

FRANKLIN BUSINESS PARK

WHY CHOOSE FRANKLIN?

EXCELLENT LOCATION/TRANSPORTATION

- Interstate Highway I-94 located to the immediate east of the city, just over two miles from Franklin Business Park
- 385 trucking and warehouse businesses located in Milwaukee.
- Air service readily available at Milwaukee's Mitchell Field, just 1 1/2 miles northeast of Franklin, and Chicago's O'Hare International Airport 70 miles to the south.

CITY GOVERNMENT Municipal Services Utilities

- Mayor/Council form of government with appointed Business Administrator.
- Full time positions and departments include health, treasurer, assessor, building inspection, engineering, public works, fire and police.

EDUCATION

- Franklin's Public School System features 11 Elementary Schools, and three High Schools. 11 Private and Parochial elementary and secondary schools are also open in Franklin.
- More than 75% of Franklin students continue their education beyond the secondary level.
- Milwaukee boasts the University of Wisconsin-Milwaukee, Marquette University, Concordia College, Mount Mary College, Milwaukee Area Technical College, Milwaukee School of Engineering and other technical and vocational schools for post secondary education. Nearby Kenosha offers the University of Wisconsin-Parkside, Carthage College and Gateway Technical College, all providing qualified labor resources to business in the area.

QUALITY OF LIFE

- Housing choices include the full range from multi-family rental units through executive and professional estates in price ranges well below the national average. Housing starts have more than doubled in Franklin in the past decade, making it one of the fastest growing and most desirable communities in southeastern Wisconsin.
- Year-round cultural activities include Chicago and Milwaukee symphonies, numerous professional theater troupe and various dance groups.
- Sports enthusiasts can choose from Brewers, Bucks, Packers and Admirals in Milwaukee, and the Cubs, White Sox, Bears, Blackhawks, and Bulls in Chicago.
- Ethnic festivals abound, bringing music, dance and foods from around the world.
- Outdoor lovers will find bike trails, ski slopes, golf courses, parks, zoos, nature preserves, and the beautiful rolling hills of the Kettle Moraine area all nearby.
- Feel secure on uncongested streets with very low crime rate.

MLG Commercial

Commercial Real Estate Services Worldwide.

For More Information Contact:
Tony Baretta or Barry Chavin
13400 Bishop's Lane, Suite 100
Brookfield, WI 53005
www.mlgcommercial.com

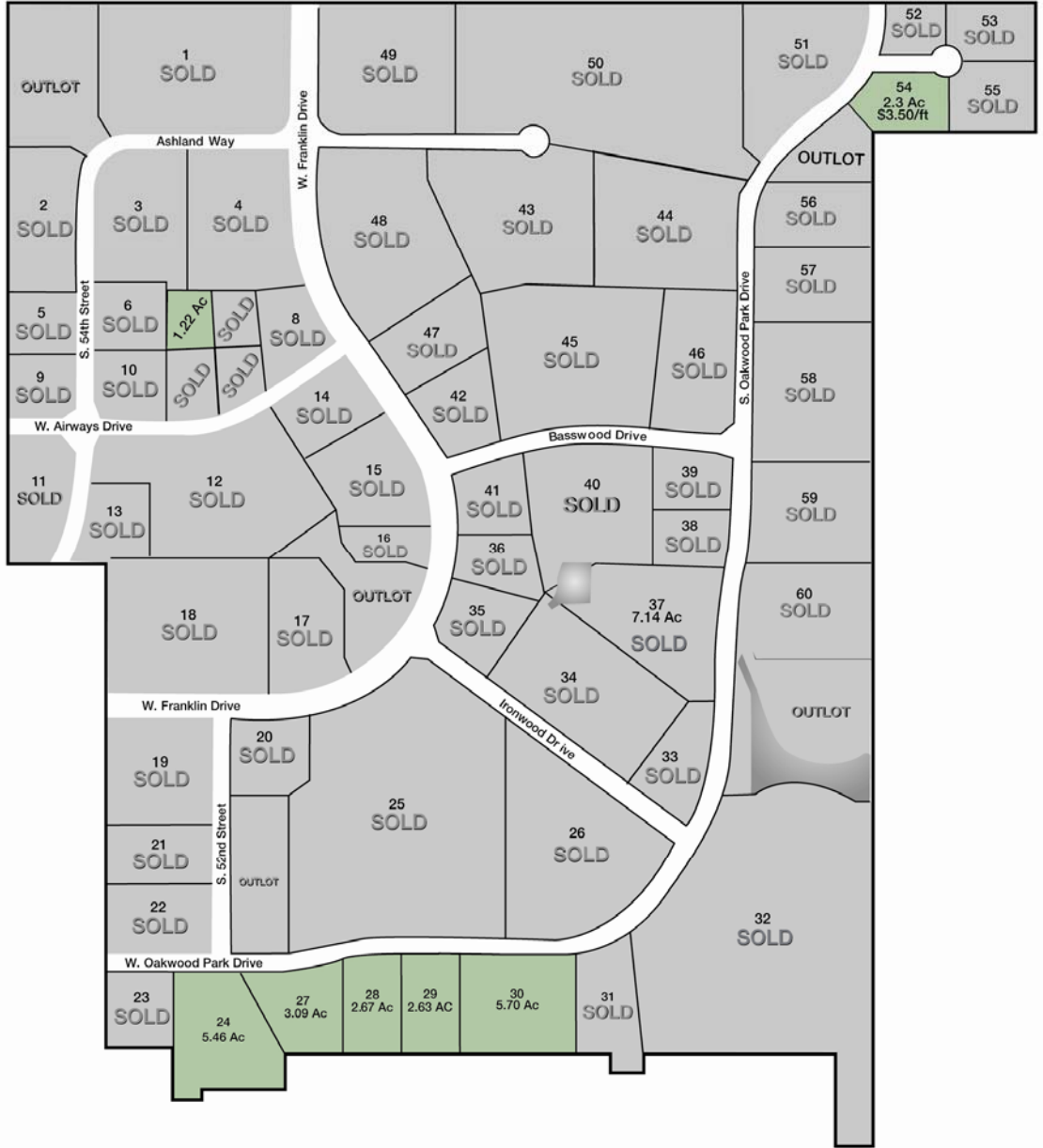
(262) 797-9400

Prospective Buyer/Tenant is hereby advised that: (1) Principals of NAI MLG Commercial ("NAI MLG") are also Principals of Owner; and (2) NAI MLG is acting solely as an agent of Owner and may receive a commission in connection with the sale or lease of the Property.

Information shown herein was furnished by sources deemed reliable and is believed to be accurate but no warranty or representation is made as to the accuracy thereof and is subject to correction. Prices are subject to change without notice.

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Sold parcels as of February 2010



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PRICING (as of February 2010)

Lot	Size	Price/Acre
1	12.72 Acres	Sold
2	5.35 Acres	Sold
3	6.02 Acres	Sold
4	7.92 Acres	Sold
5	1.16 Acres	Sold
6	2.46 Acres	Sold
7	5.72 Acres	Sold
8	2.50 Acres	Sold
9	2.12 Acres	Sold
10	2.39 Acres	Sold
11	3.55 Acres	Sold
12	12.35 Acres	Sold
13	2.60 Acres	Sold
14	2.96 Acres	Sold
15	4.43 Acres	Sold
16	1.65 Acres	Sold
17	4.23 Acres	Sold
18	9.97 Acres	Sold
19	5.26 Acres	Sold
20	2.83 Acres	Sold
21	3.02 Acres	Sold
22	3.63 Acres	Sold
23	2.60 Acres	Sold
24	5.46 Acres	\$99,900
25	25.00 Acres	Sold
26	11.30 Acres	Sold
27	3.09 Acres	\$99,900
28	2.67 Acres	\$99,900
29	2.63 Acres	\$99,900
30	5.70 Acres	\$99,900
31	3.37 Acres	Sold
32	26.00 Acres	Sold
33	3.29 Acres	Sold
34	9.08 Acres	Sold
35	3.01 Acres	Sold
36	2.10 Acres	Sold

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PRICING (Continued)

Lot	Size	Price/Acre
37	7.14 Acres	Sold
38	2.37 Acres	Sold
39	2.40 Acres	Sold
40	7.64 Acres	Sold
41	2.60 Acres	Sold
42	3.1 Acres	Sold
43	9.41 Acres	Sold
44	10.01 Acres	Sold
45	10.89 Acres	Sold
46	5.7 Acres	Sold
47	3.46 Acres	Sold
48	7.52 Acres	Sold
49	9.10 Acres	Sold
50	21.2 Acres	Sold
51	4.02 Acres	Sold
52	1.60 Acres	Sold
53	2.81 Acres	Sold
54	2.30 Acres	\$3.50/SF
55	2.25 Acres	Sold
56	3.94 Acres	Sold
57	4.02 Acres	Sold
58	7.75 Acres	Sold
59	5.90 Acres	Sold
60	5.94 Acres	Sold

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BROKER DISCLOSURE TO CUSTOMERS

1 Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

2 **BROKER DISCLOSURE TO CUSTOMERS**

3 You are a customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker
4 who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide
5 brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the
6 following duties:

- 7 The duty to provide brokerage services to you fairly and honestly.
- 8 The duty to exercise reasonable skill and care in providing brokerage services to you.
- 9 The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless
10 disclosure of the information is prohibited by law.
- 11 The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is
12 prohibited by law (**See Lines 55-63**).
- 13 The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the
14 confidential information of other parties (**See Lines 22-39**).
- 15 The duty to safeguard trust funds and other property the broker holds.
- 16 The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and
17 disadvantages of the proposals.

18 Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you
19 need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.

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

22 **CONFIDENTIALITY NOTICE TO CUSTOMERS**

23 BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION
24 OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL,
25 UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR
26 INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER
27 PROVIDING BROKERAGE SERVICES TO YOU.

28 THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:

- 29 1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (**SEE LINES 55-63**).
 - 30 2. ANY FACTS KNOWN BY THE BROKER 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 BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST
33 THAT INFORMATION BELOW (**SEE LINES 35-36**). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER
34 INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

35 **CONFIDENTIAL INFORMATION:** _____
36 _____

37 **NON-CONFIDENTIAL INFORMATION** (The following information may be disclosed by Broker): _____
38 _____

39 (INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)

40 **CONSENT TO TELEPHONE SOLICITATION**

41 I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may
42 call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we
43 withdraw this consent in writing.

44 **List Home/Cell Numbers:** _____

45 **SEX OFFENDER REGISTRY**

46 *Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the
47 Wisconsin Department of Corrections on the Internet at: <http://offender.doc.state.wi.us/public/> or by phone at 877-234-0085.*

48 BY INITIALING AND DATING BELOW I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS DISCLOSURE AND
49 THAT _____ and _____ are working
50 _____ Sales Associate ▲ _____ Firm Name ▲

51 as: (Owner's Listing Broker's Agent) (Buyer's/Tenant's Agent or Buyer's Broker's Agent) **STRIKE ONE** .

52 **INITIALING THIS FORM TO ACKNOWLEDGE RECEIPT DOES NOT CREATE ANY LEGAL OBLIGATIONS TO BROKER.**

53
54 Initials ▲ Date ▲ Print Name (optional) ▲ Initials ▲ Date ▲ Print Name (optional) ▲

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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NAI MLG Commercial 13400 Bishop's Ln Ste 100, Brookfield WI 53005-6237 Phone (262) 797-9400 Drafted by Attorney Richard J. Staff
Fax (262) 797-8940

55 **DEFINITION OF MATERIAL ADVERSE FACTS**

56 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
57 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect
58 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision
59 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
60 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce
61 the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
62 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
63 agreement made concerning the transaction.