

# 5055

LYDELL CORPORATE CENTER  
NORTH LYDELL AVENUE  
GLENDALE, WI 53217

*OFFERED BY TRANSWESTERN  
EXCLUSIVE LISTING AGENT*

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## OFFERING SUMMARY

|                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| The Offering                     | Transwestern, on behalf of owner, is offering for sale a 100% fee simple interest in the Lydell Corporate Center located at 5055 North Lydell Avenue in progressive Glendale, Wisconsin. Built in 1956 and renovated in 2002, this affordable office property on over 15 acres is a rare large parcel ready for your redevelopment vision, new tenants/owner-occupants, or both. Located in the Milwaukee MSAs highly desired Northshore area, the Property is a quick drive from downtown and steps from bustling retail and attractive residential neighborhoods.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Target Audience                  | Redevelopment; full or partial owner-occupancy or re-tenant/investment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Building Name & Property Address | Lydell Corporate Center<br>5001-5055 North Lydell Avenue, Glendale, WI 53217                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Property Parcel Size             | 15.55 acres per 2016 survey; 14.40 acres per municipal data                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Building Size                    | +277,000 GSF (+217,000 gsf office space; + 61,000 gsf warehouse/flex space)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Year Built                       | 1956; Renovated 2002.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Possession                       | Immediate                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Existing Tenants                 | Yes; one 13,000sf tenant expiring 12/8/2023 sf.; 2 others month to month in warehouse area                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Offering Price                   | \$5,900,000 (\$21.30/GSF)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Offering Highlights              | <ul style="list-style-type: none"> <li>Existing (mostly) single story Class B Institutional grade office building with flex/warehouse space</li> <li>Institutional grade facility previously home to Manpower, Johnson Controls, Empower Retirement, HSA<br/>Bank and other quality national and local firms</li> <li>High ceiling "loft like" office space with attractive mix of open workstation areas &amp; offices and conference rooms</li> <li>Specialized existing features include commercial grade kitchen, data room, and back up generator.</li> <li>+277,000 gsf (217,000 sf office; 61,000 sf flex/warehouse)</li> <li>Vacant &amp; available except as noted above</li> <li>Multi-tenant or single user layout flexibility</li> <li>Ample on-site surface parking</li> <li>Fabulous Northshore location minutes from downtown Milwaukee</li> <li>Easy access to I43 &amp; east/west transportation arterials</li> <li>Investment, redevelop, or occupy</li> <li>Vibrant Bayshore/Port Washington retail trade area</li> <li>Coveted demographics &amp; amenities</li> <li>Adjacent and/or proximate to the Oak Leaf Trail (biking, running, walking), Estabrook Park, Lincoln Park and Brown Deer (PGA stop) golf courses, the Milwaukee River, Lake Michigan, and more.</li> <li>The Northshore area is home to Johnson Controls, Cardinal Stritch University, University School of Milwaukee, Ascension Healthcare, Koss Corporation, Boelter Corporation, Sprecher Brewing and others</li> </ul> |
| Seller Documents                 | Except for CADD file, seller documents and financial data beyond those provided in this Offering Memorandum to be shared subject to an executed Purchase & Sale Contract.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

## OFFERING SUMMARY

### Guidelines

All offers should include the following

Following the distribution of materials, Transwestern, will be available to assist prospective buyers and their vendors with on-site inspections of the property and review of the information contained in the Offering Memorandum.

- The offer price; earnest money; contingencies or other conditions of sale, and closing date
- A description of the investor/s and its source of capital for the acquisition
- A statement describing the nature of buyers interest in the property

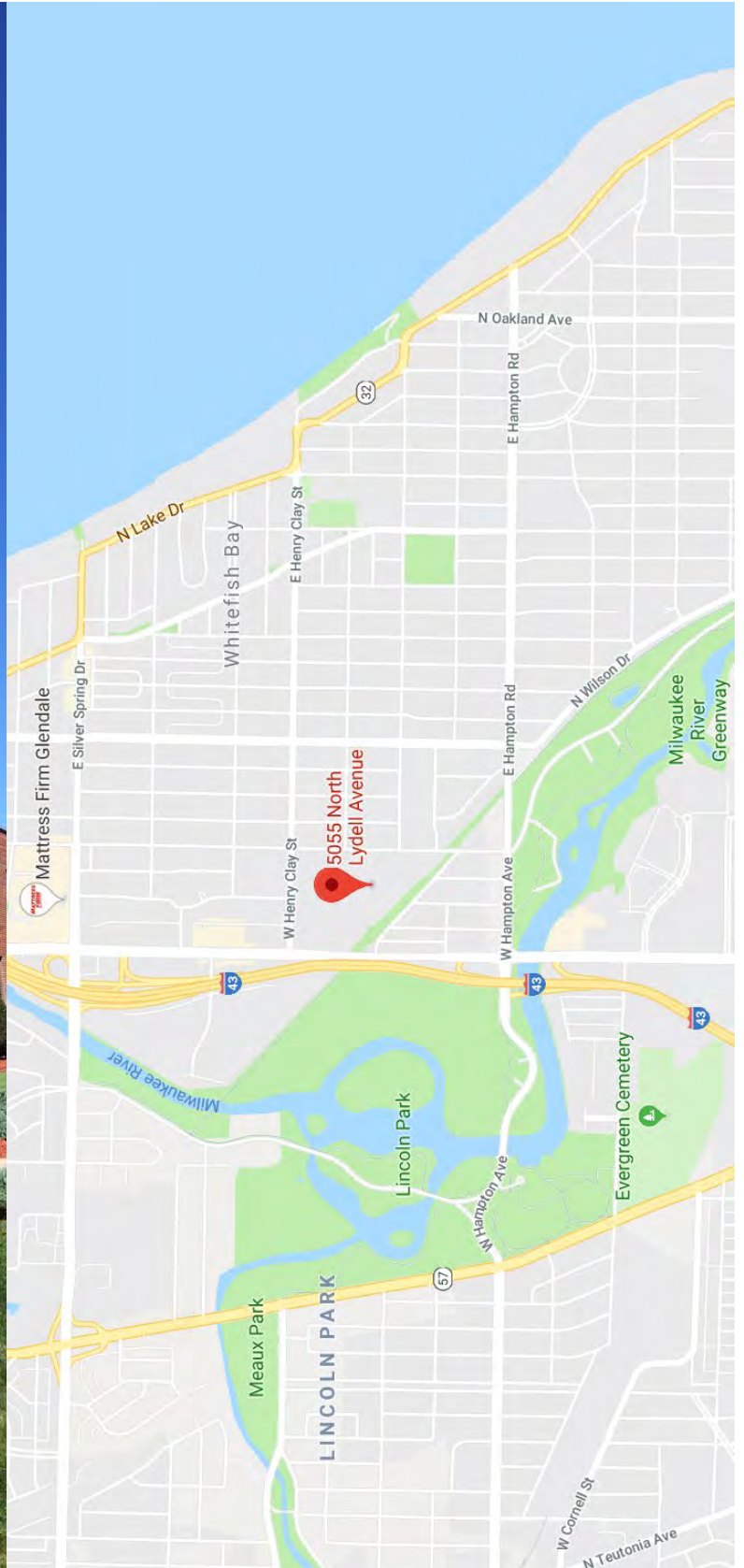
*All information is furnished from sources judged to be reliable; however, no guarantee is made as to its accuracy or completeness.*

## PROPERTY SPECIFICATIONS

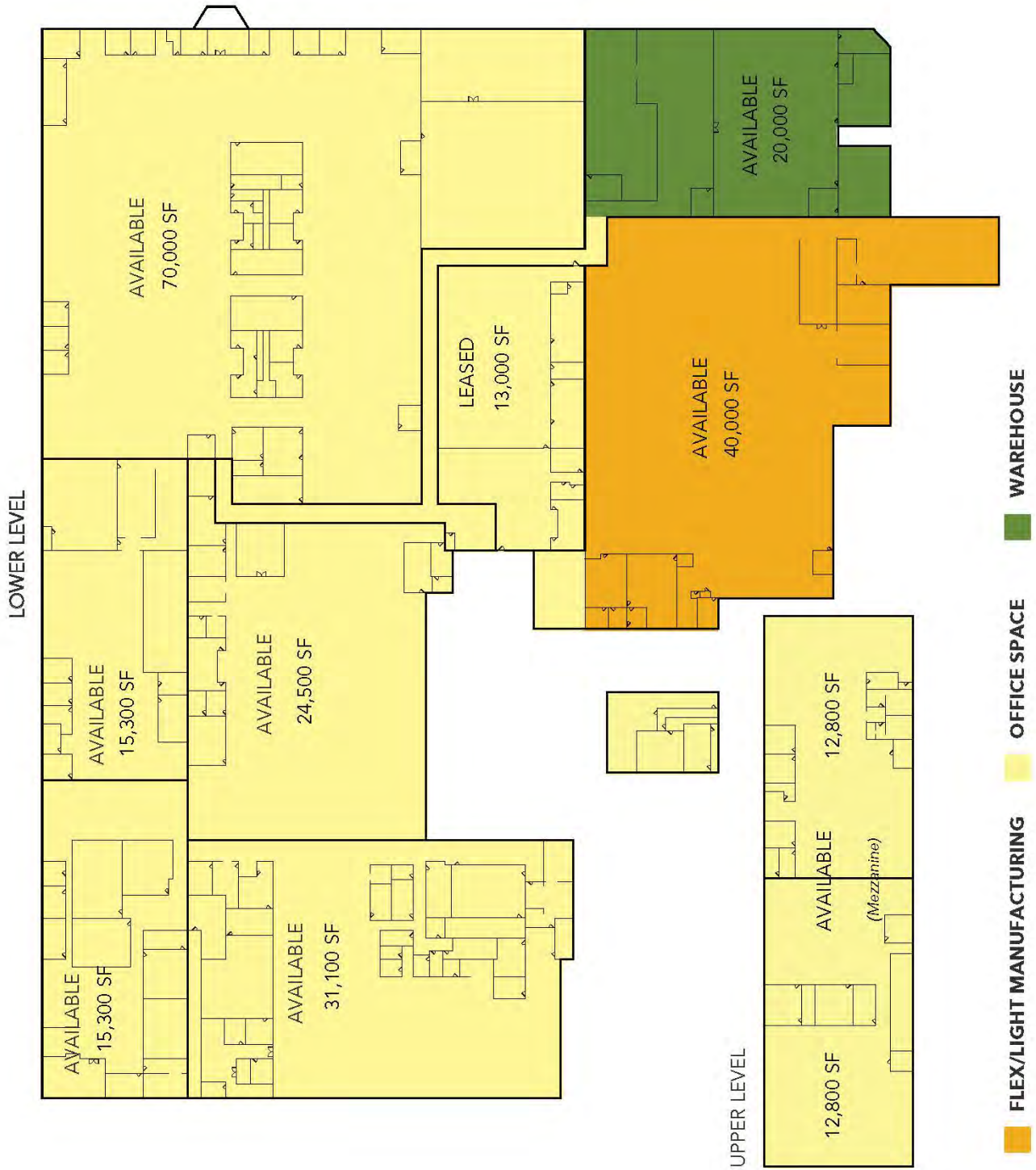
|                             |                                                                                                                                                                                                                                                                 |
|-----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Location                    | 5001-5055 North Lydell Avenue, Glendale, Wisconsin 53217                                                                                                                                                                                                        |
| Legal Description           | See attached tax bill                                                                                                                                                                                                                                           |
| Zoning                      | B-1, Local Business District, Sub Area A-<br>(See Section 13.1.34 within this link) <a href="https://www.glendale-wi.org/DocumentCenter/View/58/Title-13---Zoning-PDF?bidId">https://www.glendale-wi.org/DocumentCenter/View/58/Title-13---Zoning-PDF?bidId</a> |
| Special Assessments/TID     | None.                                                                                                                                                                                                                                                           |
| Floodplain                  | No. Per FEMA, the property is located in Zone X, Map #55079C0081E dated 9/26/2008 and is outside the 500 year floodplain.                                                                                                                                       |
| Tax Key                     | 2038995004                                                                                                                                                                                                                                                      |
| Assessed Value (2018)       | \$7,723,000                                                                                                                                                                                                                                                     |
| Real Estate Taxes (2018)    | \$214,204 (\$.77/sf)                                                                                                                                                                                                                                            |
| Construction Type           | Masonry, Steel, Timber frame                                                                                                                                                                                                                                    |
| Parking                     | As striped, 874 surface spaces (850 standard spaces; 4 ADA spaces). Additional spaces are possible with restriping existing surface lots and/or acquiring the adjacent 1.96 acre parcel (separately listed).                                                    |
| Shipping & Receiving        | 1 recessed dock w/leveler; 3 at-grade overhead doors                                                                                                                                                                                                            |
| Roof                        | Single ply rubber membrane system over insulation on a structural metal deck throughout except for pitched metal panel over mill deck in high bay clear span warehouse area.                                                                                    |
| Floor Load                  | Believed sufficient for current office& warehouse/flex use (originally Sunbeam/Oster manufacturing facility)                                                                                                                                                    |
| Floor Heights               | 8' in 2 story east building; 15' to 22' in single story first floor office areas; 24' in north warehouse area                                                                                                                                                   |
| Elevator - Passenger        | One (1) Otis 2100#/12 person passenger elevator services the eastern 2 story building.                                                                                                                                                                          |
| Utilities                   | Gas Provided by WE Energies<br>Electric Provided by WE Energies<br>Water Municipal (Glendale Water Utility, City of Glendale)<br>Sewer Municipal (MMSD – Metropolitan Milwaukee Sewerage District)                                                              |
| Electrical                  | 3 phase/480V/1600 amp service                                                                                                                                                                                                                                   |
| HVAC                        | Roof mounted HVAC units of varying ages; suspended gas-fired unit heaters in warehouse area                                                                                                                                                                     |
| A/C – Data Center           | Data center with Onan backup (generator) system and dedicated fire suppression system.                                                                                                                                                                          |
| Commercial Kitchen          | The building offers a commercial grade kitchen                                                                                                                                                                                                                  |
| Life Safety/Fire Protection | Fire alarm system and fully sprinklered (wet system; except data room w/FM 200 fire suppression system)                                                                                                                                                         |
| Security                    | The building and premises have electronic passcard access at all exterior doors & selected interior areas including motion detectors and cameras (previously installed by tenants).                                                                             |
| Data Center                 | Fully equipped data center room with 1999 Cummins back up generator, model Onan 80 kW Generator (GGHC-3379429), Mitsubishi UPS (Model 2033A 40kva), and Liebert System 3 HVAC system.                                                                           |
| Internet Broadband          | Yes                                                                                                                                                                                                                                                             |

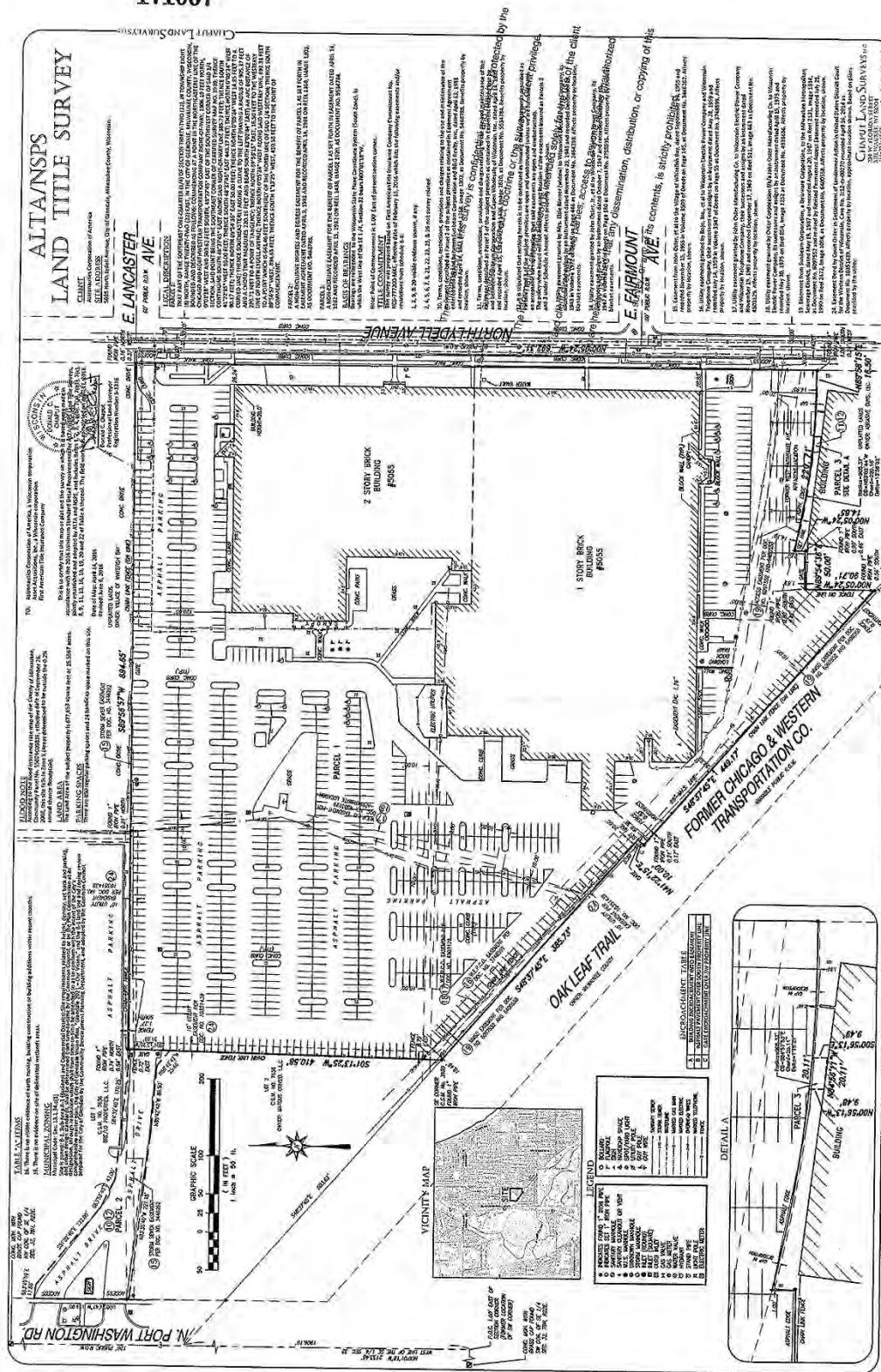
## PROPERTY DATA

## LOCATION MAP



# FLOOR PLAN





## PROPERTY AERIAL VIEW

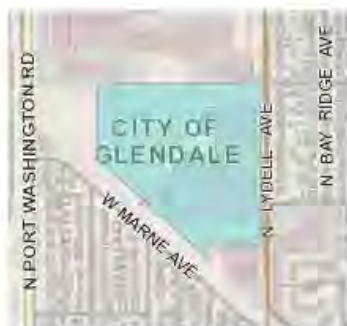


# PARCEL REPORT

## Milwaukee County Land Information Parcel Report

TAXKEY: 2038995004

Report generated 9/3/2019 1:29:01 PM



Parcel location within Milwaukee County



Selected parcel highlighted

### Parcel Information

TAXKEY: 2038995004

Record Date: 12/31/2017

Owner(s): ASSET ACQUISITIONS, INC.

Address: 5055 N LYDELL AVE

Municipality: Glendale

Acres: 0.00

Assessed Value: \$7,723,000

Land Value: \$5,000,000

Improvement Value: \$2,723,000

Parcel Description: COMMERCIAL

Zoning Description: Commercial or Business Park

Legal Description: PT OF N 12 ACS OF S 60 ACS OF W 1/2 OF SE 1/4 SEC. 32-8-22, LYING ELY OF RR ROW. ALSO COM ELY LI OF RR ROW 1591.97' N OF S LI SD 1/4 SEC. TH E 924.60', S 495.09', W 47.08', NWLY ON CURVE 220.08', S 149.52' NWLY 516.62', NELY 10.00', NWLY TO P.O.B. EXC. CSM NO. 3989 & PART CONVEYED IN DOC. NO. 5534783.

School District: NICOLET UNION HIGH

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

# REAL ESTATE TAX BILL

## 2018 Real Estate Tax Summary

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|                                                            |        |                                                                                   |                     |
|------------------------------------------------------------|--------|-----------------------------------------------------------------------------------|---------------------|
| Parcel #: 2038995004                                       |        | 231 - CITY OF GLENDALE                                                            |                     |
| Alt. Parcel #:                                             |        | MILWAUKEE COUNTY, WISCONSIN                                                       |                     |
| Tax Address:<br>NOT AVAILABLE                              |        | Owner(s): O = Current Owner, C = Current Co-Owner<br>O - ASSET ACQUISITIONS, INC. |                     |
| Districts: SC = School, SP = Special                       |        | Property Address(es): * = Primary                                                 |                     |
| Type                                                       | Dist # | Description                                                                       | * 5055 N LYDELL AVE |
| SC                                                         | 2184   | GLENDALE-RIVER HILLS                                                              |                     |
| SC                                                         | 2177   | NICOLET UNION HIGH                                                                |                     |
| SP                                                         | 5020   | SALES TAX CREDIT                                                                  |                     |
|                                                            |        | MMSD                                                                              |                     |
| Abbreviated Description: Acres: 0.000                      |        | Parcel History:                                                                   |                     |
| (See recorded documents for a complete legal description.) |        | Date                                                                              | Doc #               |
| PT OF N 12 ACS OF S 60 ACS OF W 1/2 OF                     |        | 03/04/1996                                                                        | 7187939             |
| SE 1/4 SEC. 32-8-22, LYING ELY OF RR                       |        | 10/10/1990                                                                        | 6425380             |
| ROW. ALSO COM ELY LI OF RR ROW 1591.97'                    |        |                                                                                   | 2499/0224           |
| N OF S LI SD 1/4 SEC. TH E 924.60', S                      |        |                                                                                   | DEED                |
| 495.09', W 47.08', NWLY ON CURVE                           |        |                                                                                   | DEED                |
| 220.08', S 149.52' NWLY 516.62', NELY                      |        |                                                                                   |                     |
| 10.00', NWLY TO P.O.B. EXC. CSM NO. 3989                   |        |                                                                                   |                     |
| more...                                                    |        |                                                                                   |                     |
| Plat: * = Primary                                          |        | Tract: (S-T-R 40% 160% GL)                                                        |                     |
| * N/A-NOT AVAILABLE                                        |        | Block/Condo Bldg:                                                                 |                     |
|                                                            |        | 32-08N-22E                                                                        |                     |

|                         |  |                           |            |              |            |
|-------------------------|--|---------------------------|------------|--------------|------------|
| Tax Bill #:             |  | Net Mill Rate 0.000000000 |            | Installments |            |
|                         |  | Gross Tax 229,890.88      |            | End Date     |            |
|                         |  | School Credit 15,607.11   |            | Total        |            |
| Land Value 5,000,000    |  | Total 214,283.77          |            | 1            | 01/31/2019 |
| Improve Value 2,723,000 |  | First Dollar Credit 79.64 |            | 2            | 03/31/2019 |
| Total Value 7,723,000   |  | Lottery Credit 0.00       |            | 3            | 05/31/2019 |
| Ratio 0.0000            |  | Net Tax 214,204.13        |            |              |            |
| Fair Mkt Value 0        |  |                           |            |              |            |
|                         |  | Amt Due                   | Amt Paid   | Balance      |            |
| Net Tax                 |  | 214,204.13                | 214,204.13 | 0.00         |            |
| Special Assmnt          |  | 0.00                      | 0.00       | 0.00         |            |
| Special Chrg            |  | 0.00                      | 0.00       | 0.00         |            |
| Delinquent Chrg         |  | 0.00                      | 0.00       | 0.00         |            |
| Private Forest          |  | 0.00                      | 0.00       | 0.00         |            |
| Woodland Tax            |  | 0.00                      | 0.00       | 0.00         |            |
| Managed Forest          |  | 0.00                      | 0.00       | 0.00         |            |
| Prop. Tax Interest      |  | 0.00                      | 0.00       | 0.00         |            |
| Spec. Tax Interest      |  | 0.00                      | 0.00       | 0.00         |            |
| Prop. Tax Penalty       |  | 0.00                      | 0.00       | 0.00         |            |
| Spec. Tax Penalty       |  | 0.00                      | 0.00       | 0.00         |            |
| Other Charges           |  | 0.00                      | 0.00       | 0.00         |            |
| TOTAL                   |  | 214,204.13                | 214,204.13 | 0.00         |            |

|                                    |           |      |           |
|------------------------------------|-----------|------|-----------|
| Payment History: (Posted Payments) |           |      |           |
| Date                               | Receipt # | Type | Amount    |
| 01/24/2019                         | 28645     | T    | 72,829.41 |
| 04/01/2019                         | 30579     | T    | 70,687.36 |
| 05/28/2019                         | 31158     | T    | 70,687.36 |

Key: Payment Type: A-Adjustment, B-Write Off Bankrupt, D-Write Off Deeded, Q-Quit Claim, R-Redemption, T-Tax

## 2018 Real Estate Tax Summary

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|                      |                             |
|----------------------|-----------------------------|
| Parcel #: 2038995004 | 231 - CITY OF GLENDALE      |
| Alt. Parcel #:       | MILWAUKEE COUNTY, WISCONSIN |

Abbreviated Description: cont.

\* PART CONVEYED IN DOC. NO. 5521727

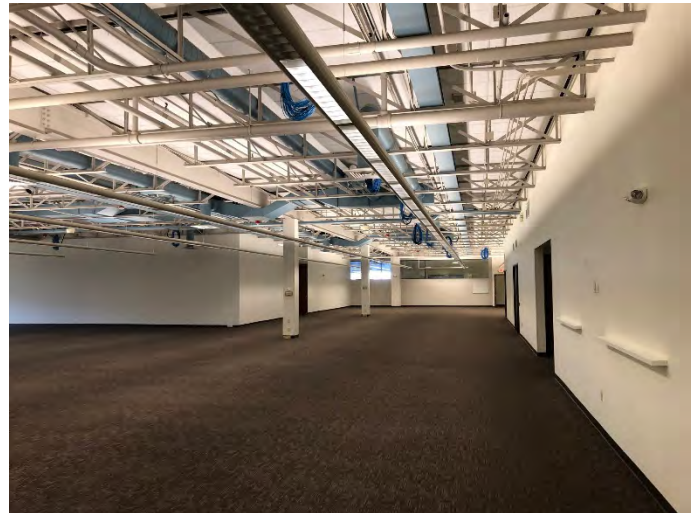
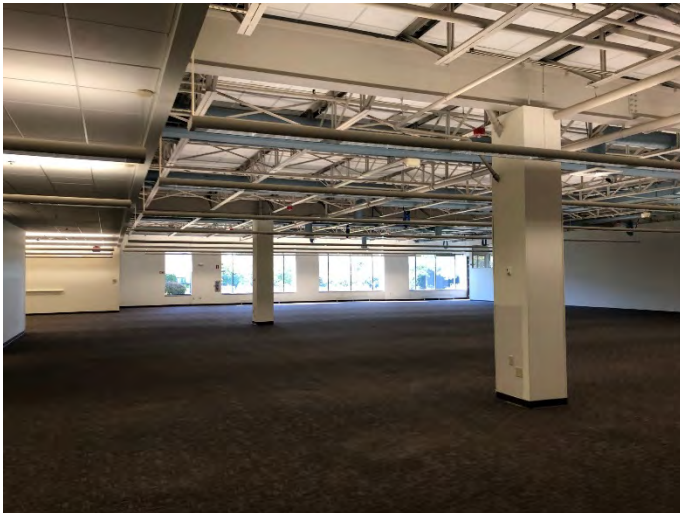
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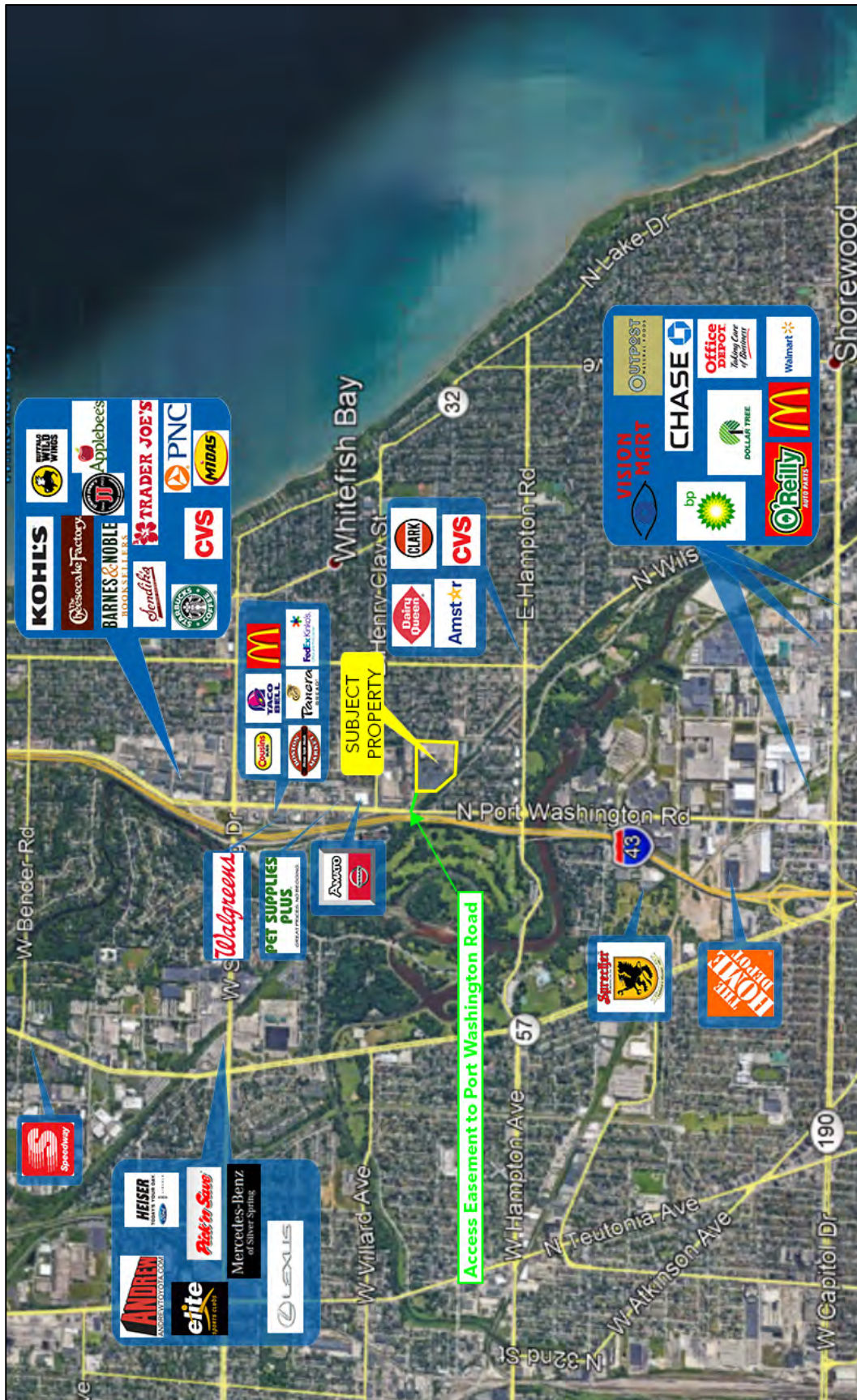
## PROPERTY PHOTOS



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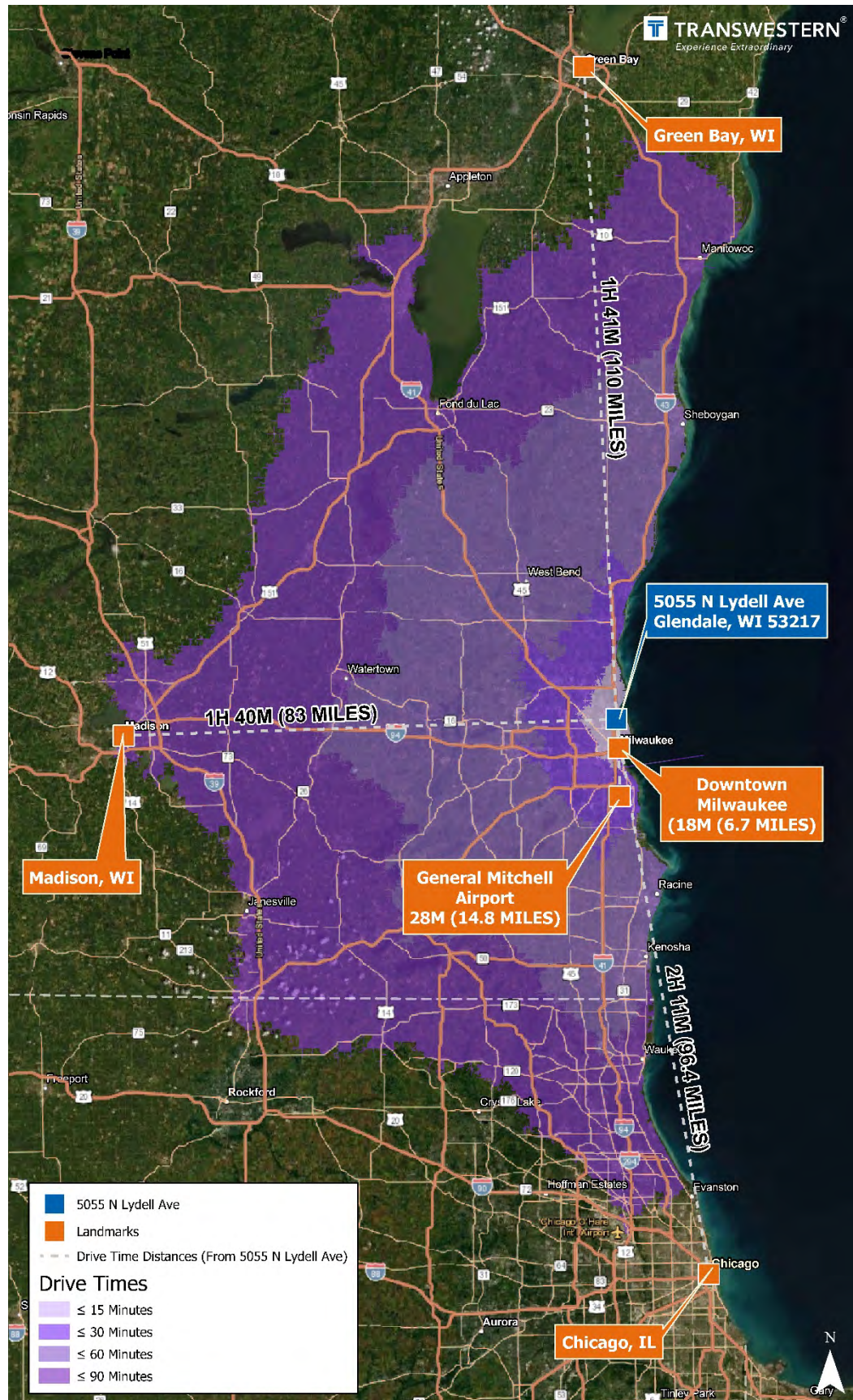


## RETAILER MAP & AMENITIES

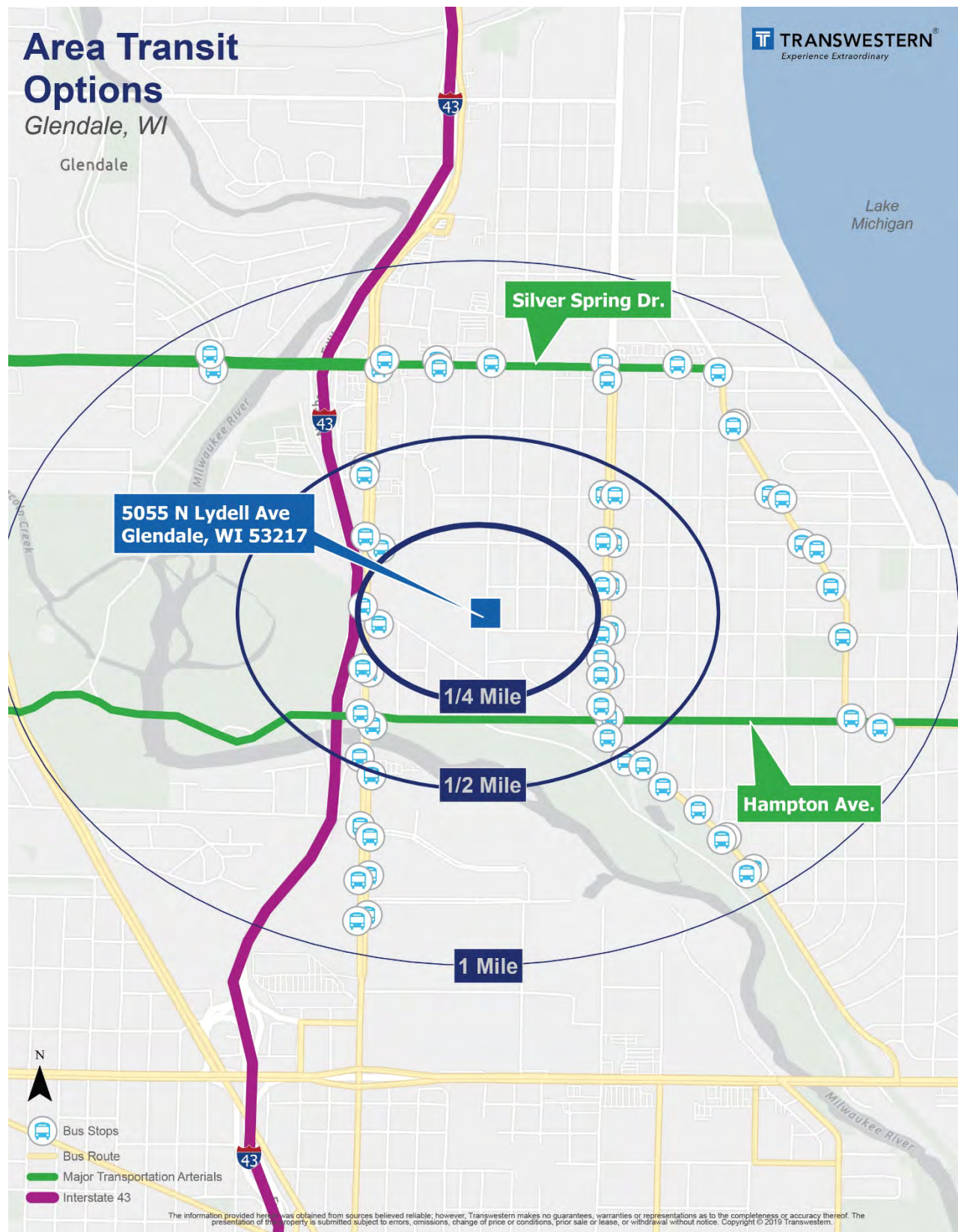


## LOCATION OVERVIEW

## DRIVE TIME ANALYSIS



## PUBLIC TRANSPORTATION



# MILWAUKEE OVERVIEW

## MILWAUKEE OVERVIEW

Milwaukee is the largest city in the state of Wisconsin and the fifth-largest city in the Midwestern United States. The seat of the eponymous county, it is on Lake Michigan's western shore. Ranked by estimated 2014 population, Milwaukee was the 31st largest city in the United States. The city's estimated population in 2017 was 595,351. Milwaukee had grown to become one of the largest cities in the United States. Its population peaked at 741,324. In 1960, the Census Bureau reported city's population as 91.1% white and 8.4% black.

By the late 1960s, Milwaukee's population had started to decline as people moved to suburbs, aided by federal subsidies of highways. They moved to take advantage of new housing. Milwaukee had a population of 636,212 by 1980, while the population of the overall metropolitan area increased. Given its large immigrant population and historic neighborhoods, Milwaukee avoided the severe declines of some of its fellow "rust belt" cities.

Since the 1980s, the city has begun to make strides in improving its economy, neighborhoods, and image, resulting in the revitalization of neighborhoods such as the Historic Third Ward, Lincoln Village, the East Side, and more recently Walker's Point and Bay View, along with attracting new businesses to its downtown area. These efforts have substantially slowed the population decline and have stabilized many parts of Milwaukee.

Milwaukee was once the home to four of the world's largest beer breweries (Schlitz, Blatz, Pabst, and Miller), and was the number one beer producing city in the world for many years. Despite the decline in its position as the world's leading beer producer after the loss of two of those breweries, Miller Brewing Company remains a key employer by employing over 2,200 of the city's workers. Because of Miller's position as the second-largest beer-maker in the U.S., the city remains known as a beer town. The city and surrounding areas are seeing a resurgence in microbreweries, nanobreweries and brewpubs with the craft beer movement.



Three beer brewers with Wisconsin operations made the 2009 list of the 50 largest beer makers in the United States, based on beer sales volume. Making the latest big-breweries list from Wisconsin is MillerCoors at No. 2. MillerCoors is a joint venture formed in 2008 by Milwaukee-based Miller Brewing Co. and Golden, Colorado-based Molson Coors Brewing Company. The Minhas Craft Brewery in Monroe, Wisconsin, which brews Huber, Rhinelander and Mountain Crest brands, ranked No. 14 and New Glarus Brewing Company, New Glarus, Wisconsin, whose brands include Spotted Cow, Fat Squirrel and Uff-da, ranked No. 32.

*Happy Days* and *Laverne and Shirley*, two sitcoms that aired on ABC in the 1970s and 1980s, were set in Milwaukee, and often used the Milwaukee breweries as a backdrop for the storyline.

Milwaukee is the home to the international headquarters of six Fortune 500 companies: Johnson Controls, Northwestern Mutual, Manpower, Rockwell Automation, Harley-Davidson and Joy Global. Other companies based in Milwaukee include Briggs & Stratton, Alliance Federated Energy, Marshall & Ilsley (acquired by BMO Harris Bank in 2010), Hal Leonard, Wisconsin Energy, the American Society for Quality, A. O. Smith, Rexnord, Master Lock, American Signal Corporation, GE Healthcare Diagnostic Imaging and Clinical Systems and MGIC Investments. The Milwaukee metropolitan area ranks fifth in the United States in terms of the number of Fortune 500 company headquarters as a share of the population. Milwaukee also has a large number of financial service firms, particularly those specializing in mutual funds and transaction processing systems, and a number of publishing and printing companies.

In the early 21st century, the city is undergoing its largest construction boom since the 1960s. Major new additions to the city in the past two decades include the Milwaukee Riverwalk, the Wisconsin Center, Miller Park, an expansion to the Milwaukee Art Museum, Milwaukee Repertory Theater, and Pier Wisconsin, as well as major renovations to the UW–Milwaukee Panther Arena. The Fiserv Forum opened in late 2018.

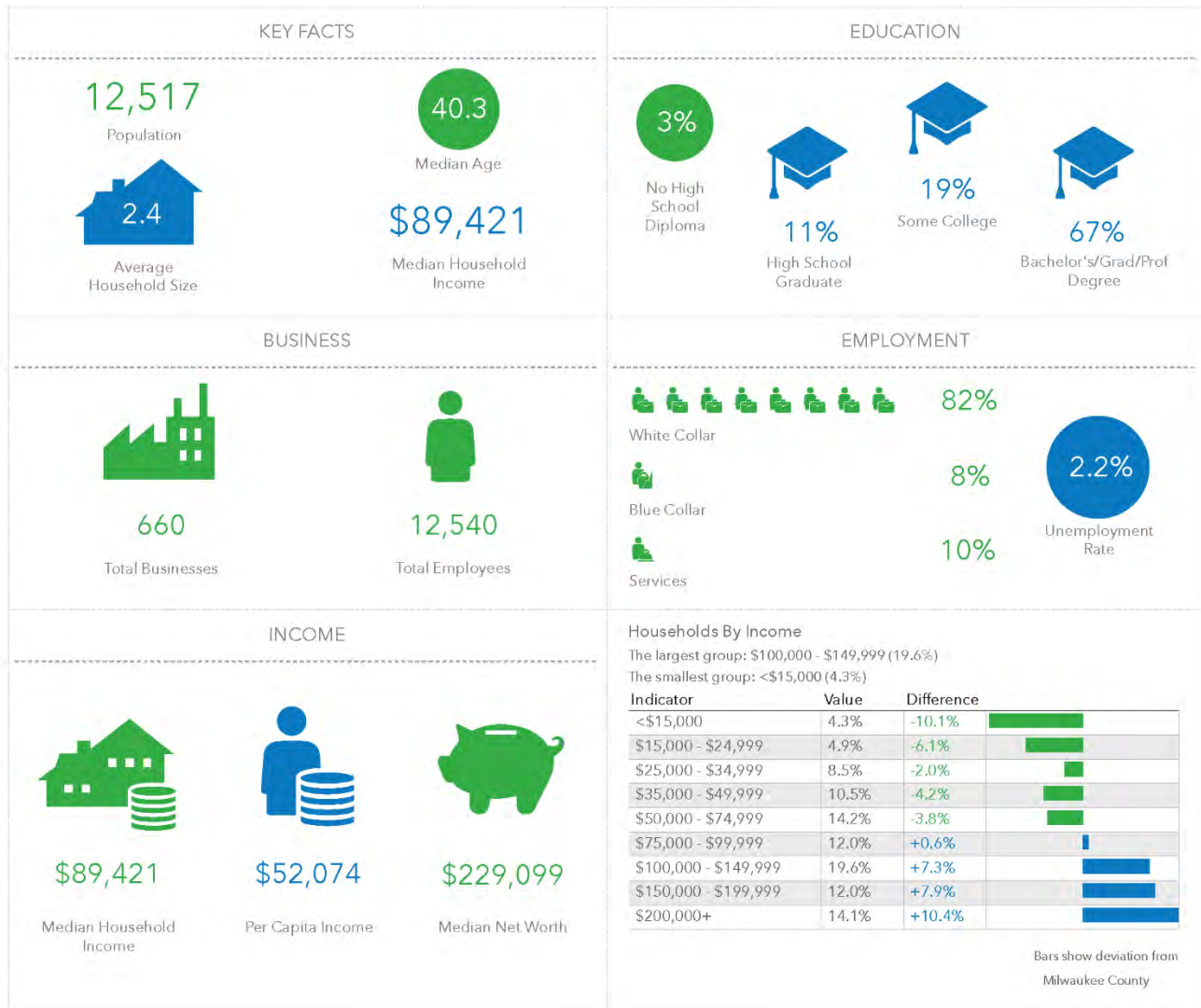
Source: <https://en.wikipedia.org/wiki/Milwaukee>

## DEMOGRAPHICS

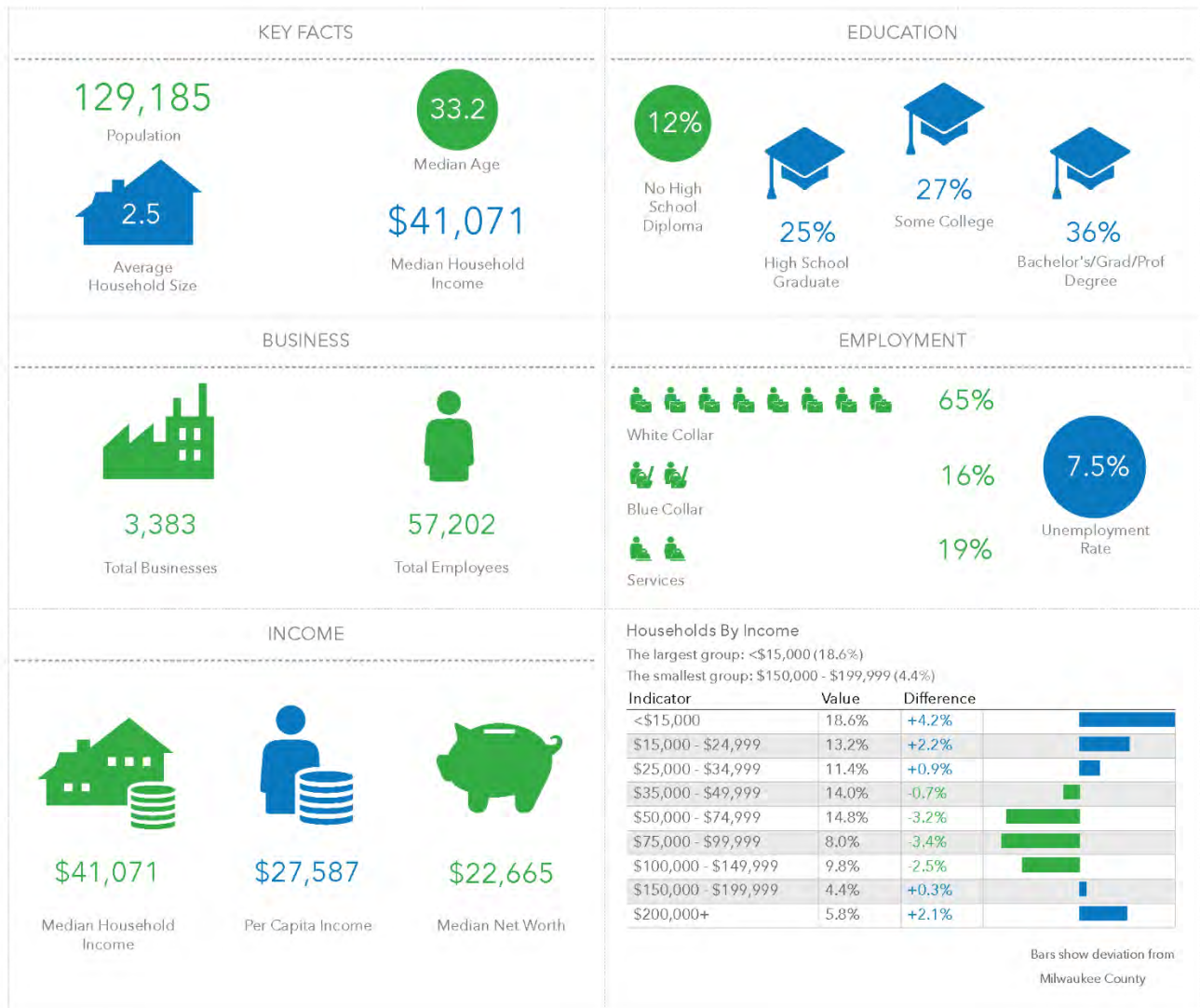
|                                           | 1 Mile    | 3 Miles  | 5 Miles  |
|-------------------------------------------|-----------|----------|----------|
| <b>POPULATION</b>                         |           |          |          |
| 2019 Estimated Population                 | 12,517    | 129,185  | 330,070  |
| 2024 Project Population                   | 12,477    | 128,968  | 332,500  |
| 2010 Census Population                    | 12,646    | 131,567  | 331,463  |
| Project Annual Growth 2019 – 2024         | 0.43%     | 0.43%    | 0.43%    |
| 2019 Median Age                           | 40.3      | 33.2     | 31.2     |
| <b>HOUSEHOLDS</b>                         |           |          |          |
| 2019 Estimated Households                 | 5,279     | 50,244   | 131,109  |
| 2024 Projected Households                 | 5,246     | 49,968   | 132,356  |
| 2010 Census Households                    | 5,367     | 51,145   | 130,739  |
| Projected Annual Growth 2019 – 2024       | 0.56%     | 0.43%    | 0.43%    |
| <b>RACE &amp; ETHNICITY</b>               |           |          |          |
| 2019 Estimated White                      | 82.3%     | 39.2%    | 35.9%    |
| 2019 Estimated Black or African American  | 7.2%      | 53.1%    | 53.9%    |
| 2019 Estimated Asian or Pacific Islander  | 6.3%      | 2.6%     | 4.9%     |
| 2019 Estimated American Indian            | 0.2%      | 0.4%     | 0.4%     |
| 2019 Estimated Other Races                | 1.0%      | 1.7%     | 1.8%     |
| 2019 Estimated Hispanic Origin (any race) | 5.1%      | 5.2%     | 5.4%     |
| <b>INCOME</b>                             |           |          |          |
| 2019 Estimated Average Household Income   | \$123,731 | \$70,727 | \$64,814 |
| 2019 Estimated Median Household Income    | \$89,421  | \$41,071 | \$40,071 |
| 2019 Estimated Per Capita Income          | \$52,074  | \$27,587 | \$26,135 |
| <b>BUSINESS</b>                           |           |          |          |
| 2019 Estimated Total Businesses           | 660       | 3,383    | 10,400   |
| 2019 Estimated Total Employees            | 12,540    | 57,202   | 174,600  |



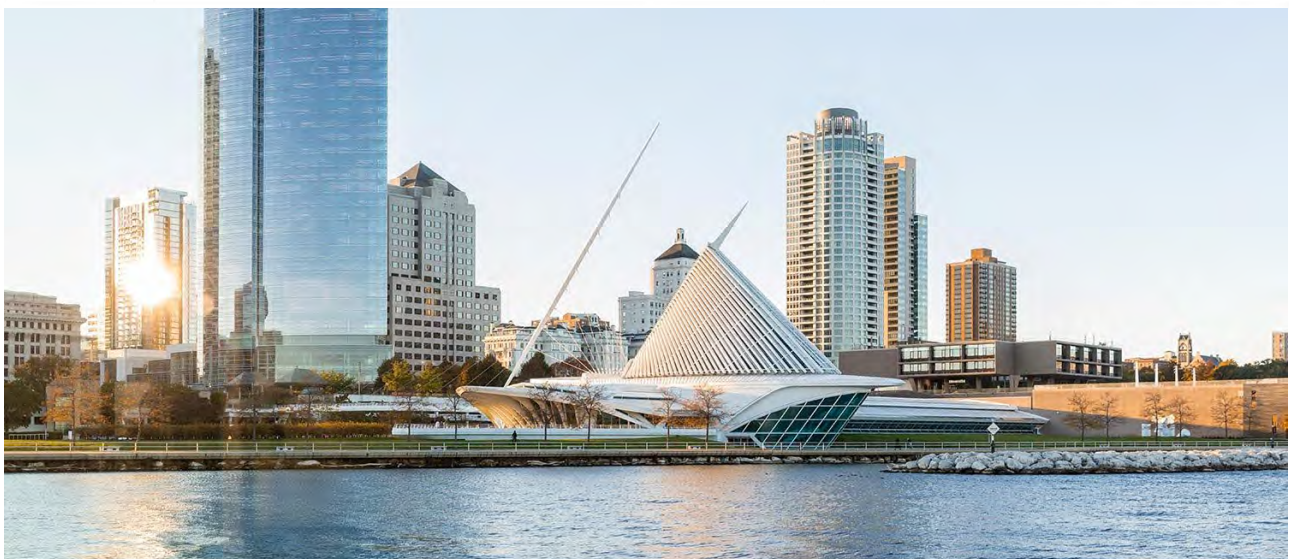
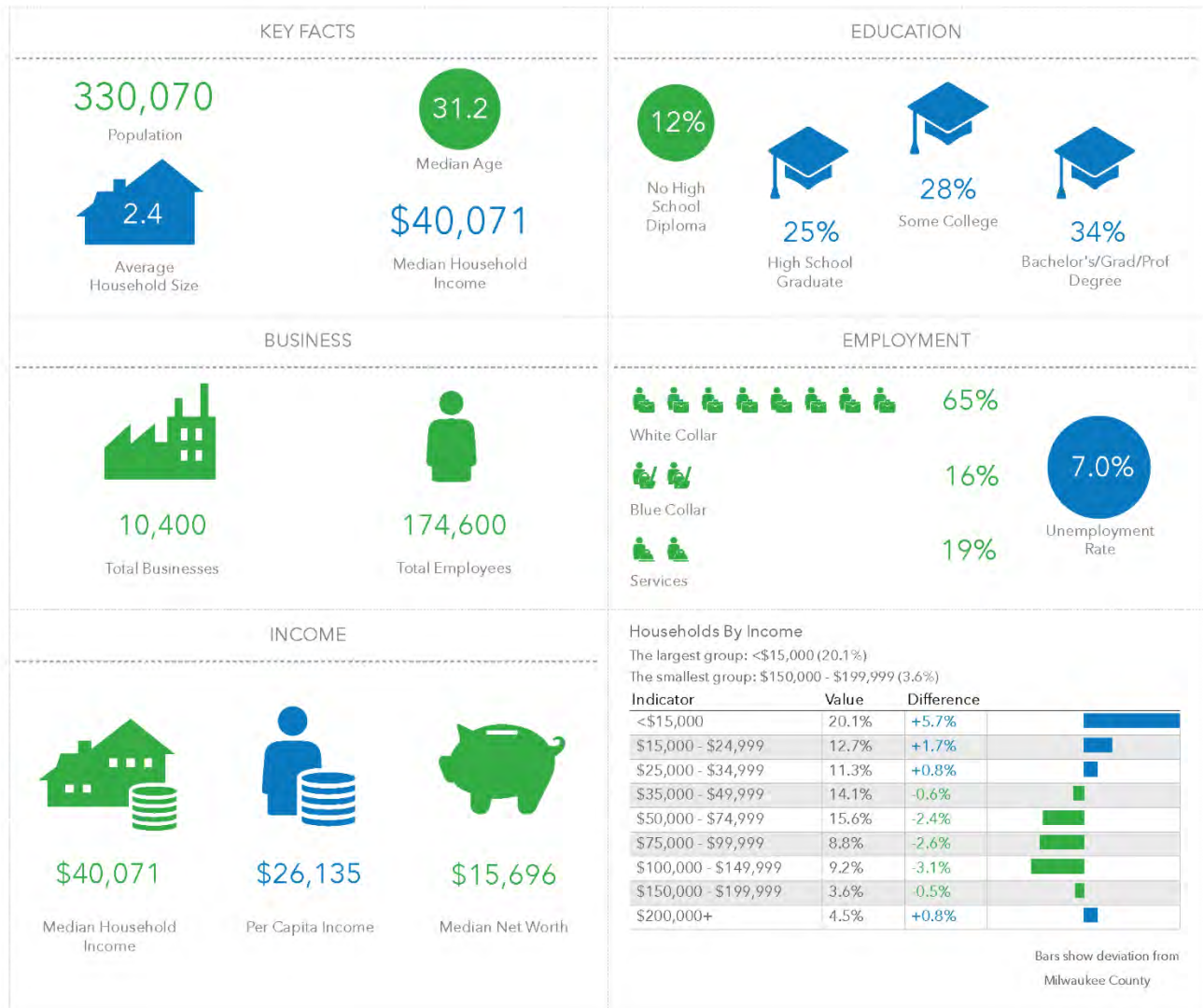
## KEY FACTS – 1 MILE



## KEY FACTS – 3 MILES



## KEY FACTS – 5 MILES



## 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  
2 following disclosure statement:

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

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

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

10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request  
11 it, unless disclosure of the information is prohibited by law.

12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the  
13 information is prohibited by law (see lines 42-51).

14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your  
15 confidential information or the confidential information of other parties (see lines 23-41).

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

17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the  
18 advantages and disadvantages of the proposals.

19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,  
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home  
21 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a  
22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

23 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the  
24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person  
25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to  
26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the  
27 Firm is no longer providing brokerage services to you.

28 The following information is required to be disclosed by law:

29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).

30 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection  
31 report on the property or real estate that is the subject of the transaction.

32 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may  
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a  
34 later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:** \_\_\_\_\_

36 \_\_\_\_\_

37 \_\_\_\_\_

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

39 \_\_\_\_\_

40 \_\_\_\_\_

41 \_\_\_\_\_ (Insert information you authorize to be disclosed, such as financial qualification information.)

42 **DEFINITION OF MATERIAL ADVERSE FACTS**

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

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

52 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons  
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at  
54 <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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