AVAILABLE FOR SALE

BAYVIEW “HARBOR DISTRICT” REDEVELOPMENT/END USER OPPORTUNITY

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GENERAL INFORMATION

Rare large and centrally located 6.8 acre waterfront parcel in the highly desired and quickly redeveloping Bayview/Harbor District submarket. Presently operating as the Milwaukee/Horny Goat Marina, the site is an exceptional mixed use development opportunity offering a superior combination of suburban-style size and setting, flexible zoning classification, I94 ingress/egress, and high visibility. Developers and end-users alike will appreciate the opportunity to create immediate and long-term value, joining other nearby impactful development initiatives such as the Freshwater Plaza, Water Technology Park, Global Water Accelerator, and others. Call Marianne Burish at 414.270.4109 today to schedule a tour or discuss the property.

<table>
<thead>
<tr>
<th>List Price</th>
<th>Call Broker</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1933 S. 1st Street: 4679992230</td>
</tr>
<tr>
<td></td>
<td>1933 (R) S. 1st Street: 4679992220</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Parcel Size/s</th>
<th>Tax Key/s</th>
</tr>
</thead>
<tbody>
<tr>
<td>6.796 acres total: 3.74 (Marina building) &amp; 3.056 acres (parking &amp; outdoor storage areas)</td>
<td>1933 S. 1st Street: 4679992230</td>
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<td>1933 (R) S. 1st Street: 4679992220</td>
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<tr>
<th>Zoning</th>
<th>Current Use</th>
</tr>
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<tbody>
<tr>
<td>IM (Industrial Mixed); For additional information please go to: <a href="http://city.milwaukee.gov/Planning">http://city.milwaukee.gov/Planning</a></td>
<td>Milwaukee Marina and boat yard including slip/dock rentals, boat repair and storage, and retail boat &amp; marine supply store.</td>
</tr>
</tbody>
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<table>
<thead>
<tr>
<th>In Place Business Income</th>
<th>Real Estate Taxes (Net) - 2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes (Marina operations described above)</td>
<td>$63,790.08</td>
</tr>
</tbody>
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<table>
<thead>
<tr>
<th>Existing Improvements</th>
<th>Topography</th>
</tr>
</thead>
<tbody>
<tr>
<td>Marina Building</td>
<td>Generally flat</td>
</tr>
<tr>
<td>Boat Slips/Docks</td>
<td></td>
</tr>
<tr>
<td>Seawall</td>
<td></td>
</tr>
<tr>
<td>Boat Lift/Crane</td>
<td></td>
</tr>
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</table>

<table>
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<tr>
<th>Special Features or Conditions</th>
<th>Environmental</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bid No. 35 (KK River). Seasonal storage leases in place.</td>
<td>Unknown</td>
</tr>
<tr>
<td>676.89 LF water frontage on Kinnickinnic River (KK River dredged in 2010/2011)</td>
<td>WWII shipyard</td>
</tr>
</tbody>
</table>

All information is furnished from sources judged to be reliable; however, no guarantee is made as to its accuracy or completeness.
PHOTOS (MILWAUKEE MARINA/BOAT YARD SITE)
HARBOR DISTRICT PROPERTY (harbordistrict.org)

HARBOR DISTRICT MISSION: “To achieve a world class revitalization of Milwaukee’s harbor that sets the standard for how waterfronts work – economically, environmentally, and socially – for the next century”.

Harbor District Web Site Map
[https://www.google.com/maps/d/viewer?mid=1yi3Xb4BeR4667tGYozoAiltGKCo&usp=sharing](https://www.google.com/maps/d/viewer?mid=1yi3Xb4BeR4667tGYozoAiltGKCo&usp=sharing)
AREA DEVELOPMENT AND LANDMARKS

1. Restaurant Depot
2. 291 Unit "Stitchweld" Apartments
3. Iron Horse Hotel
4. Freshwater Plaza Development (mixed use)
5. Rockwell Automation Headquarters
6. Aurora Healthcare Headquarters
7. Harley Davidson Museum & Restaurant
8. Amtrak Station & Intermodal Terminal
9. Milwaukee Institute of Art & Design (MIAD)
10. Henry Maier Festival Grounds (Summerfest Grounds)
11. UWM Great Lakes Water Institute
12. Lake Express High Speed Ferry Terminal
## DEMOGRAPHICS

<table>
<thead>
<tr>
<th></th>
<th>1 Mile</th>
<th>3 Miles</th>
<th>5 Miles</th>
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<tbody>
<tr>
<td><strong>Population</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2018</td>
<td>26,615</td>
<td>177,082</td>
<td>398,882</td>
</tr>
<tr>
<td>2023</td>
<td>26,667</td>
<td>177,446</td>
<td>397,959</td>
</tr>
<tr>
<td><strong>Households</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2018</td>
<td>8,873</td>
<td>66,246</td>
<td>159,886</td>
</tr>
<tr>
<td>2023</td>
<td>8,895</td>
<td>66,607</td>
<td>159,565</td>
</tr>
<tr>
<td><strong>Average Household Income</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2018</td>
<td>$44,508</td>
<td>$56,594</td>
<td>$56,925</td>
</tr>
<tr>
<td>2023</td>
<td>$48,914</td>
<td>$63,696</td>
<td>$63,640</td>
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DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

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

[DISCLOSURE TO CUSTOMERS] You are a 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:

(a) The duty to provide brokerage services to you fairly and honestly.

(b) The duty to exercise reasonable skill and care in providing brokerage services to you.

(c) 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.

(d) 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 lines 42-51).

(e) 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 lines 23-41).

(f) The duty to safeguard trust funds and other property held by the Firm or its Agents.

(g) 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 the duties owed 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 and 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 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 Wis. Stat. § 452.01(5g) (see lines 42-51).

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 are aware of what specific information you consider confidential, you may
list that information below (see lines 35-41) 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 you consider to be confidential.

CONFIDENTIAL INFORMATION:

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

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.

NOTICE ABOUT SEX OFFENDER REGISTRY 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 telephone at 608-240-5830.

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

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