, CARPETING  
 GREAT LOCATION. CLOSE TO TRANSPORTATION. VERY SPACIOUS LIVING QUARTERS  
 WITH NATURAL WOODWORK. 1 CAR PARKING IN REAR. PRICED FOR QUICK SALE.  
 CALL TODAY!!!!

----- 4 -----  
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-----  
 #:0556572p DUP ACT 4432 W LLOYD ST 4434 \$55,900  
 MIL MILWAUKEE Gar: 2.0 D BR1: 2 BR2: 2 Bth1: 1 /  
 Typ: DUP 2 ST Ext: M-VINYL Bth2: 1 /  
 Ac: < 1/4 Wtr: Sub: Tax: \$1300  
 Lot Size: TBV Sch Dist: MILWAUKEE 2342 SF  
 SO SD DOM SA SP

U.S. PRIME. DON'T BOTHER LOOKING ANY FURTHER. THIS ... 2 BEDROOM DUPLEX SAYS IT ALL. LARGE LIVING RM AND DINING RM. ALL ROOMS HAVE CARPET EXCEPT KITCHENS. BUILT IN CHINA CABINETS IN DINING RMS, NATURAL WOODWORK, CIRCUIT BREAKERS, TWO CAR GARAGE. LOCATED ACROSS THE STREET FROM A PARK, 5



-----  
 #:0602371p DUP ACT 2725 N 47TH ST 2727 \$57,900  
 MIL MILWAUKEE Gar: .0 N BR1: 2 BR2: 2 Bth1: 1 /  
 Typ: DUP 2 ST Ext: M-WOOD Bth2: 1 /  
 Ac: < 1/4 Wtr: Sub: Tax: \$1707  
 Lot Size: .131 Sch Dist: MPS 2395 SF  
 SO SD DOM SA SP

FORECLOSURE PROPERTY BEING SOLD IN THE AS IS CONDITION

ROOM SIZES HAVE BEEN ESTIMATED

CONTACT LISTER FOR SPECIAL ADDENDUMS NEEDED FOR ALL OFFERS PRESENTED



-----  
 #:0598315p DUP ACT 4720 N 38TH ST \$59,000  
 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: \$1375  
 Lot Size: TBV Sch Dist: MILWAUKEE 2038 SF  
 SO SD DOM SA SP

INVESTORS TAKE NOTICE OF THIS 2/2 DUPLEX FEATURING EAT IN KITCHEN WITH PANTRY, FORMAL DINING ROOM AND LOCATED NEAR PUBLIC TRANSPORTATION.



-----  
 #:0601670p DUP ACT 3380 N 36TH ST 3080A \$62,000  
 MIL MILWAUKEE Gar: 1.0 D BR1: 2 BR2: 2 Bth1: 1 /  
 Typ: DUP 2 ST Ext: M-ALUM,P-\* Bth2: 1 /  
 Ac: < 1/4 Wtr: Sub: Tax: \$1617  
 Lot Size: 35 X 100 Sch Dist: MILWAUKEE 1545 SF  
 SO SD DOM SA SP

GREAT 2/2 DUPLEX IS A CHARM! BOTH UNITS WITH WOOD FLOORS THROUGHOUT. LOWER HAS BUFFET IN DINING ROOM. THIS CAN BE YOURS, OWNER OCCUPY OR GREAT INVESTMENT PROPERTY. SELLER WILL HELP WITH CLOSING COST OR POSSIBLE SMALL SECOND. (OWNER PAYS HEAT, TENANT PAYS COOKING GAS-



-----  
 #:0607023p DUP ACT 2870 N 37TH ST 2872 \$67,500  
 MIL MILWAUKEE Gar: 1.0 D BR1: 2 BR2: 2 Bth1: 1 /  
 Typ: DUP 2 ST Ext: M-ALUM Bth2: 1 /  
 Ac: < 1/4 Wtr: Sub: RESIDENCE PAR Tax: \$1520  
 Lot Size: 40 X 120 Sch Dist: MILWAUKEE 2360 SF  
 SO SD DOM SA SP

TIRED OF THE STOCK MARKET? THEN START YOUR INVESTMENT REAL ESTATE PORTFOLIO WITH THIS 5/5 ALUMINUM SIDED DUPLEX. IT HAS BEEN GOOD FOR THE PRESENT OWNERS & NOW THEY ARE READY TO MOVE UP - DON'T WAIT - SEE IT TODAY!



----- 10 -----  
 #:0603864p DUP ACT 2544 N 35TH ST 2546 \$31,000  
 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: \$653  
 Lot Size: .082 ACRE Sch Dist: MILWAUKEE  
 SO SD DOM SA SP

HAVE YOU BEEN LOOKING FOR A GOOD INVESTMENT OR OWNER OCCUPANT PROPERTY?  
 IF SO, CALL AND MAKE AN APPOINTMENT TO SEE THIS LARGE 2/2 DUPLEX WITH  
 FORMAL DINING ROOMS, WITH BUILT-IN BUFFETS AND SEPARATE UTILITIES. IT IS  
 SITUATED NEAR PUBLIC TRANSP. AND SHOPPING AREAS. SELLER HAS 3 OTHER PRO-



----- 11 -----  
 #:0601366p DUP ACT 2126 N 46TH \$35,000  
 MIL MILWAUKEE Gar: 2.0 N BR1: 2 BR2: 2 Bth1: 1 /  
 Typ: DUP 2 ST Ext: M-ALUM,P-\* Bth2: 1 /  
 Ac: < 1/4 Wtr: Sub: Tax: \$1882  
 Lot Size: 30X120 Sch Dist: MILWAUKEE 1925 SF  
 SO SD DOM SA SP

HOME NEEDS TLC OWNER IS RETIRING SOON... EASY ACCESS TO EXPRESSWAY  
 MAKES THE HOME A GREAT PURCHASE. NATURAL WOOD WORK THRU-OUT.  
 PROPERTY BEING SOLD IN AS CONDITION...



----- 11 -----  
 #:0596839p DUP ACT 2557 N 44TH ST A \$35,900  
 MIL MILWAUKEE Gar: .0 N BR1: 2 BR2: 2 Bth1: 1 /  
 Typ: DUP 2 ST Ext: M-WOOD Bth2: 1 /  
 Ac: < 1/4 Wtr: Sub: Tax: \$2126  
 Lot Size: .117 Sch Dist: MPS  
 SO SD DOM SA SP

FORECLOSURE PROPERTY BEING SOLD IN THE AS IS CONDITION  
 ROOM SIZES HAVE BEEN ESTIMATED  
 CONTACT LISTER FOR SPECIAL ADDENDUMS NEEDED FOR ALL OFFERS PRESENTED



----- 12 -----  
 #:0601970p DUP ACT 2031 N 37TH ST \$39,900  
 MIL MILWAUKEE Gar: 2.0 N BR1: 3 BR2: 3 Bth1: 1 /  
 Typ: DUP 2 ST Ext: P-ALUM Bth2: 1 /  
 Ac: < 1/4 Wtr: Sub: Tax: \$916  
 Lot Size: 35\*120 Sch Dist: MILWAUKEE 1884 SF  
 SO SD DOM SA SP

ANXIOUS SELLER WILL CONSIDER ALL OFFERS. GOOD CASH FLOW!!



----- 13 -----  
 #:0555559p DUP ACT 2608 N 36TH ST \$44,900  
 MIL MILWAUKEE Gar: .0 N BR1: 3 BR2: 2 Bth1: 1 /  
 Typ: DUP 2 ST Ext: M-VINYL Bth2: 1 /  
 Ac: < 1/4 Wtr: Sub: Tax: \$860  
 Lot Size: TBV Sch Dist: MILWAUKEE 1840 SF  
 SO SD DOM SA SP

EXCELLENT INCOME PROPERTY OR OWNER OCCUPANT. DON'T MISS OUT ON THIS  
 GREAT INVESTMENT PROPERTY. EXTERIOR VINYLE, CARPET IN ROUGHOUT, KITCHENS  
 HAVE NO WAX VINYLE FLOORS, PANTRY, CIRCUIT BREAKERS. CALL NOW.



-----  
 #:0585811p DUP ACT 3139 N 39TH ST \$44,900  
 MIL MILWAUKEE Gar: .0 N BR1: 2 BR2: 3 Bth1: 1 /  
 Typ: BNG/1.5 Ext: M-AS/ASP Bth2: 1 /  
 Ac: < 1/4 Wtr: Sub: Tax: \$1159  
 Lot Size: 30X120 Sch Dist: MILWAUKEE 1585 SF  
 SO SD DOM SA SP

2/3 DUPLEX-ASPHALT SIDED. LOWER UNIT MAY BE AVAILABLE AT CLOSING, UPPER IS MONTH TO MONTH. LOWER JUST RE-DONE WITH FRESH PAINT, NEWER KITCHEN FLOORING, AND CARPETS CLEANED. UPPER NEEDS SOME UPDATING, CURRENTLY RENTED FOR \$375 BUT MARKET RENT COULD BE \$450. LOWER MARKET RENT IS

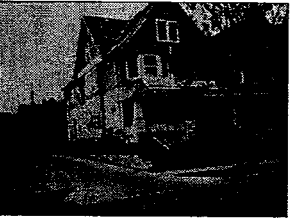
15



-----  
 #:0599462p DUP ACT 5178 N 39TH ST \$44,900  
 MIL MILWAUKEE Gar: .0 N BR1: 3 BR2: 2 Bth1: 1 /  
 Typ: DUP 2 ST Ext: M-STC/SL Bth2: 1 /  
 Ac: < 1/4 Wtr: Sub: Tax: \$1891  
 Lot Size: 30X119 Sch Dist: MILWAUKEE 1542 SF  
 SO SD DOM SA SP

ROOM SIZES ARE ESTIMATED. THIS DUPLEX IS IDEAL FOR THE INVESTOR LOOKING FOR INCOME PROPERTY AND TAX SHELTER. SOME UPDATES HAVE BEEN ADDED!

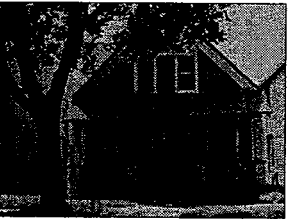
16



-----  
 #:0599959p DUP ACT 2319 N 44TH ST \$59,900  
 MIL MILWAUKEE Gar: .0 N BR1: 3 BR2: 3 Bth1: 1 /  
 Typ: DUP 2 ST Ext: M-ALUM Bth2: 1 /  
 Ac: 1/4-1/2 Wtr: Sub: Tax: \$2309  
 Lot Size: 30 X 120 Sch Dist: MILWAUKEE 2566 SF  
 SO SD DOM SA SP

LARGE DUPLEX IN GOOD RENTAL AREA. SEPERATE UTILITIES.GOOD INVESTMENT OR OWNER OCCUPIED ONE UNIT AND INCOME FROM OTHER UNIT.NEEDS SOME UPDATING AND CLEANING. LOWER UNIT VACANT AT PRESENT. PROPERTY WAS IN "SECTION 8"RE-HAB IN 1984-CITY OF MILWAUKEE.VERY COOPERATIVE SELLER.

17



-----  
 #:0602089p DUP ACT 429 N 39TH ST 429A \$61,900  
 MIL MILWAUKEE Gar: .0 N BR1: 3 BR2: 3 Bth1: 1 /  
 Typ: DUP 2 ST Ext: M-WOOD,P-\* Bth2: 1 /  
 Ac: < 1/4 Wtr: Sub: Tax: \$1342  
 Lot Size: 30 X 150 Sch Dist: MILWAUKEE 2013 SF  
 SO SD DOM SA SP

GREAT OPPORTUNITY TO START YOUR INVESTMENTS. EXCELLENT RENTAL AREA. CIRCUIT BREAKERS FOR BOTH UNITS. THIS IS THE VALLEY PARK NEIGHBORHOOD.

18

-----  
 #:0607424 DUP ACT 2642 N 49TH ST 2644 \$62,500  
 MIL MILWAUKEE Gar: .0 N BR1: 2 BR2: 2 Bth1: 1 /  
 Typ: DUP 2 ST Ext: M-WOOD,M-\* Bth2: 1 /  
 Ac: < 1/4 Wtr: Sub: Tax: \$2866  
 Lot Size: .100 Sch Dist: MILWAUKEE 2299 SF  
 SO SD DOM SA SP

THIS IS A TRADITIONAL MILWAUKEE DUPLEX 2/2 IN NEED OF SOME TLC. CALL TODAY FOR A CLOSER LOOK. GREAT FOR AN INVESTOR OR OWNER OCCUPIED.

19

-----  
 #:0607435 DUP ACT 2749 N 45TH ST 2751 \$65,000  
 MIL MILWAUKEE Gar: .0 N BR1: 2 BR2: 3 Bth1: 1 /  
 Typ: DUP 2 ST Ext: M-WOOD Bth2: 1 /  
 Ac: < 1/4 Wtr: Sub: Tax: \$2266  
 Lot Size: .114 Sch Dist: MILWAUKEE 2958 SF  
 SO SD DOM SA SP

PRICED TO SELL. EXCELLENT FOR OWNER OCCUPANT OR INVESTOR. TENDER  
 LOVING CARE WILL MAKE THIS A FIRST CLASS PROPERTY.  
 CALL TODAY TO TAKE A CLOSER LOOK.

20

-----  
 #:0603784 DUP ACT 3041 N 40TH \$65,900  
 MIL MILWAUKEE Gar: 2.0 D BR1: 3 BR2: 2 Bth1: 1 /  
 Typ: DUP 2 ST Ext: M-ALUM Bth2: 1 /  
 Ac: < 1/4 Wtr: Sub: Tax: \$2471  
 Lot Size: 40\*120 Sch Dist: MILWAUKEE 2300 SF  
 SO SD DOM SA SP

THIS PROPERTY WOULD BE GOOD FOR THE FIRST TIME HOME OWNER OR THE  
 INVESTOR. BOTH UNITS OCCUPIED BY TENANTS. OWNER WILL LOOK AT ALL  
 OFFERS



-----  
 #:0605431p DUP ACT 3002 N 39TH ST \$68,000  
 MIL MILWAUKEE Gar: 2.0 D BR1: 2 BR2: 2 Bth1: 1 /  
 Typ: DUP 2 ST Ext: M-VINYL,P\* Bth2: 1 /  
 Ac: < 1/4 Wtr: Sub: Tax: \$1714  
 Lot Size: TBV Sch Dist: MPS 2620 SF  
 SO SD DOM SA SP

ESTIMATED ROOM SIZES. THIS HOOUSE IS A BIG INVESTOR LIQUIDATING., SO GET  
 IN ON THE DEAL. BIG BEDROOMS, LIVING ROOM, AND DINING ROOM. FIREPLACE.  
 FIRST TIME BUYERS CAN MAKE THIS HOUSE A BEAUTIFUL HOME.

\*\*\*\*HURRY HURRY HURRY\*\*\*\*

22



-----  
 #:0595978p DUP ACT 1305 N 43RD ST 1307 \$80,000  
 MIL MILWAUKEE Gar: .0 N BR1: 3 BR2: 3 Bth1: 1 /  
 Typ: DUP 2 ST Ext: M-VINYL Bth2: 1 /  
 Ac: < 1/4 Wtr: Sub: Tax: \$2309  
 Lot Size: TBV Sch Dist: MILWAUKEE 2238 SF  
 SO SD DOM SA SP

HUGE 3/3 DUPLEX WITH EXPANDABLE ATTIC. THIS PROPERTY HAS BEEN  
 MECHANICALLY AND COSEMETICALLY UPDATED. NEW FLOORING THROUGHOUT,  
 UPDATED BA'S AND KITCHENS, UPDATED ELECTRICAL. PERFECT FOR INVESTOR OR  
 OWNER OCCUPANT!

23

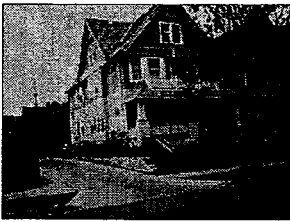


-----  
 #:0604841p DUP ACT 2866 N 44TH ST \$89,900  
 MIL MILWAUKEE Gar: 2.0 D BR1: 2 BR2: 2 Bth1: 1 /  
 Typ: DUP 2 ST Ext: M-ALUM,P-\* Bth2: 1 /  
 Ac: < 1/4 Wtr: Sub: Tax: \$2027  
 Lot Size: TBV Sch Dist: MILWAUKEE 2792 SF  
 SO SD DOM SA SP

A GREAT VALUE IN SHERMAN PARK...SELLERS ARE MOVING OUT-OF-STATE & ARE  
 SAD TO LEAVE THIS FABULOUS DUECE! NEWER ROOF, BEAUTIFUL NATURAL WOODWORK  
 GORGEOUS STAINED GLASS, PIANO WINDOWS, EAT-IN KITCHENS, AFP IN LOWER  
 UNIT, NEUTRAL DECOR, HOME WARRANTY, & SO MUCH MORE. COME & TREAT

24

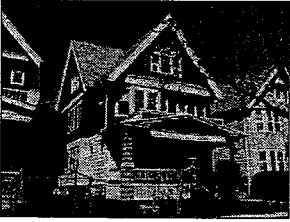
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-----  
 #:0599959p DUP ACT 2319 N 44TH ST \$59,900  
 MIL MILWAUKEE Gar: .0 N BR1: 3 BR2: 3 Bth1: 1 /  
 Typ: DUP 2 ST Ext: M-ALUM Bth2: 1 /  
 Ac: 1/4-1/2 Wtr: Sub: Tax: \$2309  
 Lot Size: 30 X 120 Sch Dist: MILWAUKEE 2566 SF  
 SO SD DOM SA SP

LARGE DUPLEX IN GOOD RENTAL AREA. SEPERATE UTILITIES.GOOD INVESTMENT OR OWNER OCCUPIED ONE UNIT AND INCOME FROM OTHER UNIT.NEEDS SOME UPDATING AND CLEANING. LOWER UNIT VACANT AT PRESENT. PROPERTY WAS IN "SECTION 8"RE-HAB IN 1984-CITY OF MILWAUKEE.VERY COOPERATIVE SELLER.

25



-----  
 #:0593289p DUP ACT 3159 N 28TH ST 3161 \$61,900  
 MIL MILWAUKEE Gar: 2.0 D BR1: 3 BR2: 3 Bth1: 1 /  
 Typ: DUP 2 ST Ext: M-ALUM,P-\* Bth2: 1 /  
 Ac: < 1/4 Wtr: Sub: Tax: \$1208  
 Lot Size: .115ACRES Sch Dist: MPS  
 SO SD DOM SA SP

LARGE DUPLEX, 3/3. ALUMINUM, 2 CAR GARAGE.

\*\*\*\*\*MUST SEE\*\*\*\*\*

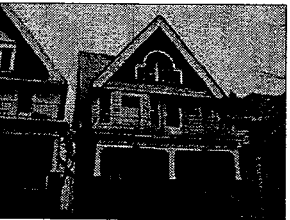
26



-----  
 #:0582144p DUP ACT 3943 W GALENA ST 3945 \$64,500  
 MIL MILWAUKEE Gar: 2.0 D BR1: 3 BR2: 3 Bth1: 1 /  
 Typ: DUP 2 ST Ext: M-STC/SL,\* Bth2: 1 /  
 Ac: < 1/4 Wtr: Sub: Tax: \$1797  
 Lot Size: TBV Sch Dist: MILWAUKEE 2592 SF  
 SO SD DOM SA SP

LET YOUR TENANTS PAY THE MORTGAGE. NEWER HIGH EFFICIENCY FURNACES & HOT WATER HEATERS. NATURAL WOODWORK PLUS UPPER HAS HWF IN THE KITCHEN AND 3 BEDROOMS. ELECTRICAL HAS BEEN UPDATED TO 3 METERS. CEMENT BLOCK GARAGE SELLER HAS CONTRACTED FOR TRIM TO BE PAINTED. SEPARATE ENTRANCES. WALK

27



-----  
 #:0589181p DUP ACT 2159 N 39TH \$69,900  
 MIL MILWAUKEE Gar: .0 N BR1: 3 BR2: 3 Bth1: 1 /  
 Typ: DUP 2 ST Ext: M-ALUM Bth2: 1 /  
 Ac: < 1/4 Wtr: Sub: Tax: \$946  
 Lot Size: <1/4 ACRE Sch Dist: MILWAUKEE 2219 SF  
 SO SD DOM SA SP

NATURAL WW, BICC, GOOD CONDITION, ROOM SIZES ARE ESTIMATES. SALE SUBJECT TO BANK APPROVAL. PLEASE ALLOW 3-5 DAYS FOR ACCEPTANCE. GREAT FOR OWNER OCCUPANT OR INVESTOR. MOTIVATED SELLERS.

28

-----  
 #:0604760 DUP ACT 3206 W JUNEAU AVE 3208 \$73,900  
 MIL MILWAUKEE Gar: .0 N BR1: 4 BR2: 4 Bth1: 2 /  
 Typ: DUP 2 ST Ext: M-WOOD Bth2: 2 /  
 Ac: < 1/4 Wtr: Sub: Tax: \$2872  
 Lot Size: .096 Sch Dist: MPS 2842 SF  
 SO SD DOM SA SP

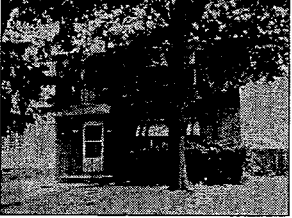
FORECLOSURE PROPERTY BEING SOLD IN THE AS IS CONDITION  
 ROOM SIZES HAVE BEEN ESTIMATED  
 CONTACT LISTER FOR SPECIAL ADDENDUMS NEEDED FOR ALL OFFERS PRESENTED

29



-----  
 #:0594605p DUP ACT 2123 N 48TH ST 2125 \$79,900  
 MIL MILWAUKEE Gar: 1.0 D BR1: 3 BR2: 3 Bth1: 1 /  
 Typ: DUP 2 ST Ext: M-WOOD,P-\* Bth2: 1 /  
 Ac: < 1/4 Wtr: Sub: Tax: \$2087  
 Lot Size: 35 X 120 Sch Dist: MILWAUKEE 2576 SF  
 SO SD DOM SA SP

WASHINGTON HEIGHTS AREA, SELLER WANTS OFFER. OCCUPANCY SUBJECT TO  
 TENANTS RIGHTS.



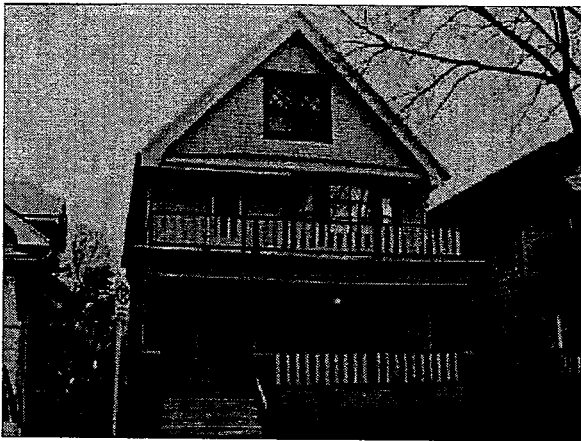
-----  
 #:0601466p DUP ACT 2929 N 48TH ST 2931 \$89,900  
 MIL MILWAUKEE Gar: .0 N BR1: 3 BR2: 3 Bth1: 1 /  
 Typ: DUP 2 ST Ext: M-BRICK,P\* Bth2: 1 /  
 Ac: < 1/4 Wtr: Sub: Tax: \$2072  
 Lot Size: TBV Sch Dist: MILWAUKEE 2319 SF  
 SO SD DOM SA SP

GREAT INVESTMENT PROPERTY OR LIVE IN. LOW MAINTENANCE BRICK & CEDAR.  
 3 BEDROOMS EACH UNIT, LR/DR COMBINATION & REC RM IN BASEMENT.  
 CALL FOR MORE INFORMATION!

30

31

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MLS #: 595188 St:ACT Cat:DUP LP: \$67,500  
 County:MIL Mun:MILWAUKEE VR:  
 Address:3754 W ROBERTS ST 3756 S:WI  
 TaxKey:34812163 Zip:53208-1840  
 NS Loc:0018N EW Loc:0037W Lot:.096  
 Gen Tax: \$990 Tax Year:2001 Zoning:RD40

SchoolDst:MILWAUKEE Yr Built:1911  
 High Schl: Garage:3.0D  
 Midd Schl: Conforms:Y  
 Elem Schl: Occ Prmt Req:N  
 Subdivisn: Sub Dues:  
 BodyofWtr: Flood Plain:U

	#Rms	BR	FB	HB	Sq Ft	Heat	Elec	Rent	Lse Exp 1:	Lse Exp 2:	SecDep	Occ
Unit 1:	6	3	1		1464			\$410			\$410	MTM
Unit 2:	6	3	1		1415							OWN

Unit 1: Liv/Great:21X13 M C Dining Rm:16X13 M C Kitchen :14X10 M  
 Master BR:10X10 M C Bedroom2 :10X 9 M C Bedroom3:10X 8 M C  
 Unit 2: Liv/Great:21X13 U C W Dining Rm:16X13 U C W Kitchen :14X10 U W  
 Master BR:10X10 U C W Bedroom2 :10X 9 U C W Bedroom3:10X 8 U C W

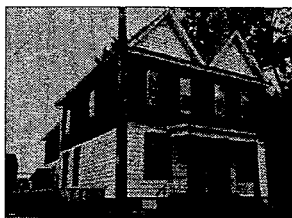
Dir:LISBON TO 40TH ST. TO ROBERTS - EAST TO HOME

TYPE	-DUPLEX/2ST	ACRES	< 1/4	EXT/RF	-M-WOOD
EXT/RF	-P-WOOD	ROOFING	-COMP	GAR/PK	-ALLEY ENT
BASEMT	-FULL	BASEMT	-BRICK	BASEMT	-1/2 BATH
L/L/UN1	-LIVING RM	L/L/UN1	-DINING L	R/U/UN2	-LIVING RM
R/U/UN2	-FORMAL DR	BTH UN1	-SHOWER/TUB	BTH UN1	-VANITY
BTH UN2	-SHOWER/TUB	BTH UN2	-VANITY	BTH UN2	-CERAMIC TL
HEAT UN1	-NAT GAS	HEAT UN1	-HOT WATER	HEAT UN2	-NAT GAS
HEAT UN2	-HOT WATER	FINANC	-NONE	WTR/WS	-MUNC WATER
WTR/WS	-MUNC SEWER	MUNIC	-CITY	OWN PAYS	-WATER
OWN PAYS	-SEWER	TEN PAYS	-ELEC	TEN PAYS	-GAS
TEN PAYS	-HEAT	METERS	-2 GAS	METERS	-2 ELEC
APPL#1	-NONE	APPL#2	-NONE	MISC#1	-FUSES
MISC#1	-CBL TV AVL	MISC#1	-SMOKE DET	MISC#1	-NAT WDWRK
MISC#1	-LEAD WNDWS	MISC#1	-PANTRY	MISC#1	-SEP THERM
MISC#2	-FUSES	MISC#2	-CBL TV AVL	MISC#2	-SMOKE DET
MISC#2	-NAT WDWRK	MISC#2	-LEAD WNDWS	MISC#2	-PANTRY
MISC#2	-SEP THERM	DOCFIL	-SLR CNDRPT	DOCFIL	-TAX BILL
DOCFIL	-CODE COMP	EST AGE	-61-100 YRS	EST SQFT	-2501-3000
EST SQFT	-NOT VERIFD	OCCUP	-IMMEDIATE	OCCUP	-SEE LISTER

METICULOUSLY MAINTAINED 3/3 DUPLEX. BEAUTIFUL OLD WORLD CHARM. DR HAS BICC, HARDWOOD FLOORS UNDER CARPETING. UPDATED KITCHEN. SEPARATE ENTRANCES. FULL ATTIC CAN BE EXPANDED FOR ADDITIONAL LIVING SPACE. SEPARATE BASEMENT AREAS. ALL THIS PLUS A 3 CAR CINDER BLOCK GARAGE. THIS IS A MUST SEE!

Assumable Mort Balance: Int. Rate: Years Remaining:  
 L/Offc:CBRB72 COLDWELL BANKER RESI LO Phone:(262) 780-5500 LD:  
 L/Agnt:5303 COLLEEN HOSKING LA Phone:(262) 542-4755 XD:  
 LA Email:C.HOSKING@ATT.NET LA VM/Car:(262) 780-9314  
 SA Comp:2.4 BA Comp:2.4 Remarks: Bonus: Var Comm:N  
 Named Prospect:N Excl Agency:N Brk Owned:N Owner:GJI  
 Show:24 HOUR NOTICE - THROUGH OFFICE

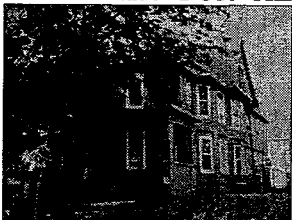




-----  
 #:0581688p DUP ACT 1009 N 19TH ST 1011 \$44,900  
 MIL MILWAUKEE Gar: .0 N BR1: 5 BR2: 5 Bth1: 1 /  
 Typ: TOWNHSE Ext: M-ALUM,P-\* Bth2: 1 /  
 Ac: < 1/4 Wtr: Sub: Tax: \$1084  
 Lot Size: 38 X 100 Sch Dist: MILWAUKEE 3426 SF  
 SO SD DOM SA SP

SIDE BY SIDE TOWNHOUSE STYLE DUPLEX HAS LR, DR, K, 1BR ON MAIN LEVEL;  
 4BRS & BA IN UPPER LEVEL IN EACH UNIT. OWNER HAS NEW CARPETING IN BOTH  
 UNITS & HAS REDECORATED ALL RMS IN BOTH UNITS. NEW STORMS & SCREENS ON  
 ORDER FOR ALL WINDOWS. HOUSE BEING INSPECTED FOR RENT ASSISTANCE FOR

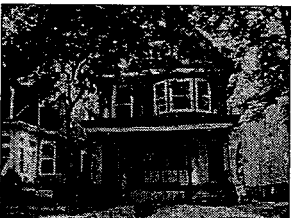
33



-----  
 #:0603466p DUP A\* 3025 W CLYBOURN 3027 \$46,310  
 MIL MILWAUKEE Gar: .0 N BR1: 4 BR2: 4 Bth1: 1 /  
 Typ: DUP 2 ST Ext: M-VINYL,P\* Bth2: 1 /  
 Ac: < 1/4 Wtr: Sub: Tax: \$1265  
 Lot Size: 45X120 Sch Dist: MILWAUKEE 3426 SF  
 SO SD DOM SA SP

SELLER LIQUIDATING. MANY OTHERS TO CHOOSE FROM. PRICED FOR FAST SELL.

34



-----  
 #:0604760p DUP ACT 3206 W JUNEAU AVE 3208 \$73,900  
 MIL MILWAUKEE Gar: .0 N BR1: 4 BR2: 4 Bth1: 2 /  
 Typ: DUP 2 ST Ext: M-WOOD Bth2: 2 /  
 Ac: < 1/4 Wtr: Sub: Tax: \$2872  
 Lot Size: .096 Sch Dist: MPS 2842 SF  
 SO SD DOM SA SP

FORECLOSURE PROPERTY BEING SOLD IN THE AS IS CONDITION  
 ROOM SIZES HAVE BEEN ESTIMATED  
 CONTACT LISTER FOR SPECIAL ADDENDUMS NEEDED FOR ALL OFFERS PRESENTED

35

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-----  
 #:0605431 DUP ACT 3002 N 39TH ST \$68,000  
 MIL MILWAUKEE Gar: 2.0 D BR1: 2 BR2: 2 Bth1: 1 /  
 Typ: DUP 2 ST Ext: M-VINYL,P\* Bth2: 1 /  
 Ac: < 1/4 Wtr: Sub: Tax: \$1714  
 Lot Size: TBV Sch Dist: MPS 2620 SF  
 SO SD DOM SA SP

ESTIMATED ROOM SIZES. THIS HOOUSE IS A BIG INVESTOR LIQUIDATING.,SO GET  
 IN ON THE DEAL.BIG BEDROOMS, LIVING ROOM, AND DINING ROOM. FIREPLACE.  
 FIRST TIME BUYERS CAN MAKE THIS HOUSE A BEAUTIFUL HOME.

\*\*\*\*HURRY HURRY HURRY\*\*\*\*\*

Information is supplied by seller and other 3rd parties & has not been verified.  
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1.  Based upon displacee needs and existing available resources identified within the plan, alternative rehousing plans appear unnecessary.
- 

2. If existing housing resources are marginally available or inadequate or where the workload includes any displacee which may be difficult to relocate (e.g. large family, low-income, elderly, minority group members, handicapped, etc.), describe the agency's alternative rehousing plans:

For the low moderate income dwellers, voucher certificates will be made available. Financial means will be applied and income verified at point of determination. Maximum tenant payment to be \$8,000 and maximum owner payment to be \$25,000.

Priority status will be given for Housing Authority units.

Hmong liason will be utilized.



- 
1.  Based upon displaced needs and existing available resources identified within the plan, alternative plans for relocating businesses and farms appear unnecessary.
- 

2. If existing business or farm resources are marginally available or require substantial modification to be comparable or suitable, describe the agency's plans for accomplishing relocation of business and farm operations:

1. Describe the relocation assistance services which may be required by residential occupants and will be provided by the agency:
  - (1) Counseling on housing needs and desires based on personal interviews and individual analysis.
  - (2) Assist homeowner in obtaining mortgage financing and help in the preparation and submission of purchase offers. Help obtain related documents, e.g. credit reports, appraisals, surveys, income verification, etc.
  - (3) Maintain listings of "standard housing" for rent or for sale, for referral purposes towards that end, DCD:
    - (a) receives advance notice of available FHA properties;
    - (b) receives advance notice of available V.A. properties;
    - (c) use the MLS for listing and information;
    - (d) maintain listings of brokers/managers active in the unassisted, low to moderate income, private rental market;
    - (e) daily review the classified ads.
  - (4) On self-found housing; the relocation staff inspects the dwelling to determine its conformity with the approved "standards"; verifies its condition per building inspection records; and establishes its status with respect to existing or proposed public improvement projects.
  - (5) Assistance in making moving arrangements, including the transfer of utility services.
  - (6) Advise on relocation claim entitlements and assistance in filing, including the assemblage of supporting documents; follow up actions to ensure prompt payment.
  - (7) Refer client to appropriate social service counseling if so desired.
  - (8) Provide informational material on relocation payments, assistance, and housing programs.
  - (9) Advise them on relocation grievance arrangements and procedures and agencies.
  - (10) Advise them on "discrimination" grievance procedures and agencies.
  - (11) Advance them relocation payments for security deposits, utilities, etc.

**1. Describe the relocation assistance services which may be required by businesses, farms or non-profit organizations and will be provided by the agency:**

- (1) Counseling on relocation space and locational considerations.**
- (2) Information on special small business programs, e.g. SBA "disaster loans," "score" and assistance including the assemblage of required documents.**
- (3) Assistance in locating and securing replacement facilities including preparation of purchase offers, leasehold agreements, and financing documents.**
- (4) Business liquidation assistance if he chooses to discontinue operations.**
- (5) On self-found quarters: verify zoning and building code compliance and property status with respect to existing or proposed public projects.**
- (6) Assistance in obtaining business permits and licenses.**
- (7) Assistance in securing and making moving arrangements including bid preparation.**
- (8) Advising them on temporary site management policies, procedures, and temporary occupancy terms and conditions.**
- (9) Advising them on their relocation claim entitlements and assisting them in filing, including the assembling of supporting documents.**
- (10) Providing informational materials on relocation payment, payments and small business assistance programs.**
- (11) Advising them on relocation grievance arrangements and procedures.**

1. **Summarize the agency's internal procedures for processing and paying relocation claims from displaced persons:**

**Relocation claims will be submitted to Redevelopment Authority of the City of Milwaukee for approval.**

**Following approval, payment will be mailed, hand delivered or picked up at 809 North Broadway, Milwaukee, WI.**

2. **It is expected that relocation claims will typically be processed and paid within 30 days of claim filing.**

1. **Describe the agency's procedures for receiving and resolving relocation complaints at the local agency level:**

**A hearing is held by the Assistant Secretary of the Redevelopment Authority of the City of Milwaukee, Gregory Shelko. A Determination is then made within seven (7) days.**

**He/She may appeal to the Department of Commerce, P. O. Box 7970 Madison, Wisconsin. Phone (608) 266-6680.**

**He/She may proceed in legal action pursuant to Chapter 32.20 of the Wisconsin Statutes. The displacee will be fully informed of his or her rights under the appeal procedures and will be advised on how to contact the Department of Commerce.**



1. Describe the agency's policies for property management including the terms of continued occupancy after acquisition but prior to displacement:

**Temporary Site Management**

All persons in occupancy at the time of acquisition will receive written notice, of at least 90 days, of the date they must vacate. In addition, all displaced persons, residential, business and non-profit organizations will receive thirty (30) days free rent in accordance with Chapter 32 of the Wisconsin Statutes.

The acquired properties will be managed by the Property Management Section of the Department of City Development, which will be responsible for essential maintenance, utilities arrangements, and legal notice serving.

1. Describe under what circumstances a person may be evicted from the acquired property:
  - (1) Non-payment of rent.
  - (2) The property acquired is not safe for human occupancy.
  - (3) Non-cooperation after 90 day notice.

I hereby certify upon information and belief that this relocation plan contains accurate information and as been prepared in accordance with, and adequately provides for, the delivery of relocation services and payment prescribed under Wisconsin's Relocation Assistance Act, ss. 32.185-32.27, Wisconsin Statutes and ch COMM 202, Wisconsin Administrative Code. I further assure that:

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

Gregory J. Shelko

Name (Chief Executive Officer or Agency Head)

Asst. Executive Director-Secretary

Redevelopment Authority of the City of Milwaukee

Title

  
Signature

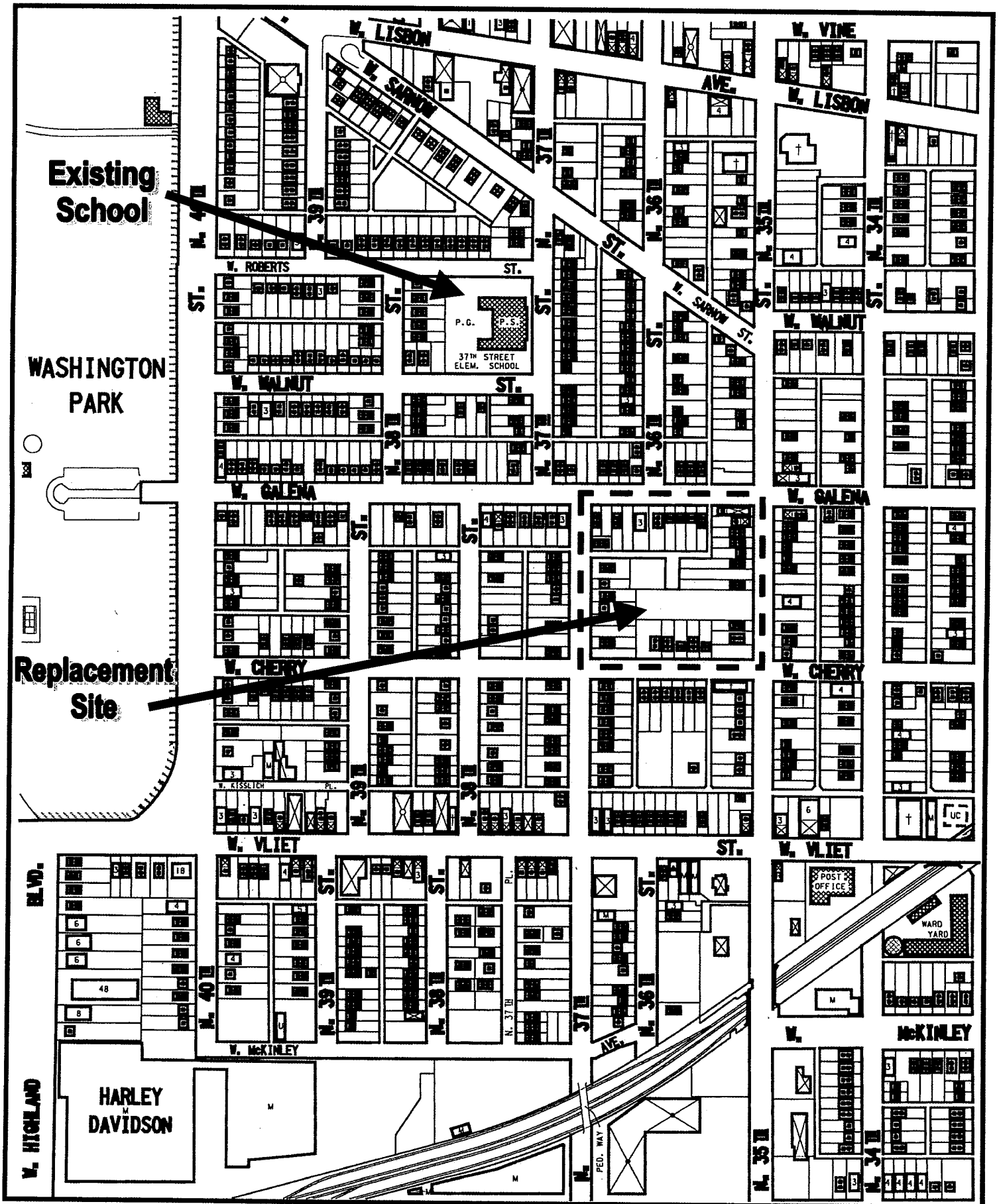
8-28-02

Date

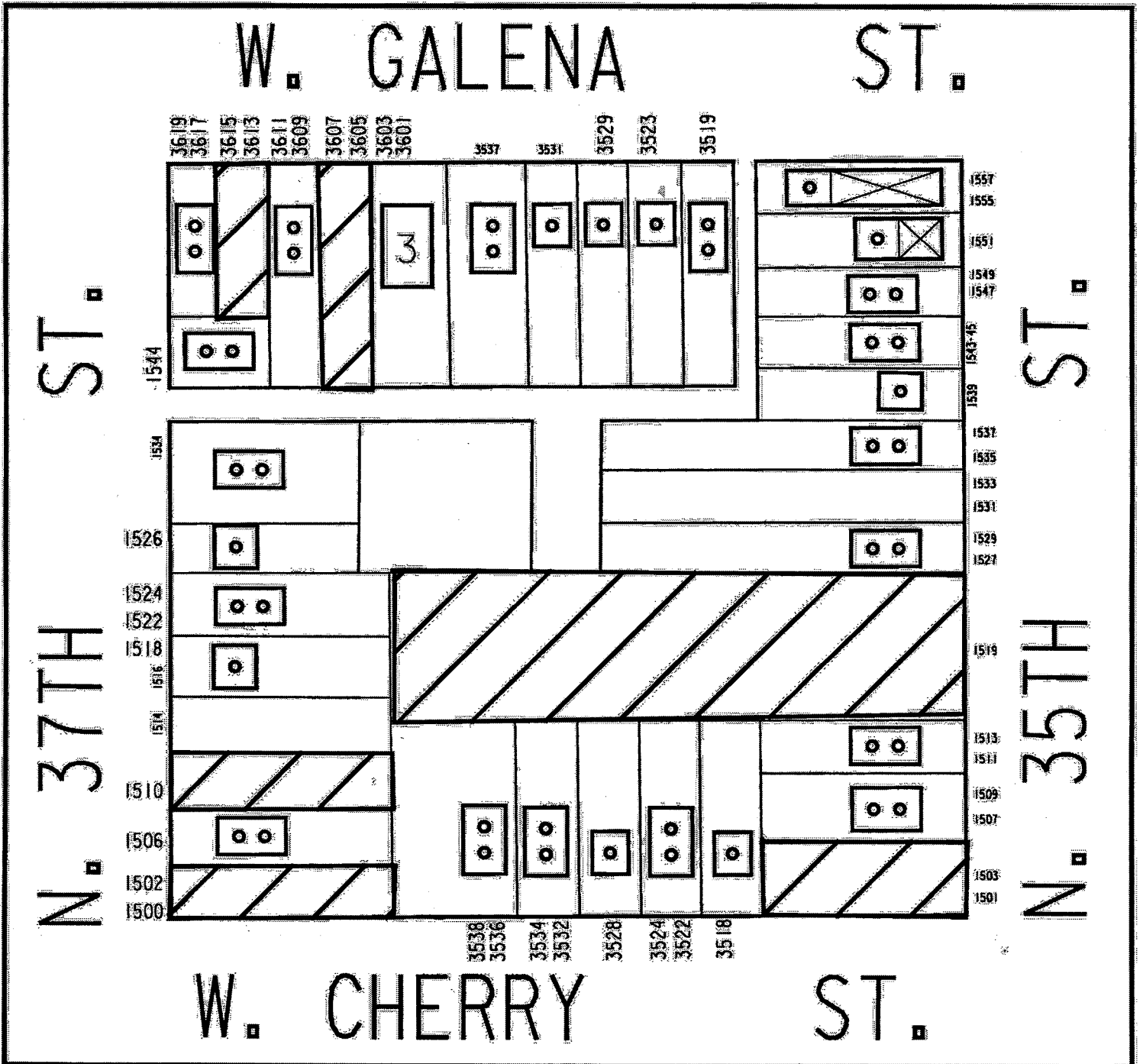
- 1. Affix a map or sketch of the project area boundaries as they relate to municipal boundaries or, if more appropriate, to a geographic area:**

**See attached maps**

# Proposed Blight Designations 37<sup>th</sup> Street School Replacement



# Properties to Be Acquired 37th Street School Replacement










 City Lots

**PHOTOGRAPHS OF PROPERTY TO BE ACQUIRED**

**PART U**

1. Attach photos of properties from which displacement will occur. Each photo should be identified with a parcel and unit number which corresponds with the parcel and unit designations in Part F1 or F2.

		
	<p><b>Parcel 3201-02</b> <b>1511-13 North 35th Street</b></p>	<p><b>Parcel 3201-03</b> <b>1527-29 North 35th Street</b></p>
		
	<p><b>Parcel 3201-05</b> <b>1535-37 North 35th Street</b></p>	<p><b>Parcel 3201-06</b> <b>1539 North 35th Street</b></p>
		
<p><b>Parcel 3201-07</b> <b>1543-45 North 35th Street</b></p>	<p><b>Parcel 3201-08</b> <b>1547-49 North 35th Street</b></p>	<p><b>Parcel 3201-09</b> <b>1551 North 35th Street</b></p>

2. Attach photos of properties from which displacement will occur. Each photo should be identified with a parcel and unit number which corresponds with the parcel and unit designations in Part F1 or F2.



**Parcel 3201-10  
1555-57 North 35th Street**



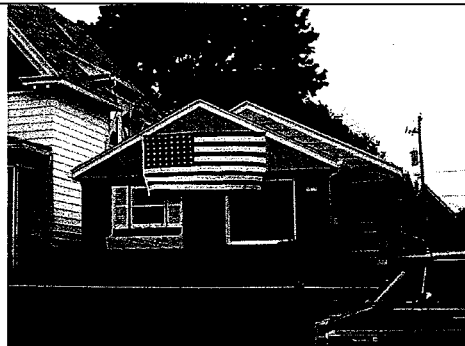
**Parcel 3201-11  
3519 West Galena Street**



**Parcel 3201-12  
3523 West Galena Street**



**Parcel 3201-13  
3529 West Galena Street**



**Parcel 3201-14  
3531 West Galena Street**



**Parcel 3201-15  
3537 West Galena Street**



**Parcel 3201-16  
3601 West Galena Street**



**Parcel 3201-17  
3609-11 West Galena Street**










**Parcel 3201-18  
3617 West Galena Street**

**PHOTOGRAPHS OF PROPERTY TO BE ACQUIRED**

**PART U**

3. Attach photos of properties from which displacement will occur. Each photo should be identified with a parcel and unit number which corresponds with the parcel and unit designations in Part F1 or F2.

		
<p><b>Parcel 3201-19</b> <b>1544 North 37th Street</b></p>	<p><b>Parcel 3201-20</b> <b>1534 North 37th Street</b></p>	<p><b>Parcel 3201-21</b> <b>1526 North 37th Street</b></p>
		
	<p><b>Parcel 3201-23</b> <b>1522-24 North 37th Street</b></p>	<p><b>Parcel 3201-24</b> <b>1518 North 37th Street</b></p>
		
	<p><b>Parcel 3201-26</b> <b>1506 North 37th Street</b></p>	<p><b>Parcel 3201-27</b> <b>3536-38 West Cherry Street</b></p>



4. Attach photos of properties from which displacement will occur. Each photo should be identified with a parcel and unit number which corresponds with the parcel and unit designations in Part F1 or F2.



**Parcel 3201-28  
3532 West Cherry Street**



**Parcel 3201-29  
3528 West Cherry Street**



**Parcel 3201-30  
3522-24 West Cherry Street**



**Parcel 3201-31  
3518 West Cherry Street**