



Spencer Coggs
City Treasurer

James F. Klajbor
Deputy City Treasurer

OFFICE OF THE CITY TREASURER Milwaukee, Wisconsin

January 6, 2017

Response to Communication File #161148 Queries

- *How many properties with delinquent property taxes are owned by LLCs, and what is the total amount owed on these properties?*

1,356 delinquent tax parcels are owned by LLCs with \$7,469,547.99 in outstanding property taxes due as of December 30, 2016.

- *Which LLCs with delinquent property taxes own multiple tax-delinquent properties?*

Please reference Exhibit A attached.

- *Which 10 LLC-owned properties owe the most in delinquent taxes, and how much is owed on these properties collectively and individually?*

Please reference Exhibit B attached.

- *Which 10 LLCs with delinquent tax balances owe the most, collectively and individually?*

Please reference Exhibit C attached.

- *How many LLC-owned residential properties has the City foreclosed upon in each of the last 5 years (2011-2015)?*

In 2011, 126 LLC tax delinquent parcels were foreclosed upon.

In 2012, 136 LLC tax delinquent parcels were foreclosed upon.

In 2013, 127 LLC tax delinquent parcels were foreclosed upon.

In 2014, 110 LLC tax delinquent parcels were foreclosed upon.

In 2015, 194 LLC tax delinquent parcels were foreclosed upon.

- *Which LLCs that currently owe delinquent property taxes have had properties foreclosed upon in the past?*

Please reference Exhibit D attached.

- *What problems does the City have in collecting delinquent taxes owed by LLCs?*

For years, the Sheriff's Department in Milwaukee County has informed the Kohn Law Firm (KLF) that they will not execute civil bench warrants or hold defendants on the warrants. Essentially, this renders KLF contempt motions totally ineffective, as there is no real penalty for failing to appear at either the supplemental or contempt hearing. Many of the more problematic debtors are aware of this and know they can ignore the various orders to appear in Court without fear of experiencing any consequences. As an example: a defendant recently failed to appear at a supplemental and contempt motion hearing. Even after he was arrested on a bench warrant by MPD, he was immediately released by the Sheriff's Department once he was transferred to the County Jail. It is worth noting that he was released without satisfying any of the conditions attached to the warrant.



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Exhibit A
Tax Delinquent LLCs that Own Multiple Properties

LLC	CITY TAX	COUNTY TAX	TOTAL TAX	PARCELS
FIFTH PROPERTY DEVELOPMENT LLC	\$121,924.65	\$6,946.85	\$128,871.50	29
TSE INVESTMENTS LLC	\$49,891.02	\$1,763.34	\$51,654.36	21
SECOND PROERTY DEVELOPMENT LLC	\$56,198.82	\$3,575.36	\$59,774.18	19
VIRGINIA B PIERCE LLC	\$48,423.97	\$4,735.72	\$53,159.69	15
J&G PROPERTIES & INVESTMENTS TC LLC	\$36,167.62	\$4,834.78	\$41,002.40	12
PAK RENTALS & CONSTRUCTION LLC	\$73,116.37	\$4,949.26	\$78,065.63	12
DSES PROPERTIES LLC	\$206.45	\$0.00	\$206.45	11
LIR PROPERTIES LLC	\$60,297.29	\$3,869.85	\$64,167.14	11
HOMEPLATE PROPERTIES LLC	\$10,581.10	\$713.57	\$11,294.67	10
FIRST PROPERTY DEVELOPMENT LLC	\$28,373.64	\$1,350.58	\$29,724.22	9
OC PARRILLI LLC	\$31,376.92	\$4,813.64	\$36,190.56	9
OCJP LLC	\$17,305.17	\$3,119.54	\$20,424.71	9
ZENITH INVESTMENTS LLC	\$72,051.03	\$5,257.91	\$77,308.94	9
BROWNSTONE REALTY HOLDINGS LLC	\$13,499.40	\$532.52	\$14,031.92	8
BUSINESS VENTURES INVESTMENTS LLC	\$26,838.65	\$2,712.33	\$29,550.98	8
BUYERS EDGE LLC	\$16,133.07	\$3,308.06	\$19,441.13	8
GOLDEN ENTERPRISES LLC	\$17,172.63	\$2,686.33	\$19,858.96	8
MVF PROPERTIES LLC	\$33,639.99	\$2,633.79	\$36,273.78	8
AML INVESTMENTS LLC	\$28,718.64	\$3,391.80	\$32,110.44	7
CITY TRANSFORMATION LTD LLC	\$11,930.70	\$1,775.55	\$13,706.25	7
FM INVESTMENT ENTERPRISE LLC	\$14,851.36	\$1,673.35	\$16,524.71	7
G & S INVESTMENTS LLC	\$18,006.42	\$1,512.22	\$19,518.64	7
GLOBAL PROPERTY DEVELOPMENT LLC	\$25,112.84	\$1,377.35	\$26,490.19	7
MADISON ENERGY LLC	\$41,934.53	\$3,104.34	\$45,038.87	7
QUANTEX PROPERTIES LLC	\$63,952.75	\$8,117.31	\$72,070.06	7
RAHA LLC	\$15,749.26	\$201.03	\$15,950.29	7
SQUARE 1 LLC	\$17,898.65	\$1,049.66	\$18,948.31	7
CITY WIDE INVESTMENTS LLC	\$41,445.67	\$1,630.66	\$43,076.33	6
EXTRA SHARP INVESTMENTS LLC	\$46,404.67	\$2,550.00	\$48,954.67	6
F & S REALTY LLC	\$39,140.98	\$3,569.23	\$42,710.21	6
HSM PROPERTIES LLC	\$12,029.92	\$1,961.80	\$13,991.72	6
MILWAUKEE LIVING LLC	\$15,844.48	\$679.95	\$16,524.43	6
NAKAYLA LLC	\$96,048.11	\$8,206.79	\$104,254.90	6
NEW PRIDE PROPERTY LLC	\$15,861.00	\$1,197.25	\$17,058.25	6
PARCIO PROPERTIES LLC	\$4,413.56	\$0.00	\$4,413.56	6
SRN INVESTMENTS LLC	\$16,836.02	\$1,765.50	\$18,601.52	6
VP MARTIN INVESTMENTS LLC	\$28,824.84	\$1,523.06	\$30,347.90	6
WISCONSIN HOME BUYERS NETWORK LLC	\$44,932.57	\$4,450.47	\$49,383.04	6
2366 MLK LLC	\$11,672.50	\$866.40	\$12,538.90	5
ATLAS OF AMERICA PROPERTIES LLC	\$11,244.59	\$1,283.02	\$12,527.61	5
BULWARK INVESTMENTS LLC	\$17,915.25	\$241.46	\$18,156.71	5
CHRISTOPHER PROPERTIES LLC	\$2,939.24	\$0.00	\$2,939.24	5
GRACEFUL LIVING LLC	\$3,265.70	\$73.02	\$3,338.72	5
HARDIN REAL ESTATE ACQUISITION & MGMT LLC	\$9,703.70	\$441.25	\$10,144.95	5
IKS2 LLC	\$15,922.98	\$2,371.61	\$18,294.59	5
JAM I LLC	\$15,602.92	\$1,688.40	\$17,291.32	5

Exhibit A

Tax Delinquent LLCs that Own Multiple Properties

LLC	CITY TAX	COUNTY TAX	TOTAL TAX	PARCELS
JOHN ENDRIES PROPERTIES LLC	\$15,922.51	\$2,474.84	\$18,397.35	5
LCP XII LLC	\$2,762.01	\$0.00	\$2,762.01	5
OJC LLC	\$12,017.96	\$451.49	\$12,469.45	5
OTT PROPERTIES LLC	\$10,916.11	\$758.33	\$11,674.44	5
RYER HOLDINGS LLC	\$21,750.09	\$1,957.85	\$23,707.94	5
TACKL LLC	\$25,958.15	\$7,065.09	\$33,023.24	5
WI RESIDENTIAL INVESTMENTS LLC	\$9,294.78	\$1,476.85	\$10,771.63	5
ALL ABOUT YOU REALTY & INVESTMENT GROUP LLC	\$2,080.25	\$244.46	\$2,324.71	4
AMAZING GRACE LLC	\$11,667.43	\$1,057.40	\$12,724.83	4
BELL'S DREAM PROP LLC	\$6,299.88	\$150.41	\$6,450.29	4
CFK PROPERTIES LLC	\$3,467.52	\$109.86	\$3,577.38	4
HARAMBEE LLC	\$16,622.36	\$836.71	\$17,459.07	4
IVORY HOLDINGS LLC	\$13,667.87	\$1,709.54	\$15,377.41	4
JAM COMMUNITY BUILDERS LLC Total	\$3,925.86	\$458.41	\$4,384.27	4
KAJA HOLDINGS 2 LLC	\$44,519.16	\$1,224.33	\$45,743.49	4
LAKESIDE EFFECT LLC	\$6,795.37	\$658.07	\$7,453.44	4
MCCAULEY LLC	\$1,321.86	\$0.00	\$1,321.86	4
MILWAUKEE COMMUNITY SERVICE CORPS LLC	\$4,354.96	\$713.62	\$5,068.58	4
ODELL ROY LLC	\$14,122.74	\$718.26	\$14,841.00	4
PERKINS & MCGOWAN LLC	\$12,080.31	\$1,238.94	\$13,319.25	4
PLATINUM CHOICE LLC	\$887.54	\$0.00	\$887.54	4
PMG DEVELOPMENT LLC	\$15,963.38	\$1,020.43	\$16,983.81	4
PROVIDIAN DEV GROUP LLC	\$4,873.47	\$0.00	\$4,873.47	4
SCRUGGS PROPERTIES LLC	\$9,681.58	\$233.18	\$9,914.76	4
SORENSEN INVESTMENTS LLC	\$8,246.91	\$865.15	\$9,112.06	4
TLP CAPITAL LLC	\$5,165.68	\$462.30	\$5,627.98	4
TYTY PROPERTY INVESTMENTS LLC	\$11,437.02	\$395.91	\$11,832.93	4
WI HOME BUYERS NETWORK LLC	\$12,687.68	\$567.60	\$13,255.28	4
ZA 2 LLC	\$18,768.41	\$2,151.94	\$20,920.35	4
823 LLC	\$5,674.91	\$413.79	\$6,088.70	3
BP MOTEL 94 LLC	\$1,887.86	\$0.00	\$1,887.86	3
CARE INVESTMENT GROUP LLC	\$49,465.84	\$6,133.79	\$55,599.63	3
D & F INVESTMENTS LLC	\$14,320.53	\$2,774.06	\$17,094.59	3
D & K REAL ESTATE INVESTMENT HOLDINGS LLC	\$78,681.13	\$13,052.26	\$91,733.39	3
GAB PROPERTIES LLC	\$3,326.28	\$0.00	\$3,326.28	3
GCH INVESTMENTS LLC	\$5,373.86	\$189.24	\$5,563.10	3
HHH HOME RENTAL LLC	\$1,733.64	\$471.72	\$2,205.36	3
IDEAL INVESTMENTS LLC	\$13,826.86	\$1,218.11	\$15,044.97	3
IGNAEZE LLC	\$7,444.46	\$944.02	\$8,388.48	3
JIJORY LLC	\$3,095.75	\$0.00	\$3,095.75	3
KIMBERLY JACCOBS LLC	\$5,052.11	\$762.59	\$5,814.70	3
LARUE & SONS HOME IMPROVEMENT LLC	\$5,643.05	\$408.41	\$6,051.46	3
LEE ANTHONY LLC	\$7,094.66	\$780.33	\$7,874.99	3
LIVEN4 BETTER ENTERTAINMENT LLC	\$16,363.69	\$673.61	\$17,037.30	3
LMA INVESTMENTS LLC	\$9,834.09	\$770.77	\$10,604.86	3
LY-PARISS LLC	\$8,013.99	\$563.36	\$8,577.35	3

Exhibit A
Tax Delinquent LLCs that Own Multiple Properties

LLC	CITY TAX	COUNTY TAX	TOTAL TAX	PARCELS
M SAJAN I LLC	\$15,801.00	\$0.00	\$15,801.00	3
MARQUETTE JUNEAU LLC	\$51,532.10	\$923.44	\$52,455.54	3
MCNUTT PROPERTY LLC	\$10,137.26	\$32.76	\$10,170.02	3
MILESTONE PROPERTY DEVELOPMENT LLC	\$6,111.40	\$1,274.19	\$7,385.59	3
MONARCH INVESTMENTS LLC	\$7,736.88	\$1,365.86	\$9,102.74	3
N VISION CONSTRUCTION LLC	\$5,752.74	\$755.81	\$6,508.55	3
PHOENIX OF MILW II LLC	\$2,467.65	\$126.54	\$2,594.19	3
PLK PROPERTY MGMT LLC	\$9,540.15	\$622.68	\$10,162.83	3
PROPERTY MANAGEMENT SPECIALISTS LLC	\$16,458.78	\$1,737.94	\$18,196.72	3
ROCK SOLID LLC	\$9,547.97	\$418.50	\$9,966.47	3
SAMER REAL ESTATE LLC	\$2,789.95	\$0.00	\$2,789.95	3
SOLID GROUND PROPERTIES, LLC	\$7,850.04	\$913.72	\$8,763.76	3
T & S INCORP LLC	\$18,866.10	\$2,552.42	\$21,418.52	3
TD REALTY MANAGEMENT LLC	\$7,435.39	\$263.70	\$7,699.09	3
UPPER RIVERWALK LLC	\$16,664.22	\$1,169.07	\$17,833.29	3
Y & Z LLC	\$6,989.35	\$750.67	\$7,740.02	3
ZARKAM LLC	\$11,843.60	\$1,085.52	\$12,929.12	3
101719 LLC	\$425.42	\$0.00	\$425.42	2
1223 SOUTH 8TH ST LLC	\$14,636.61	\$1,496.34	\$16,132.95	2
2053 LLC	\$1,876.93	\$420.45	\$2,297.38	2
2241 BUFFUM LLC	\$4,981.76	\$894.49	\$5,876.25	2
2440 FOURTEENTH ST LLC	\$3,466.63	\$366.90	\$3,833.53	2
2535 JUNEAU AVE LLC	\$44,448.78	\$6,403.98	\$50,852.76	2
2616 W WISCONSIN AVE LLC	\$2,369.92	\$85.66	\$2,455.58	2
3077 PAP LLC	\$8,663.66	\$982.50	\$9,646.16	2
AAHFINNALLYHOME LLC	\$4,900.04	\$672.93	\$5,572.97	2
AMANI ACCOUNTING & TAX SERVICES LLC	\$629.06	\$0.00	\$629.06	2
AP & SONS LLC	\$3,491.07	\$163.30	\$3,654.37	2
AVRONN REAL ESTATE LLC	\$3,605.09	\$664.85	\$4,269.94	2
BCMR DEVELOPMENT LLC	\$30,520.63	\$3,613.87	\$34,134.50	2
BIG MAMA'S HOUSE LLC	\$5,259.27	\$435.10	\$5,694.37	2
BROOK INV GLOBAL LTD C/O BROOK MGMT LLC	\$226,984.48	\$43,060.02	\$270,044.50	2
CAMELBACK IX LLC	\$9,186.57	\$950.12	\$10,136.69	2
CB AND MOORE MANAGEMENT LLC	\$7,475.16	\$215.86	\$7,691.02	2
CDA TRANSGLOBAL LLC	\$7,211.91	\$445.87	\$7,657.78	2
COLGLASAND INV LLC	\$6,190.19	\$981.51	\$7,171.70	2
DAHLS SERVICES LLC	\$9,335.89	\$2,035.28	\$11,371.17	2
DION SIMON INVESTMENTS LLC	\$27.46	\$0.00	\$27.46	2
DLV MANAGEMENT LLC	\$10,779.21	\$2,893.65	\$13,672.86	2
DSK PROPERTIES LLC	\$25,141.42	\$1,625.92	\$26,767.34	2
DYKEMAN PROPERTIES 1726 LLC	\$34,752.09	\$4,129.12	\$38,881.21	2
FARRAH GROUP LLC	\$42,032.03	\$7,428.52	\$49,460.55	2
FIREFOX CREATIONS LLC	\$2,188.37	\$0.00	\$2,188.37	2
FLANAGAN REALTY CO LLC	\$2,734.09	\$218.12	\$2,952.21	2
FLAT IRON HOLDINGS LLC	\$10,006.65	\$495.04	\$10,501.69	2
G & D PROPERTIES LLC	\$4,765.50	\$0.00	\$4,765.50	2

Exhibit A
Tax Delinquent LLCs that Own Multiple Properties

LLC	CITY TAX	COUNTY TAX	TOTAL TAX	PARCELS
GAJ OF MILWAUKEE LLC	\$5,001.85	\$810.38	\$5,812.23	2
GOLDEN MARINA CAUSEWAY LLC	\$177,799.26	\$48,218.15	\$226,017.41	2
H & M PROPERTY TRANSFORMATIONS LLC	\$1,881.39	\$560.41	\$2,441.80	2
H THREE INVESTMENTS LLC	\$4,571.48	\$835.99	\$5,407.47	2
INCOME PROPERTY INV LLC	\$8,250.19	\$346.57	\$8,596.76	2
INNOVATIONAL FUNDING LLC	\$7,249.07	\$979.48	\$8,228.55	2
INSIDER'S CASH LLC	\$24,800.07	\$197.00	\$24,997.07	2
J JOHNSON REALTY LLC	\$6,854.62	\$513.19	\$7,367.81	2
JAISONS FUTURE LLC	\$6,130.34	\$662.82	\$6,793.16	2
JGS HOLDINGS LLC	\$23,203.41	\$0.00	\$23,203.41	2
JIB LLC	\$12,540.62	\$506.51	\$13,047.13	2
JMF PROPERTIES LLC	\$7,150.70	\$145.11	\$7,295.81	2
JMFFRAT LLC	\$13,336.11	\$1,849.57	\$15,185.68	2
JOSEPHSON PROPERTIES LLC	\$7,448.73	\$577.09	\$8,025.82	2
JUSTICE WORKS OF MILW LLC	\$8,328.92	\$417.56	\$8,746.48	2
KBH GROUP LLC	\$2,827.95	\$711.33	\$3,539.28	2
KG FAMILY INVESTMENTS LLC	\$8,489.97	\$599.46	\$9,089.43	2
LJD HOLDINGS LLC	\$681.65	\$0.00	\$681.65	2
MAJAS LLC	\$27,373.36	\$3,328.47	\$30,701.83	2
MANY BLESSINGS REAL ESTATE GROUP LLC	\$3,624.98	\$400.73	\$4,025.71	2
MAP 2012 LLC	\$6,773.03	\$519.31	\$7,292.34	2
MB HOLDINGS LLC	\$2,824.06	\$235.43	\$3,059.49	2
MBJ PROPERTY MGMT LLC	\$6,188.75	\$556.48	\$6,745.23	2
MEF PLUS 4 LLC	\$2,546.31	\$0.00	\$2,546.31	2
MH UNLIMITED II LLC	\$4,072.59	\$276.47	\$4,349.06	2
MICHAEL J PETTIS PROPERTIES LLC	\$2,210.06	\$296.71	\$2,506.77	2
MILWAUKEE FAMILY CARE LLC	\$6,977.74	\$0.00	\$6,977.74	2
MILWAUKEE REO LLC	\$2,928.91	\$495.69	\$3,424.60	2
MILWAUKEE RISING LLC	\$892.73	\$48.45	\$941.18	2
MINNOWA LLC	\$17,625.60	\$969.37	\$21,344.18	2
MNM OF WISCONSIN LLC	\$3,899.81	\$291.40	\$4,191.21	2
MY REA PROPERTIES LLC	\$9,618.42	\$0.00	\$9,618.42	2
NICA INVESTMENTS LLC	\$3,464.11	\$326.15	\$3,790.26	2
NOVACORE LLC	\$3,586.27	\$179.91	\$3,766.18	2
P & T HOMES LLC	\$3,469.01	\$496.39	\$3,965.40	2
PAC-PERL LLC	\$6,619.65	\$929.63	\$7,549.28	2
PAK PROPERTY 2 LLC	\$4,779.26	\$658.10	\$5,437.36	2
PECO LLC	\$9,402.77	\$1,810.92	\$11,213.69	2
PICKENS REAL ESTATE LLC	\$4,998.78	\$660.81	\$5,659.59	2
PREFERRED PROP VENTURES LLC	\$3,431.24	\$339.16	\$3,770.40	2
PROSPECTIVE PROPERTIES LLC	\$2,338.22	\$237.41	\$2,575.63	2
PROV INVESTMENT LLC	\$3,414.92	\$540.21	\$3,955.13	2
QUALITY REAL ESTATE SERVICES LLC	\$7,580.21	\$422.97	\$8,003.18	2
RELYON LLC	\$8,521.23	\$865.84	\$9,387.07	2
REO ACCEPTANCE CORP II LLC	\$6,204.37	\$252.91	\$6,457.28	2
ROYAL REAL ESTATE INVESTMENT MGMT LLC	\$2,559.78	\$161.29	\$2,721.07	2

Exhibit A
Tax Delinquent LLCs that Own Multiple Properties

LLC	CITY TAX	COUNTY TAX	TOTAL TAX	PARCELS
RUDE DOG LLC	\$28,139.08	\$3,327.93	\$31,467.01	2
SCREAMING EAGLE PROP LLC	\$1,076.66	\$279.20	\$1,355.86	2
SELL YOUR HOUSE FAST LLC	\$8,193.32	\$456.65	\$8,649.97	2
SFAH LLC	\$8,467.76	\$965.77	\$9,433.53	2
SINGSON & SINGSON LLC	\$4,069.85	\$0.00	\$4,069.85	2
SKYLINE BUSINESS MGMT LLC	\$17,750.59	\$1,072.64	\$18,823.23	2
SQUIRE LAND DEVELOPMENT	\$5,935.94	\$749.73	\$6,685.67	2
STEAVENTS GROUP II LLC	\$13,787.66	\$702.90	\$14,490.56	2
STONECREST INCOME & OPPORTUNITY FUND I LLC	\$12,233.18	\$876.66	\$13,109.84	2
SYNERGY VENTURES LLC	\$5,564.76	\$827.88	\$6,392.64	2
T OLLIE INVESTMENT LLC	\$1,057.44	\$168.70	\$1,226.14	2
THIRD PROPERTY DEV LLC	\$2,387.73	\$80.66	\$2,468.39	2
TIMBER RIDGE CONSTRUCTION PROPERTIES LLC	\$1,631.23	\$439.13	\$2,070.36	2
TIME TO HARVEST INVESTMENTS LLC	\$6,102.19	\$735.62	\$6,837.81	2
TOP TIER PROPERTIES LLC	\$3,575.89	\$1,045.52	\$4,621.41	2
TORRIJOS LLC	\$3,831.82	\$904.44	\$4,736.26	2
UNIVERSAL ESTATES LLC	\$4,832.16	\$0.00	\$4,832.16	2
UPPER CLASS INVESTMENTS LLC	\$3,124.43	\$275.10	\$3,399.53	2
VETERANS GARDENS LLC	\$1,218.93	\$0.00	\$1,218.93	2
WEST COAST FUND LLC	\$8,113.16	\$0.00	\$8,113.16	2
WISCONSIN RESIDENTIAL INVESTMENTS TWO LLC	\$1,495.63	\$28.55	\$1,524.18	2
ZA2 LLC	\$16,219.08	\$2,050.01	\$18,269.09	2
Grand Total	\$3,354,384.66	\$355,553.08	\$3,712,686.95	804

Exhibit B

Ten LLC Properties that Owe the Most in Delinquent Property Taxes

RANK	LLC / PARCEL ADDRESS	CITY TAX	COUNTY TAX	TOTAL TAX
1	SAMOH -T LLC 6263 NORTH TEUTONIA AVENUE	\$239,701.30	\$33,492.74	\$273,194.04
2	GOLDEN MARINA CAUSEWAY LLC 311 EAST GREENFIELD AVENUE	\$174,287.49	\$47,525.53	\$221,813.02
3	BROOK INV GLOBAL LTD C/O BROOK MGMT LLC 1521 WEST KILBOURN AVENUE	\$162,693.47	\$27,683.62	\$190,377.09
4	BETA-BECHER ACQUISITION CO LLC 147 EAST BECHER STREET	\$122,865.67	\$19,973.77	\$142,839.44
5	BRUCKNER REAL ESTATE 4 LLC 4903 NORTH 39TH STREET	\$136,244.53	\$1,334.59	\$137,579.12
6	SHASHA LLC 2012 EAST NORTH AVENUE	\$78,123.42	\$12,311.27	\$90,434.69
7	WISCONSIN DIE CASTNG LLC 201 WEST OKLAHOMA AVENUE (DNA)	\$76,821.31	\$11,983.35	\$88,804.66
8	KEYSTONE ACCOUNTING AND TAX SERVICES LLC 4703 WEST CENTER STREET (DNA)	\$76,673.74	\$7,995.84	\$84,669.58
9	BROOK INV GLOBAL LTD C/O BROOK MGMT LLC 924 NORTH 16TH STREET	\$64,291.01	\$15,376.40	\$79,667.41
10	2848 W WELLS LLC 2848 WEST WELLS STREET	\$71,222.56	\$8,518.62	\$79,741.18
	Grand Total	\$1,202,924.50	\$186,195.73	\$1,389,120.23

Exhibit C

Ten LLCs that Owe the Most in Delinquent Property Taxes

LLC	CITY TAX	COUNTY TAX	TOTAL TAX	PARCELS
SAMOH -T LLC	\$239,701.30	\$33,492.74	\$273,194.04	1
BROOK INV GLOBAL LTD C/O BROOK MGMT LLC	\$226,984.48	\$43,060.02	\$270,044.50	2
GOLDEN MARINA CAUSEWAY LLC	\$177,799.26	\$48,218.15	\$226,017.41	2
BETA-BECHER ACQUISITION CO LLC	\$122,865.67	\$19,973.77	\$142,839.44	1
BRUCKNER REAL ESTATE 4 LLC	\$136,244.53	\$1,334.59	\$137,579.12	1
FIFTH PROPERTY DEVELOPMENT LLC	\$121,924.65	\$6,946.85	\$128,871.50	29
NAKAYLA LLC	\$96,048.11	\$8,206.79	\$104,254.90	6
D & K REAL ESTATE INVESTMENT HOLDINGS LLC	\$78,681.13	\$13,052.26	\$91,733.39	3
SHASHA LLC	\$78,123.42	\$12,311.27	\$90,434.69	1
WISCONSIN DIE CASTNG LLC	\$76,821.31	\$11,983.35	\$88,804.66	1
Grand Total	\$1,355,193.86	\$198,579.79	\$1,553,773.65	47

Exhibit D

Tax Delinquent LLCs Foreclosed Upon in the Past

LLC	CITY TAX	COUNTY TAX	TOTAL TAX	PARCELS
1037 1037A W WRIGHT STREET LLC	\$2,053.20	\$147.81	\$2,201.01	1
1738-1738A N 33RD STREET LLC	\$2,384.21	\$162.63	\$2,546.84	1
2101 S 15TH LLC	\$4,951.93	\$330.39	\$5,282.32	1
2241 BUFFUM LLC	\$4,981.76	\$894.49	\$5,876.25	2
2357 2357A N 20TH STREET LLC	\$1,586.67	\$0.00	\$1,586.67	1
2366 MLK LLC	\$11,672.50	\$866.40	\$12,538.90	5
2372 74 N 44TH STREET LLC	\$2,476.65	\$275.83	\$2,752.48	1
2508 HAMPTON LLC	\$503.16	\$42.09	\$545.25	1
2566 68 N 41ST STREET LLC	\$2,446.58	\$246.20	\$2,692.78	1
2572- 74 N 41ST STREET LLC	\$2,914.07	\$263.02	\$3,177.09	1
2573 N 36TH STREET LLC	\$2,649.52	\$172.07	\$2,821.59	1
2576- 78 N 41ST STREET LLC	\$2,828.25	\$289.30	\$3,117.55	1
2658 60 N 37TH STREET LLC	\$4,721.35	\$374.54	\$5,095.89	1
2740 N 16TH STREET LLC	\$3,760.59	\$118.84	\$3,879.43	1
2768 N SHERMAN LLC	\$1,387.96	\$0.00	\$1,387.96	1
2848 W WELLS LLC	\$71,222.56	\$8,518.62	\$79,741.18	1
2908 N 22ND STREET LLC	\$5,178.32	\$64.13	\$5,242.45	1
2912 N 23RD STREET LLC	\$1,868.02	\$112.42	\$1,980.44	1
3362 N 22ND STREET LLC	\$2,878.87	\$418.80	\$3,297.67	1
3388 N 27TH STREET LLC	\$1,808.01	\$132.99	\$1,941.00	1
3716 N 5TH STREET LLC	\$3,249.96	\$208.25	\$3,458.21	1
3768 70 N 13TH STREET LLC	\$3,517.02	\$255.61	\$3,772.63	1
3813 W WRIGHT ST LLC	\$1,902.92	\$248.22	\$2,151.14	1
AGE OF ELEGANCE MARKETING CONSULTANTS LLC	\$2,173.27	\$215.19	\$2,388.46	1
AMERICAN HOME RECOVERY FUND LLC	\$2,058.01	\$341.18	\$2,399.19	1
ANDREA & ASSOCIATES LLC	\$1,432.90	\$40.68	\$1,473.58	1
AP & SONS LLC	\$3,491.07	\$163.30	\$3,654.37	2
AREA APPRAISAL & CONSULTING LLC	\$620.63	\$184.87	\$805.50	1
ASHLEYS B PROPERTIES LLC	\$1,586.49	\$470.92	\$2,057.41	1
ASPEN SHACKLETON II, LLC	\$2,928.81	\$78.78	\$3,007.59	1
AVRONN REAL ESTATE LLC	\$3,605.09	\$664.85	\$4,269.94	2
B & R REALTY LLC	\$3,424.04	\$369.47	\$3,793.51	1
BELL'S DREAM PROP LLC	\$6,299.88	\$150.41	\$6,450.29	4
BUTZER PROPERTIES LLC	\$5,610.92	\$747.46	\$6,358.38	1
C&G PROPERTY LLC	\$8,939.26	\$472.70	\$9,411.96	1
CARE INVESTMENT GROUP LLC	\$49,465.84	\$6,133.79	\$55,599.63	3
CASE CO LLC	\$6,909.58	\$536.13	\$7,445.71	1
CINBAR PROPERTIES, LLC	\$1,807.36	\$136.58	\$1,943.94	1
CIRCLE B LLC	\$2,148.62	\$203.14	\$2,351.76	1
CITY WIDE INVESTMENTS LLC	\$41,445.67	\$1,630.66	\$43,076.33	6
CLARK AND JOHNSON'S INVESTMENTS LLC	\$2,358.80	\$171.70	\$2,530.50	1
CLIFTON & ASSOCIATES LLC	\$533.61	\$0.00	\$533.61	1
CU MORTGAGE SERVICES LLC	\$5,523.94	\$493.49	\$6,017.43	1
DARNELLS LTD LLC	\$3,461.84	\$0.00	\$3,461.84	1
DAVONS 3 PRICE CAR LOTS LLC	\$8,973.69	\$700.48	\$9,674.17	1
DINO PROPERTY MANAGEMENT LLC	\$3,464.90	\$281.22	\$3,746.12	1

Exhibit D
Tax Delinquent LLCs Foreclosed Upon in the Past

LLC	CITY TAX	COUNTY TAX	TOTAL TAX	PARCELS
DK HOME ACQUISITIONS LLC	\$2,092.45	\$168.70	\$2,261.15	1
DSBRUST, LLC	\$162.86	\$48.52	\$211.38	1
DSK PROPERTIES LLC	\$25,141.42	\$1,625.92	\$26,767.34	2
E & K CAPITAL HOLDINGS LLC	\$2,777.94	\$0.00	\$2,777.94	1
ELITE INVESTMENTS LLC	\$2,887.25	\$347.25	\$3,234.50	1
ELITE VENTURES INVMTS LLC	\$1,346.27	\$223.28	\$1,569.55	1
ELRA 2121 LLC	\$3,181.09	\$107.38	\$3,288.47	1
F & S REALTY LLC	\$39,140.98	\$3,569.23	\$42,710.21	6
FIRST PROPERTY DEVELOPMENT LLC	\$28,373.64	\$1,350.58	\$29,724.22	9
FLANAGAN REALTY CO LLC	\$2,734.09	\$218.12	\$2,952.21	2
FLAT IRON HOLDINGS LLC	\$10,006.65	\$495.04	\$10,501.69	2
FM INVESTMENT ENTERPRISE LLC	\$14,851.36	\$1,673.35	\$16,524.71	7
FM INVESTMENTS WI LLC	\$9,426.44	\$0.00	\$9,426.44	1
FMKE LLC	\$789.47	\$0.00	\$789.47	1
GLAD 2 INVESTMENTS LLC	\$1,464.91	\$99.35	\$1,564.26	1
GOLDEN INVESTMENT GROUP LLC	\$1,097.51	\$0.00	\$1,097.51	1
GOLDEN VALLEY SERVICE CENTER LLC	\$6,340.95	\$877.00	\$7,217.95	1
GRACEFUL LIVING LLC	\$3,265.70	\$73.02	\$3,338.72	5
HADLEY HOMES LLC	\$3,810.12	\$307.66	\$4,117.78	1
HAMPTON REAL ESTATE LLC	\$1,115.87	\$0.00	\$1,115.87	1
HARAMBEE LLC	\$16,622.36	\$836.71	\$17,459.07	4
HAYWOOD INVESTMENT GROUP LLC	\$205.66	\$0.00	\$205.66	1
HB & ASSOCIATES LLC	\$8,796.64	\$1,558.11	\$10,354.75	1
HHH HOME RENTAL LLC	\$1,733.64	\$471.72	\$2,205.36	3
HILARIO PROPERTY MGMT LLC	\$897.38	\$0.00	\$897.38	1
HOMEPLATE PROPERTIES LLC	\$10,581.10	\$713.57	\$11,294.67	10
HORKAN PROPERTIES LLC	\$8,165.63	\$238.09	\$8,403.72	1
HOUSING SOLUTIONS OF AMERICA LLC	\$6,588.36	\$857.13	\$7,445.49	1
HSM PROPERTIES LLC	\$12,029.92	\$1,961.80	\$13,991.72	6
IDEAL INVESTMENTS LLC	\$13,826.86	\$1,218.11	\$15,044.97	3
INNOVATIONAL FUNDING LLC	\$7,249.07	\$979.48	\$8,228.55	2
INNOVATIVE CONST DESIGN LLC	\$851.91	\$43.45	\$895.36	1
INSIDER'S CASH LLC	\$24,800.07	\$197.00	\$24,997.07	2
INTROPLEX LLC	\$4,884.41	\$545.65	\$5,430.06	1
JMF PROPERTIES LLC	\$7,150.70	\$145.11	\$7,295.81	2
JMFFRAT LLC	\$13,336.11	\$1,849.57	\$15,185.68	2
JOHNNIE MAE LLC	\$373.21	\$0.00	\$373.21	1
JOSEPHSON PROPERTIES LLC	\$7,448.73	\$577.09	\$8,025.82	2
JUSTICE WORKS OF MILW LLC	\$8,328.92	\$417.56	\$8,746.48	2
KAJA HOLDINGS 2 LLC	\$44,519.16	\$1,224.33	\$45,743.49	4
KALIGARRI HOLDINGS LLC	\$2,065.61	\$0.00	\$2,065.61	1
LAPICA NO 3 LLC	\$947.55	\$0.00	\$947.55	1
LGF HOMES LLC	\$2,720.19	\$458.41	\$3,178.60	1
LIR PROPERTIES LLC	\$60,297.29	\$3,869.85	\$64,167.14	11
LIVEN4 BETTER ENTERTAINMENT LLC	\$16,363.69	\$673.61	\$17,037.30	3
M & M LUXURY PROP INVESTMENT LLC	\$6,066.99	\$98.40	\$6,165.39	1

Exhibit D
Tax Delinquent LLCs Foreclosed Upon in the Past

LLC	CITY TAX	COUNTY TAX	TOTAL TAX	PARCELS
MAJAS LLC	\$27,373.36	\$3,328.47	\$30,701.83	2
MAN 2 MAN LLC	\$2,010.33	\$194.30	\$2,204.63	1
MBJ PROPERTY MGMT LLC	\$6,188.75	\$556.48	\$6,745.23	2
METRO REAL ESTATE LLC	\$2,046.80	\$169.37	\$2,216.17	1
METROPOLITAN HOMES LLC	\$1,704.11	\$141.75	\$1,845.86	1
MIDWEST COMMERCIAL FUNDING LLC	\$6,601.85	\$45.12	\$6,646.97	1
MIDWEST MGMT GROUP LLC	\$6,786.29	\$1,831.81	\$8,618.10	1
MILESTONE PROPERTY DEVELOPMENT LLC	\$6,111.40	\$1,274.19	\$7,385.59	3
MILW LIVING LLC	\$1,123.94	\$304.81	\$1,428.75	1
MINNOWA LLC	\$17,625.60	\$969.37	\$21,344.18	2
N VISION CONSTRUCTION LLC	\$5,752.74	\$755.81	\$6,508.55	3
NAKAYLA LLC	\$96,048.11	\$8,206.79	\$104,254.90	6
NOVACORE LLC	\$3,586.27	\$179.91	\$3,766.18	2
OUR CASTLE HOMEOWNERS FUND II LLC	\$2,342.66	\$227.99	\$2,570.65	1
P & T HOMES LLC	\$3,469.01	\$496.39	\$3,965.40	2
PAC PERL LLC	\$1,542.52	\$365.02	\$1,907.54	1
PACIFIC NORTHWEST INVMTS LLC	\$1,581.11	\$164.51	\$1,745.62	1
PAC-PERL LLC	\$6,619.65	\$929.63	\$7,549.28	2
PAK PROPERTY 2 LLC	\$4,779.26	\$658.10	\$5,437.36	2
PAK RENTALS & CONSTRUCTION LLC	\$73,116.37	\$4,949.26	\$78,065.63	12
PARAMOUNT LAND HOLDINGS LLC	\$4,002.40	\$364.04	\$4,366.44	1
PARK RENTAL & CONSTRUCTION	\$13,813.77	\$329.70	\$14,143.47	1
PEAVY PROP LLC	\$364.17	\$15.06	\$379.23	1
PEGASUS INVESTMENTS LLC	\$14,184.40	\$1,293.87	\$15,478.27	1
PEOPLE FIRST LLC	\$1,980.05	\$589.80	\$2,569.85	1
PERKINS & MCGOWAN LLC	\$12,080.31	\$1,238.94	\$13,319.25	4
PLK PROPERTY MGMT LLC	\$9,540.15	\$622.68	\$10,162.83	3
PMG DEVELOPMENT LLC	\$15,963.38	\$1,020.43	\$16,983.81	4
PREMIER HOLDINGS TWO LLC	\$2,298.29	\$642.08	\$2,940.37	1
PROPERTY PIGS LLC	\$1,762.01	\$205.76	\$1,967.77	1
PROSPECTIVE PROPERTIES LLC	\$2,338.22	\$237.41	\$2,575.63	2
PROVERBS13:22 LLC	\$2,786.15	\$304.13	\$3,090.28	1
PURE INVESTMENTS LLC	\$2,972.05	\$198.62	\$3,170.67	1
QUALITY REAL ESTATE SERVICES LLC	\$7,580.21	\$422.97	\$8,003.18	2
QUANTEX PROPERTIES LLC	\$63,952.75	\$8,117.31	\$72,070.06	7
R & R AUTO REPAIR SHOP LLC	\$2,209.01	\$258.99	\$2,468.00	1
RCM ORGANIZATION LLC	\$3,107.93	\$0.00	\$3,107.93	1
REAL MF PROPERTY MGMT LLC	\$6,935.86	\$537.92	\$7,473.78	1
REGENCY RENOVATIONS LLC	\$8,772.76	\$1,305.01	\$10,077.77	1
RENE RENTALS LLC	\$9,899.92	\$137.71	\$10,037.63	1
REO DISTRIBUTION LLC	\$1,640.89	\$0.00	\$1,640.89	1
RESERVOIR PROPPERTIES	\$492.54	\$146.73	\$639.27	1
RESIDENTIAL PROPERTIES	\$4,954.82	\$186.22	\$5,141.04	1
ROGANNY STREET LLC	\$3,528.22	\$433.71	\$3,961.93	1
ROYAL CROWN INVESTMENTS LLC	\$14,011.58	\$388.91	\$14,400.49	1
ROYAL HOME PROPERTIES LLC	\$7,968.29	\$708.46	\$8,676.75	1

Exhibit D
Tax Delinquent LLCs Foreclosed Upon in the Past

LLC	CITY TAX	COUNTY TAX	TOTAL TAX	PARCELS
ROYAL REAL ESTATE INVESTMENT MGMT LLC	\$2,559.78	\$161.29	\$2,721.07	2
RWLS III LLC	\$3,114.78	\$410.34	\$3,525.12	1
S M DREAM LLC	\$1,168.87	\$116.15	\$1,285.02	1
SCF- 1 LLC	\$1,754.36	\$347.92	\$2,102.28	1
SCREAMING EAGLE PROP LLC	\$1,076.66	\$279.20	\$1,355.86	2
SCRUGGS PROPERTIES LLC	\$9,681.58	\$233.18	\$9,914.76	4
SFAH LLC	\$8,467.76	\$965.77	\$9,433.53	2
SKYLINE BUSINESS MGMT LLC	\$17,750.59	\$1,072.64	\$18,823.23	2
STEAVENS GROUP II LLC	\$13,787.66	\$702.90	\$14,490.56	2
STEVEKO LLC	\$8,926.59	\$410.57	\$9,337.16	1
STONECREST INCOME & OPPORTUNITY FUND I LLC	\$12,233.18	\$876.66	\$13,109.84	2
SUGARLOAF VII LLC	\$851.34	\$253.59	\$1,104.93	1
THIRD PROPERTY DEV LLC	\$2,387.73	\$80.66	\$2,468.39	2
THOMPSON MGMT LLC	\$134.18	\$0.00	\$134.18	1
TIME TO HARVEST INVESTMENTS LLC	\$6,102.19	\$735.62	\$6,837.81	2
TSE INVESTMENTS LLC	\$49,891.02	\$1,763.34	\$51,654.36	21
UPPER RIVERWALK LLC	\$16,664.22	\$1,169.07	\$17,833.29	3
VALENTINE HOME INVESTOR LLC	\$435.84	\$0.00	\$435.84	1
WI HOME BUYERS NETWORK LLC	\$12,687.68	\$567.60	\$13,255.28	4
WI RESIDENTIAL INVESTMENTS LLC	\$9,294.78	\$1,476.85	\$10,771.63	5
WLJ PROPERTIES & INV LLC	\$1,208.10	\$222.61	\$1,430.71	1
Z & J INVESTMENTS LLC	\$10,794.19	\$2,499.67	\$13,293.86	1
ZARKAM LLC	\$11,843.60	\$1,085.52	\$12,929.12	3