



4700 W. Ryan Road Franklin, WI

Building Size: ±16,585 SF

Sale Price: \$1,725,000

Parcel & Tax Information

Parcel Size: ±2.045 Acres

Tax Key #: 881-9994-002

Taxes - 2016: \$39,207.49

Property Features

- Designed to allow for easy conversion to multi-tenant
- Class A offices and showroom with storage and loading
- Flexible zoning allows for a variety of uses
- 14,200 VPD on Ryan Road

For more information

Brett Garceau

414 395 4677

bgarceau@mlgcommercial.com

Adam Matson, SIOR

414 395 4686

amatson@mlgcommercial.com

4700 W. Ryan Road

Building Features

Construction:	Masonry
Year Built:	2007
Sprinkler:	Yes
Zoning:	B-3 Community Business
Parking:	Ample
Utilities:	Municipal Sewer & Water

Warehouse Features

Size:	±4,100 SF
Ceiling Height:	±16' Clear
Dock Doors:	1 with Hydraulic Leveler
Drive-Ins:	2 - 12'x14' (with ability to add 3rd)
Heat:	3 - Gas Fired Modine Units
Lighting:	Fluorescent
Power:	3-Phase, 1,600 Amp

Showroom & Office Features

Size:	±12,485 SF
Finishes:	Private Offices, Conference Room, Training Room, Break Room, Storage Area, Restrooms & Open Area
HVAC:	4 Rooftop Units





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757 North Broadway Street, Suite 700
Milwaukee, WI 53202
414 347 9400
mlgcommercial.com
Offices in Milwaukee and Madison, WI



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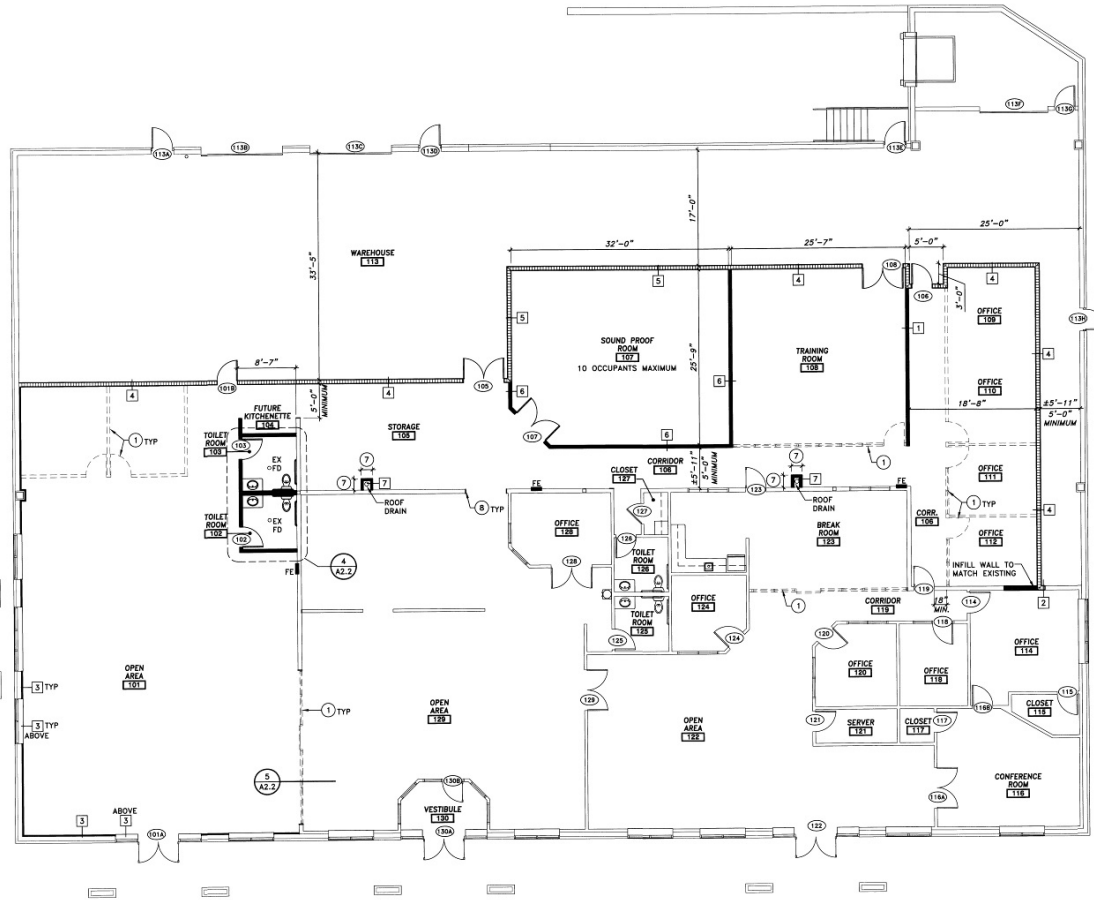
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FLOOR PLAN
SCALE: 1/8" = 1'-0"
NORTH

GENERAL NOTES 61.03(7) ALTERATION (A2-3) ELEMENTS OF ALTERATION WILL COMPLY WITH 2009 CODE

- ALL CONSTRUCTION TO MEET STATE & LOCAL CODES.
- WALL CONSTRUCTION TO BE PER BUILDING STANDARD.
 - 1 DENOTES EXISTING WALLS TO REMAIN.
 - 2 DENOTES NEW WALL CONSTRUCTION OF 3 5/8" MTL STUDS @ 16" O.C. W/ 5/8" GWB ON BOTH SIDES, LAID HORIZONTAL. PROVIDE 5/8" GREEN BOARD ON WET SIDE OF WALL ONLY. INSULATE WALL WITH 3 1/2" FIBERGLASS INSULATION. EXTEND ENTIRE ASSEMBLY TO 10'-0" A.F.F.
 - 3 7" PIPE CHASE (STAGGER STUD WALL). 2 1/2" MTL STUDS WITH 2 1/2" TRACK @ 16" O.C. W/ 5/8" GREEN BOARD ON BOTH SIDES, LAID HORIZONTAL. INSULATE WALL WITH (2) LAYERS 3 1/2" FIBERGLASS INSULATION. EXTEND ENTIRE ASSEMBLY TO 10'-0" A.F.F.
 - 4 DENOTES NEW INTERIOR WALL FINISH AT EXISTING EXTERIOR MASONRY WALLS. 1 1/2" STUDS @ 16" O.C. W/ 1/2" DOW BLUE BOARD INSULATION, 4 MIL VAPOR BARRIER, AND 5/8" GWB LAID HORIZONTAL. EXTEND ENTIRE ASSEMBLY TO 10'-0" A.F.F.
 - 5 DENOTES NEW WALL CONSTRUCTION OF 6" MTL STUDS @ 16" O.C. W/ 5/8" GWB ON BOTH SIDES LAID HORIZONTAL. INSULATE WALL WITH 6" FIBERGLASS INSULATION FOR SOUND. EXTEND ENTIRE ASSEMBLY TO UNDERSIDE OF STRUCTURE.
 - 6 DENOTES NEW WALL CONSTRUCTION OF 6" MTL STUDS @ 16" O.C. W/ (2) LAYERS OF 5/8" GWB ON INSIDE OF ROOM (STAGER JOINTS). (1) LAYER OF 5/8" GWB ON OUTSIDE OF ROOM. (ALL GWB LAID HORIZONTALLY) INSULATE WITH 6" FIBERGLASS INSULATION. EXTEND ENTIRE ASSEMBLY TO UNDERSIDE OF STRUCTURE.
 - 7 DENOTES NEW WALL CONSTRUCTION OF 3 5/8" MTL STUDS @ 16" O.C. W/ (2) LAYERS OF 5/8" GWB ON INSIDE OF ROOM (STAGER JOINTS). (1) LAYER OF 5/8" GWB ON OUTSIDE OF ROOM. (ALL GWB LAID HORIZONTALLY) INSULATE WITH 3 1/2" FIBERGLASS INSULATION. EXTEND ENTIRE ASSEMBLY TO UNDERSIDE OF STRUCTURE.

- ALL INTERIOR FINISHES BY CJ & ASSOCIATES
- SEE CJ & ASSOCIATES FINISH SCHEDULE FOR EXTENT OF WALL PAINTING
- EXISTING CEILING GRID SYSTEM TO REMAIN IN PLACE WHERE NOTED. INSTALL NEW GRID AND TILE TO MATCH EXISTING WHERE NOTED. CONTRACTOR TO REPLACE ALL DAMAGED/STAINED GRID SECTIONS TO MATCH EXISTING. WHERE POSSIBLE, INDIVIDUAL TILES ARE TO BE REPLACED WITH RELOCATED EXISTING TILES. ALL NEW CEILING TILE TO BE USED TO DO AN ENTIRE ROOM OR AT ONE END OF AN OPEN OFFICE AREA. RELOCATE EXISTING LIGHT FIXTURES & HVAC GRILLS AS REQUIRED.
- ALL MILLWORK (COUNTERTOP, CABINETS, ETC.) TO BE REMOVED IS TO REMAIN PROPERTY OF OWNER. DISASSEMBLE & MOVE TO STORAGE LOCATION DETERMINED BY OWNER.
- WHERE EXISTING WALLS (EXTENDING UP TO CEILING GRID) ARE REMOVED, REPLACE ANY GRID THAT IS DAMAGED FROM THE WALL ATTACHMENT. WHERE POSSIBLE USE PIECES OF REMOVED GRID FROM OTHER AREAS SO THAT THE COLOR MATCHES.
- ALL DOORS, WINDOWS, AND WALLS SHOWN DASHED TO BE REMOVED - REUSE EXISTING WHERE POSSIBLE. DOORS, FRAMES, WINDOWS, ETC. TO REMAIN PROPERTY OF OWNER. VERIFY STORAGE LOCATION W/ OWNER.
- CLEAN AND/OR PATCH ALL SURFACES DAMAGED DURING DEMOLITION OR CONSTRUCTION, AS REQ'D TO MATCH. PATCH EXISTING DRYWALL AT COLUMNS AND WALLS WHERE EXISTING WALLS AND/OR H.M. FRAMES ARE BEING REMOVED, AND/OR NEW ELECTRICAL INSTALLED.
- BUILDING STANDARD DOOR HARDWARE TO BE UTILIZED. INSTALL LEVER HANDLE LOCKSETS ON NEW OFFICE DOORS. PER ADA, MATCH EXISTING HARDWARE AND KEY SYSTEM.
- CONTRACTOR MUST MATCH ALL EXISTING CONSTRUCTION STANDARDS AND FINISHES AS THEY OCCUR IN EXISTING BUILDING. MECHANICAL CONTRACTOR TO CHANGE AND/OR MODIFY ALL HVAC DUCTWORK AND SPRINKLERS NECESSARY TO CONFORM WITH THIS LAYOUT AND LOCAL BUILDING CODES.
- ALL EXIT LIGHTS, EMERGENCY LIGHTS, FIRE SUPPRESSION SYSTEM AND FIRE EXTINGUISHER LOCATIONS TO MEET STATE AND LOCAL CODES. FIRE EXTINGUISHERS ARE TO BE PROVIDED IN ACCORDANCE WITH IBC 907/INTERNATIONAL FIRE CODE.
- DEMOLITION INCLUDES THE REMOVAL OF ALL ELECTRICAL SWITCHES, OUTLETS, ETC. LOCATED WITHIN THE WALLS BEING REMOVED.
- ALL ELECTRICAL AND MECHANICAL AS PER BUILDING STANDARD. VERIFY ELECTRICAL AND TELEPHONE REQUIREMENTS WITH OWNER. ELECTRICAL POWER DESIGN TO MEET LOCAL AND STATE ENERGY CODE REGULATIONS.
- USE EXISTING ELECTRICAL SERVICE AND CONFIRM THAT IT IS SUFFICIENT FOR THE REVISED LOADS.
- CONTRACTOR TO PROVIDE ALL LABOR AND MATERIAL AS NEEDED TO COMPLETE WORK INDICATED ON THE PLANS UNLESS OTHERWISE NOTED.
- CONTRACTOR IS TO AVOID EXCESSIVE ACCUMULATION OF DEBRIS. ALL CLEANUP AND TRASH HAULING, ETC. IS THE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR AND SUBCONTRACTORS WILL LEAVE PREMISES CLEAN AND ORDERLY UPON JOB COMPLETION. SPACE SHOULD BE READY TO OCCUPY.
- VERIFY LAYOUT WITH THE OWNER BEFORE BEGINNING CONSTRUCTION.
- ANY DEVIATIONS FROM PLANS MUST BE APPROVED BY THE ARCHITECT

DOOR SCHEDULE:

- 101A (12A) (13B) (15B) (17B) (19A) - EXISTING DOOR & FRAME TO REMAIN
- 119 (13B) (19B) (15B) (17B) (19A) (19B) (19C) (19D) (19E) (19F) (19G) (19H) (19I) (19J) (19K) (19L) (19M) (19N) (19O) (19P) (19Q) (19R) (19S) (19T) (19U) (19V) (19W) (19X) (19Y) (19Z)
- 101B (102) (103) (104) - NEW 3'-0" WIDE DOORS AND FRAMES PER BUILDING STANDARDS
- 107 (108) - NEW (2) 3'-0" WIDE DOORS AND FRAME PER BUILDING STANDARDS
- 105 - EXISTING (2) 3'-0" DOORS AND FRAME TO BE REUSED
SEE A1.1 DEMO NOTE (1)

CONSTRUCTION NOTES:

- FURNITURE SYSTEM BY CJ & ASSOCIATES
- NEW ADA SINK, COUNTER AND MIRROR
- NEW ADA WATER CLOSET
- STAINLESS STEEL GRAB BARS WITH TAMPERPROOF MOUNTING HWDR. PROVIDE BLOCKING IN WALL AS REQUIRED.
- NEW STAINLESS STEEL SINK IN FURNITURE SYSTEM BY OTHERS.
- NEW CERAMIC TILE FLOOR. PROVIDE CERAMIC WALL TILE 4'-0" A.F.F. AT WET WALL
- DIMENSION AS REQUIRED TO ENCLOSE EXISTING ROOF DRAIN
- PATCH EXISTING WALL WHERE DEMOLITION OCCURED
- PROVIDE ELECTRICAL FOR UNDER COUNTER REFRIGERATOR AND MICROWAVE ABOVE COUNTER. COORDINATE LOCATIONS WITH FURNITURE SYSTEM

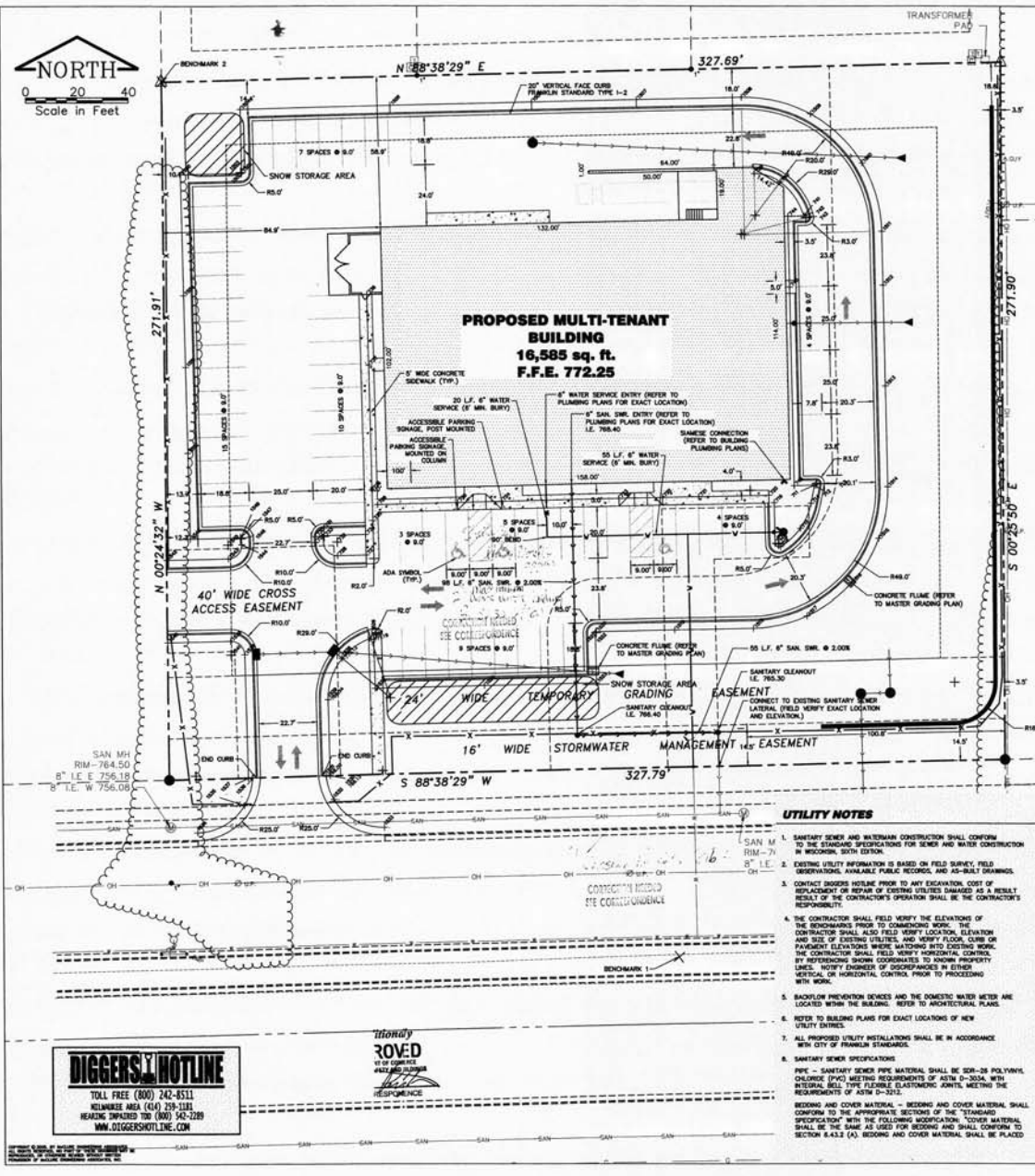
TWUP ARCHITECTURE
ELMC GROVE, WISCONSIN 53122
1510B WATERBURY DRIVE, MADISON, WISCONSIN 53703
PHONE: (608) 841-0729 FAX: (608) 841-0804

BUILDING RENOVATIONS FOR:
KRAFT MUSIC
4700 WEST RYAN ROAD
FRANKLIN, WI 53132

No.	Revision	Date	By

Sheet Title:
FLOOR PLAN
Project Number:
12137-C
Date:
06/03/13
Drawn by:
AMS
Checked by:
JC

Sheet Number:
A2.1



GENERAL NOTES

1. THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING:
 - A. STANDARD SPECIFICATIONS FOR SEWER AND WATER IN WISCONSIN, CURRENT EDITION, WITH ADDENDA.
 - B. THE CITY OF FRANKLIN U.S.A., CURRENT ORDINANCE.
2. ALL MATERIALS SHALL BE APPROVED BY THE CITY OF FRANKLIN ENGINEER PRIOR TO INSTALLATION.
3. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION (CALL DIGGERS HOTLINE AT 800-242-8511).
4. THE CITY OF FRANKLIN SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF BEGINNING ANY CONSTRUCTION.
5. MOUND ENGINEERING SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF BEGINNING ANY CONSTRUCTION.
6. TEST SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO CONSTRUCT THE FACILITIES IN ACCORDANCE WITH THE REQUIREMENTS OF EACH COURSE DURING CONSTRUCTION.
7. FENCE REMOVALS SHALL BE CONSIDERED AS INCIDENTAL TO THE PRICE PER CUBIC YARD FOR EARTH EXCAVATION.
8. EXISTING UTILITY INFORMATION IS SHOWN FROM SURVEY WORK, FIELD OBSERVATIONS, AVAILABLE PUBLIC RECORDS, AND AS-SHOWN DRAWINGS. EXACT LOCATIONS AND ELEVATIONS OF UTILITIES SHALL BE DETERMINED PRIOR TO INCLUDING NEW WORK.
9. PROPERTY CORNERS SHALL BE CAREFULLY PROTECTED UNTIL THEY HAVE BEEN REFERENCED BY A PROFESSIONAL LAND SURVEYOR. PROPERTY MONUMENTS OBTAINED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
10. ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES UNLESS OTHERWISE NOTED.
11. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS ARE PROPERLY DRAINAGE AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
12. CONTRACTOR SHALL PROTECT ALLEYS AND ADJACENT PROPERTIES WITH BELT FENCING OR APPROVED EROSION CONTROL METHODS UNTIL CONSTRUCTION IS COMPLETED. CONTRACTOR SHALL PLACE BELT FENCING AT CORNER, SIDE OF GRADELINE LIMITS.
13. ALL WORK TO BE COMPLETED IN COMPLIANCE WITH ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES.
14. SEPARATE ARCHITECTURAL PLANS WILL BE PROVIDED FOR ALL BUILDINGS. REFER TO ARCHITECTURAL PLANS FOR ALL BUILDING DIMENSIONS AND DETAILS.
15. ALL UNPAVED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, COMPOSTED MULCH, AND GRASS SEED. GRASS SEED SHALL BE PLANTED AS EARLY AS ESTABLISHED. REFER TO LANDSCAPE PLANS FOR FURTHER INFORMATION.
16. MINIMUM FOUNDATION STRUCTURE TO BE WORKED BY GEOTECHNICAL ENGINEER.

PARKING TABLE

SPACES PROVIDED	STANDARD: 57
ACCESSIBLE	3
SPACES REQUIRED	STANDARD: SEE A1 FOR CALCULATIONS
	ACCESSIBLE: SEE A1 FOR CALCULATIONS

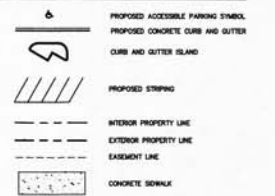
BENCHMARKS

DESCRIPTION	ELEVATION
SPIKE SET IN GRAVEL SHOULDER ON THE SOUTH SIDE OF RYAN ROAD NEAR THE CENTER OF THE FRONTAGE.	794.38
TOP OF PIPE AT NORTHWEST PROPERTY CORNER.	776.24

UTILITY NOTES

1. SANITARY SEWER AND WATERMAIN CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, 2007 EDITION.
2. EXISTING UTILITY INFORMATION IS BASED ON FIELD SURVEY, FIELD OBSERVATIONS, AVAILABLE PUBLIC RECORDS, AND AS-SHOWN DRAWINGS. CONTRACT DIGGERS HOTLINE PRIOR TO ANY EXCAVATION. COST OF REPLACEMENT OR REPAIR OF EXISTING UTILITIES DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
3. THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL ALSO FIELD VERIFY LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES, AND VERIFY FLOOR, CURB OR PAVEMENT ELEVATIONS. WORK MARKING AND EXISTING WORK. THE CONTRACTOR SHALL FIELD VERIFY HORIZONTAL CONTROL. BY REFERENCE SHOWN COORDINATES TO KNOW PROPERTY LINES. NOTIFY ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO BEGINNING CONSTRUCTION.
4. SANITARY SEWER CLEANOUTS SHALL BE EQUIPPED WITH FROST SLEEVES PER CONN 82.35 (9)(A)(2). (REFER TO DETAIL).
5. IN A MINIMUM OF THREE SEPARATE LIFTS, OR AS REQUIRED TO INSURE ADEQUATE COMPACTION OF THESE MATERIALS, WITH ONE LIFT OF BENDING MATERIAL ENDING AT OR NEAR THE SPRING LINE OF THE PIPE. THE CONTRACTOR SHALL TAKE CARE TO COMPLETELY WORK BENDING MATERIAL UNDER THE SHADOW OF THE PIPE TO PROVIDE ADEQUATE SIDE SUPPORT.
6. BACKFILL - BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH SECTION 2.6.0 OF THE STANDARD SPECIFICATIONS. GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 2 FEET BEYOND THE EDGE OF PAVEMENT. UNPAVED AREAS SHALL TO A POINT 2 FEET BEYOND THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.4.3.5 OF THE STANDARD SPECIFICATIONS.
7. MANHOLES - MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF WISCONSIN ADMINISTRATIVE CODE CONN 82.35(2) MANHOLE FRAMES AND LIDS SHALL BE GRAY IRON MATERIAL (FOR ASTM A-40) OF STEEL/CASTALUMINUM AS INDICATED ON THESE CONSTRUCTION DRAWINGS. MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 8.4.3.5 OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN WISCONSIN.
8. CLEANOUTS - CLEANOUTS SHALL BE EQUIPPED WITH FROST SLEEVES PER CONN 82.35 (9)(A)(2). (REFER TO DETAIL).
9. FOR LOCATIONS WHERE THERE IS LESS THAN 4 FEET OF COVER OVER THE TOP OF THE SANITARY SEWER PIPE, THE SANITARY SEWER SHALL BE INSTALLED IN ACCORDANCE WITH CONN 82.35(2)(C). THIS WORK SHALL BE INCLUDED IN THE LUMP SUM COST FOR SANITARY SEWERS.
10. ALL SANITARY SEWER SHALL BE TESTED FOR EXPIRATION OF AIR UNDER PRESSURE. INFILTRATION OF WATER, EXPIRATION OF WATER, AND EXPIRATION OF AIR SHALL BE TESTED FOR PER THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN WISCONSIN.
11. WATER SEWERS SHALL BE ANNA C-200 PIP MEETING THE REQUIREMENTS OF ASTM D1782 AND ASTM D2241.

LEGEND



OWNER/DEVELOPER

KRAFT MUSIC
3585 N 124TH ST
BROOKFIELD, WISCONSIN 53005

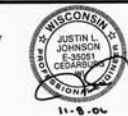
ZONING CLASSIFICATION
EXISTING: R-3 SUBURBAN/ESTATE SINGLE-FAMILY
PROPOSED: B-3

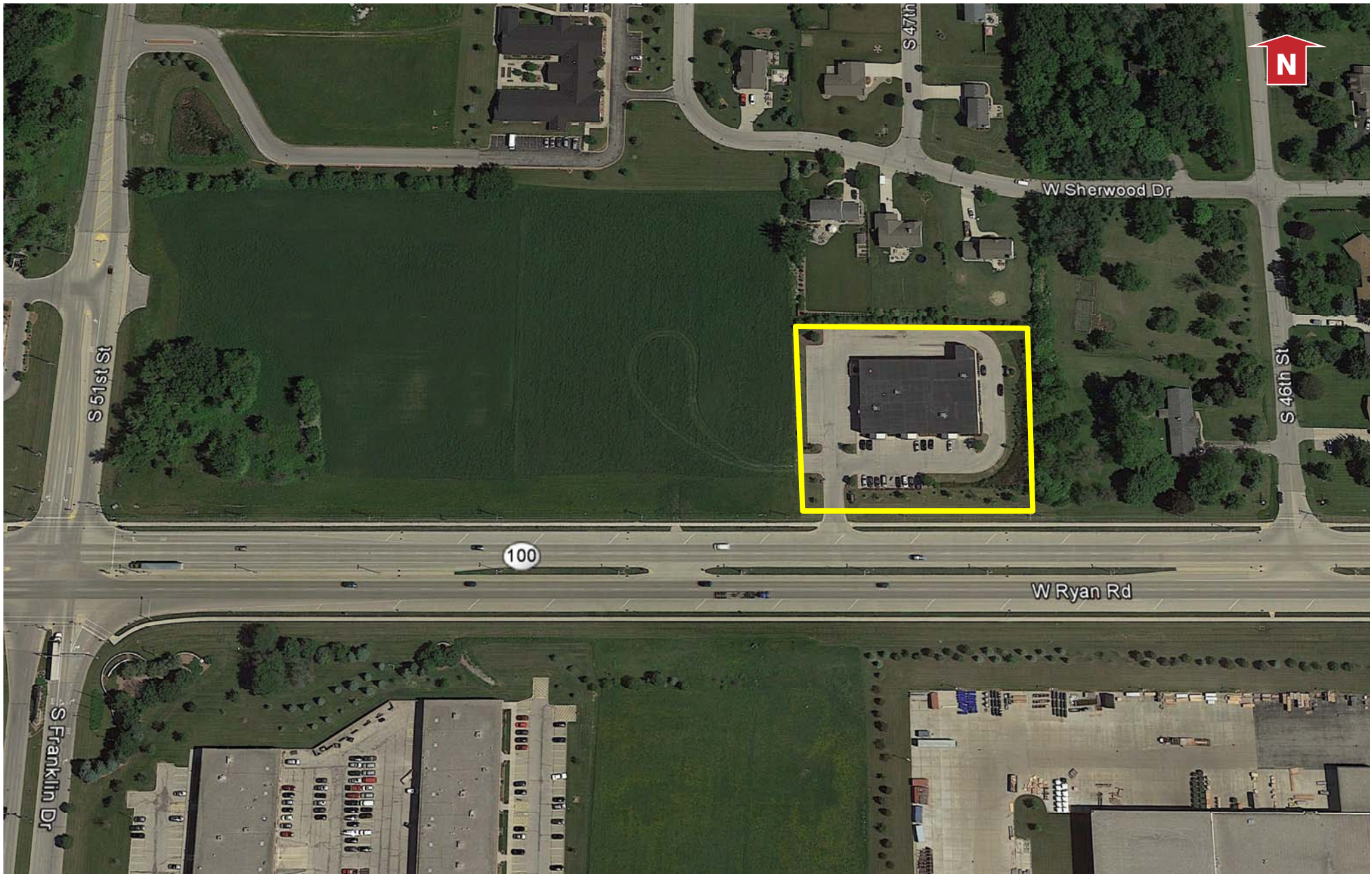
'ISSUED FOR CONSTRUCTION'

I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Wisconsin.

Signature: Justin L. Johnson, P.E.
Date: 07/31/2008 Reg No.: 30001
(Month, Day, Year)
My registration renewal date is: 7/31/2008

Original Only if Stamped in Red



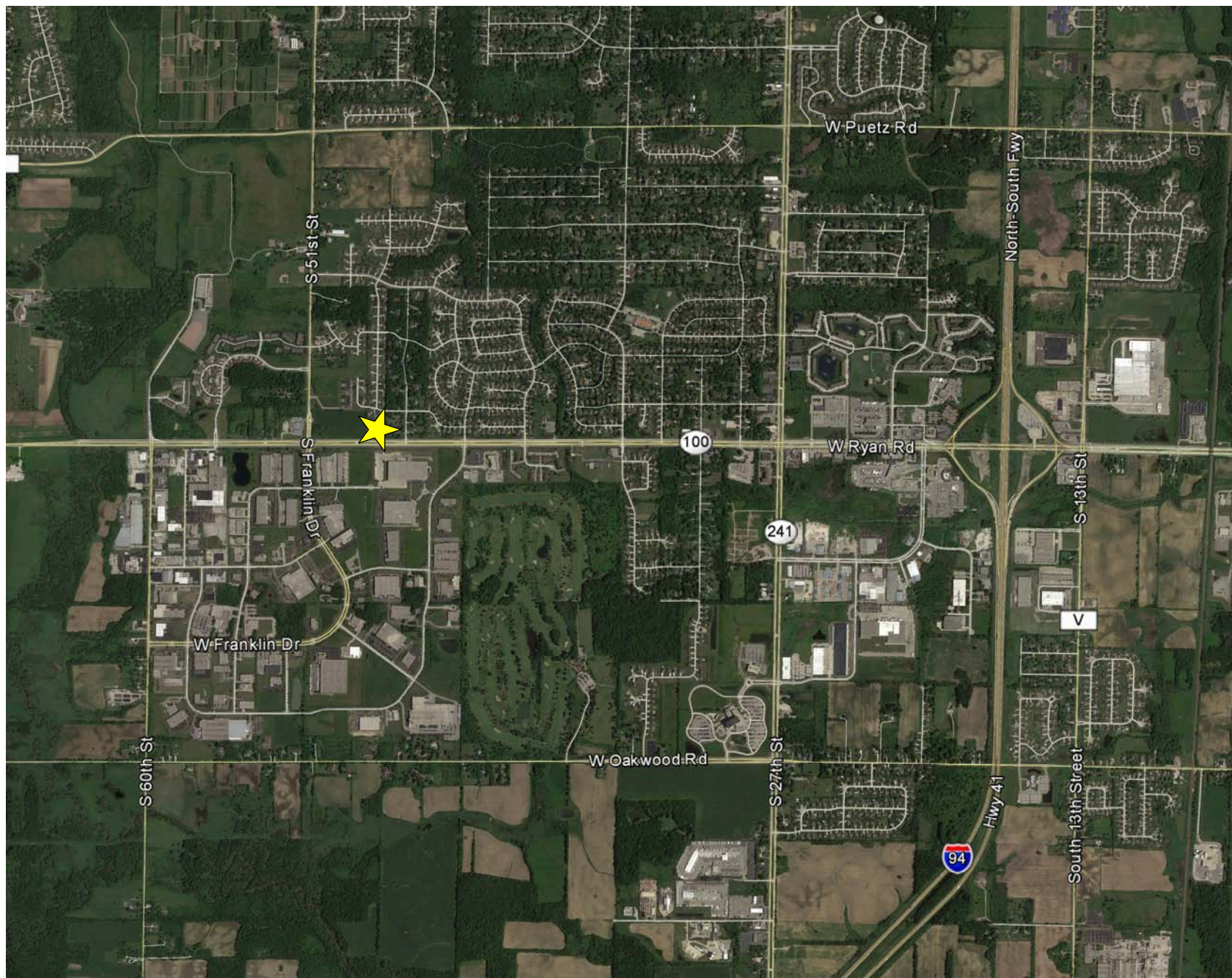


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State of Wisconsin Broker Disclosure to Non-Residential Customers

Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement.

BROKER DISCLOSURE TO CUSTOMERS

You are the customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm, may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law (see "Definition of Material Adverse Facts" below).
- The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties (see "Confidentiality Notice To Customers" below).
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. An agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.

This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of a broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm or its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its

Wisconsin law requires all real estate licensees to give the following information about brokerage services to prospective customers.

Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you.

The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in section 452.01 (5g) of the Wisconsin statutes (see "definition of material adverse facts" below).
2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction. To ensure that the Firm and its Agents is aware of what specific information you consider confidential, you may list that information below or provide that information to the Firm or its Agents by other means. At a later time, you may also provide the Firm or its Agents with other information that you consider to be confidential.

CONFIDENTIAL INFORMATION: _____

NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by the Firm and its Agents): __

(INSERT INFORMATION YOU AUTHORIZE TO BE DISCLOSED SUCH AS FINANCIAL QUALIFICATION INFORMATION)

SEX OFFENDER REGISTRY

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://www.doc.wi.gov/> or by phone at 608-240-5830.

DEFINITION OF MATERIAL ADVERSE FACTS

A "Material Adverse Fact" is defined in Wis. Stat. 452.01 (5g) as an adverse fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement.

An "Adverse Fact" is defined in Wis. Stat. 452.01 (1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

No representation is made as to the legal validity of any provision or the adequacy of any provision on any specific transaction