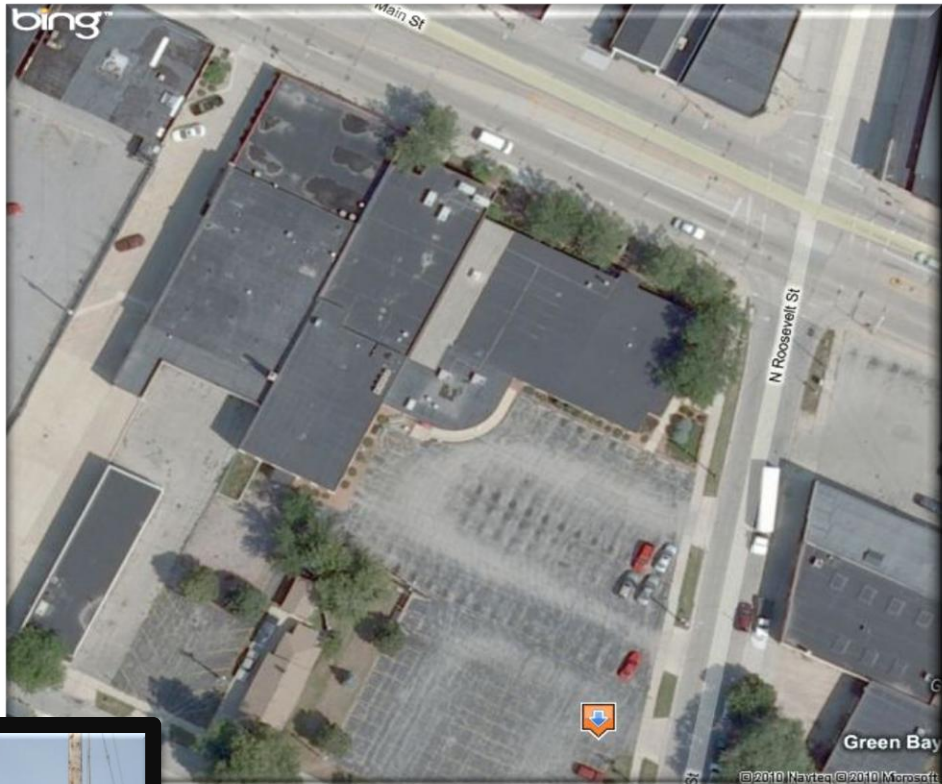


325 Roosevelt
Green Bay, WI 54301



VENTURE
COMMERCIAL

325 Roosevelt
Green Bay, WI 54301



\$1,150,000

The 33,000 Sq Ft Office Structure was constructed in stages between 1960 and 1990. The building has a split-level design. The first floor includes a large reception area, numerous private offices; open office area, meeting/conference room, employee break room, daycare with kitchen and two bathrooms, two public restrooms and six employee bathrooms. The lower level houses a computer lab, additional offices, classrooms and two bathrooms while the mezzanine central open office areas, private perimeter offices and two bathrooms. The third floor has all private offices.

920-499-5500

480 Pilgrim Way, Suite 1200

Green Bay, WI 54304

**Property
Type**

- Free standing building

Lot Size

- 1.62 Acres

**Year
Built**

- 1960-1990

**# of
Floors**

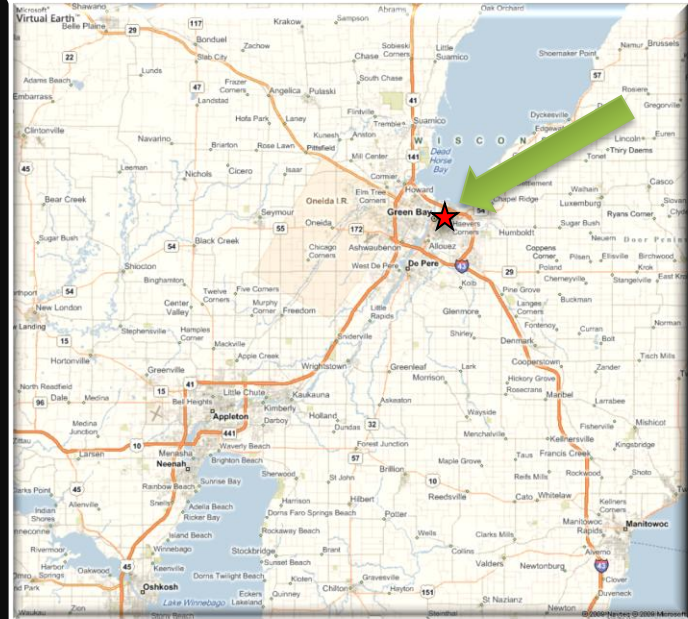
- 3 (split level)

**Building
Size**

- 33,000 SF

Parking

- On site



920-499-5500

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920-499-5500

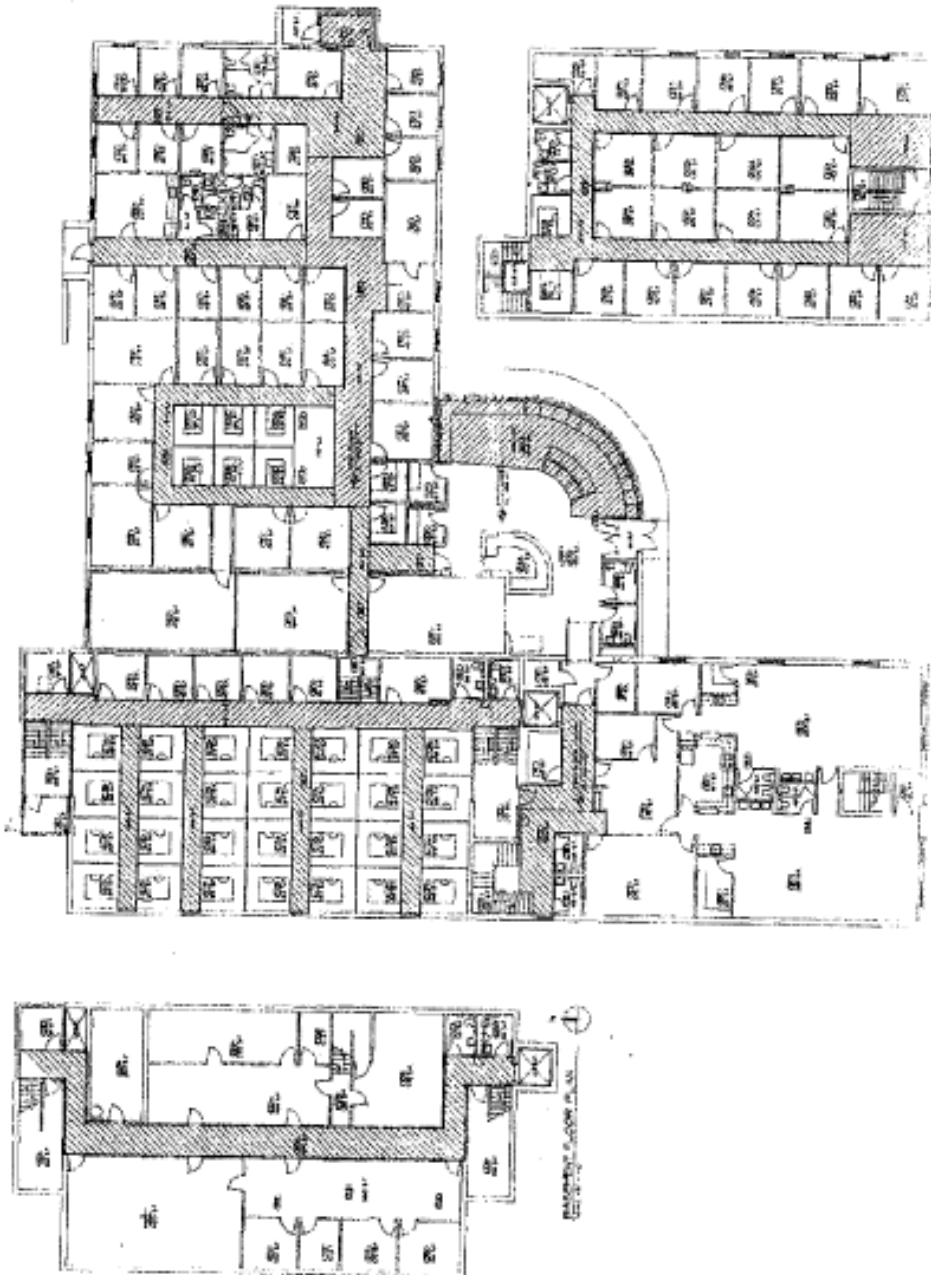
480 Pilgrim Way, Suite 1200

Green Bay, WI 54304

Roosevelt

Exhibit

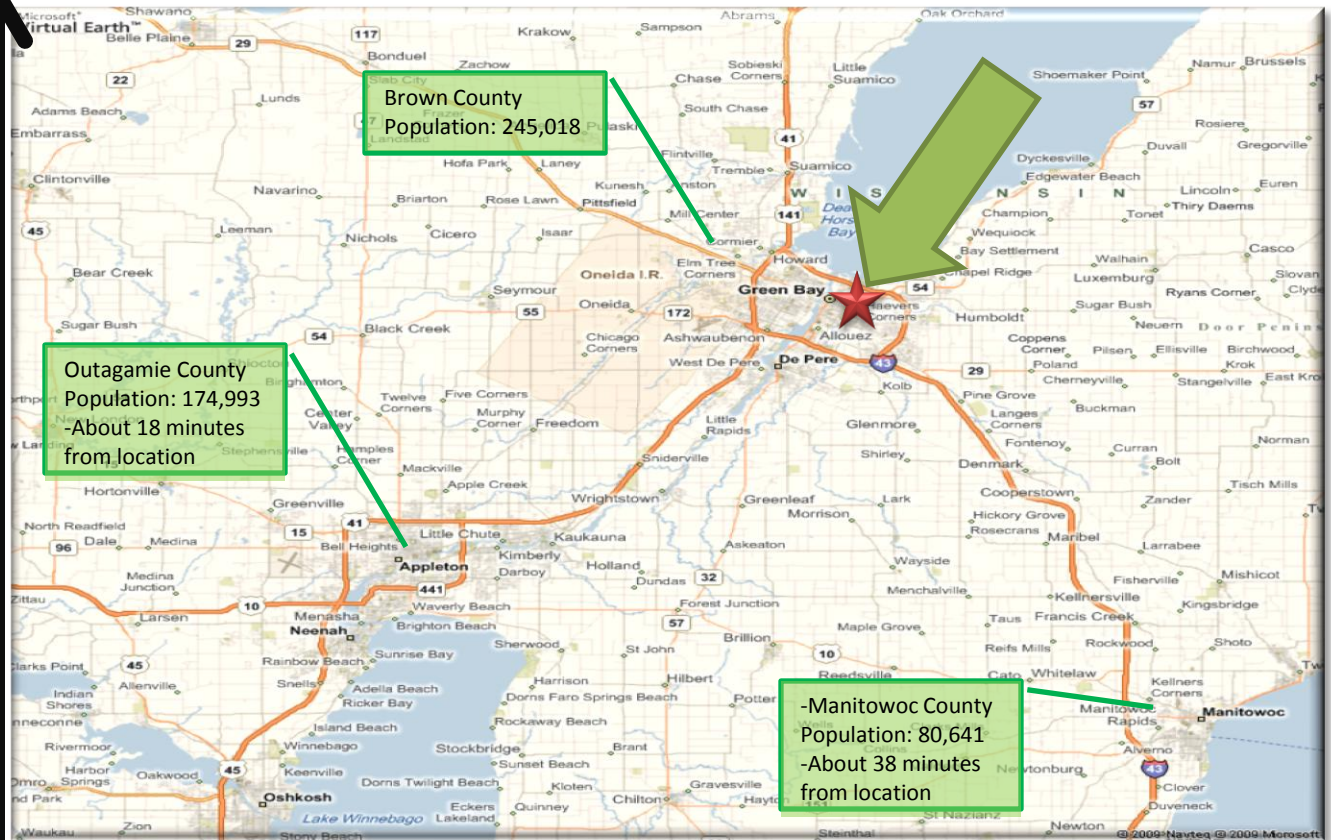
BUILDING SKETCH / FLOOR PLAN



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Green Bay, WI 54304



The City of Green Bay has consistently received nationwide recognition as an excellent place to live and do business.

- 5-Star Quality of Life Metro, 2007 Quality of Life Quotient (Expansion Management)
- #1 Medium Metro Area for doing business (Inc. Magazine, 2004)
- #2 Hottest Cities for Entrepreneurs (Entrepreneur.com, 2006)
- 4th Best City in the USA to start a business (Inc. Magazine, 2005)
- 5th Best small city in which to do business in the U.S. (Entrepreneur Magazine)
- 6th Best Small City in America to raise a family (Oprah Winfrey)
- Top 25 Best Cities for married people with children (Kiplinger's Personal Finance Magazine, 2007)
- 2008 Winner in '100 Best Communities for Young People' competition (America's Promise Alliance)
- Compared to the rest of the country, Brown County's cost of living is 16.27% Lower than the U.S. average.



Cost of Doing Business:

State business taxes below U.S. average - Wisconsin's business taxes are lower than those in 35 other states, based on a new study by the Federal Reserve Bank of Boston that measures more than 15 taxes that can affect corporate profits.

Wisconsin tax rates and exemptions

Wisconsin unemployment compensation rates remain a bargain - Wisconsin recognizes the importance of containing the cost of labor for companies, and takes pride in its ability to serve both Wisconsin workers and Wisconsin business. Employers paid the lowest possible unemployment compensation taxes in again in 2004 for the thirteenth straight year

Worker's Compensation Insurance Rate Comparisons - Over the past 11 years Wisconsin's Worker's Compensation Premium Rates have declined by 33%, resulting in over \$1 billion in savings. A study conducted in late 1996 by the State of Oregon ranked Wisconsin's Worker's Compensation Premium Rates as the sixth lowest in the nation.

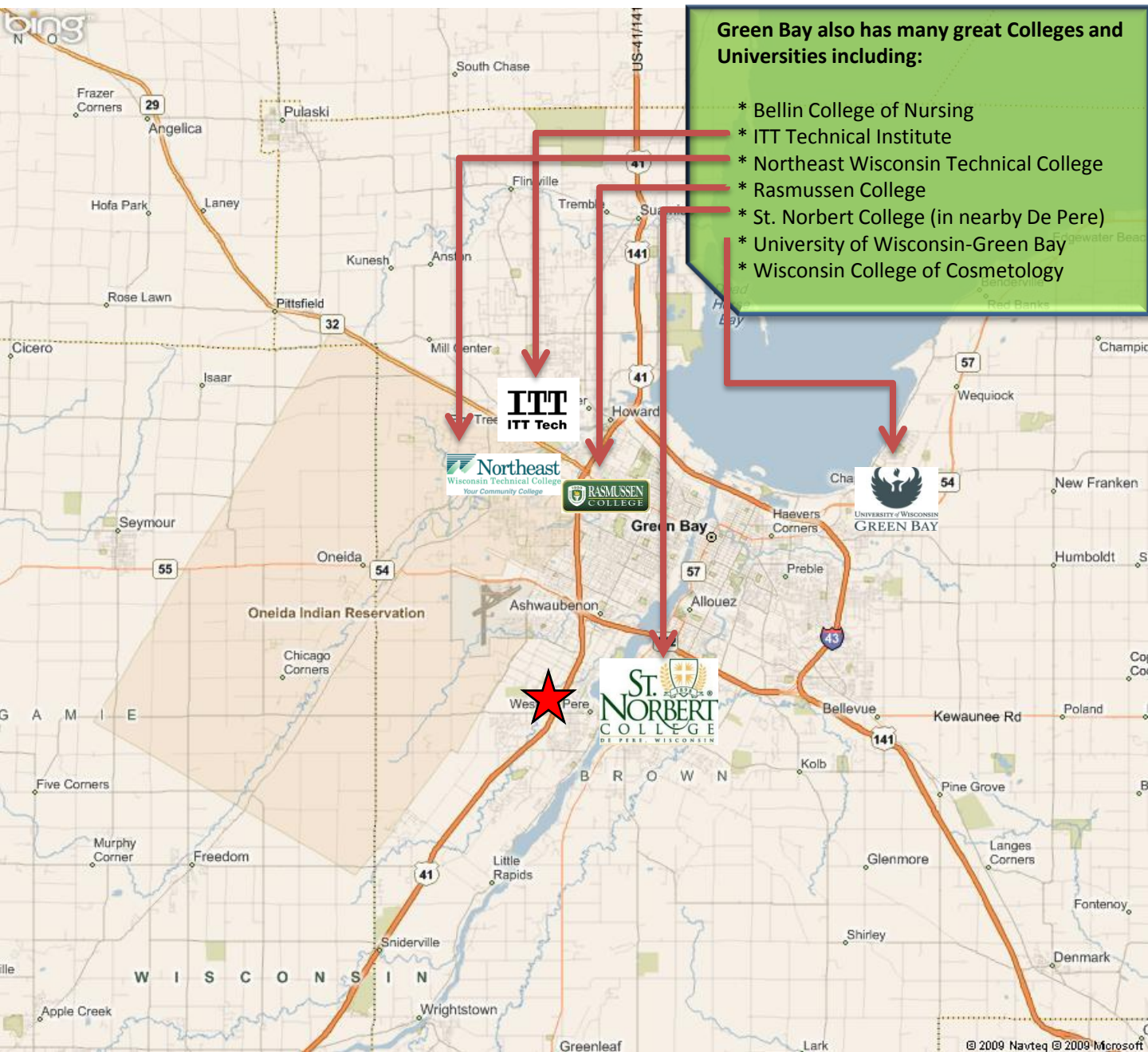
Electric Rates - Wisconsin has the 3rd lowest electric rates in the nation.

A Milken Institute study called the 2005 Cost-of-Doing-Business Index concluded that it is 6.4% less costly to do business in Wisconsin than the national average. The Index measures wage costs, taxes, electricity costs, and real estate costs for industrial and office space.

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Green Bay also has many great Colleges and Universities including:

- * Bellin College of Nursing
- * ITT Technical Institute
- * Northeast Wisconsin Technical College
- * Rasmussen College
- * St. Norbert College (in nearby De Pere)
- * University of Wisconsin-Green Bay
- * Wisconsin College of Cosmetology

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WISCONSIN REALTORS® ASSOCIATION
4801 Forest Run Road
Madison, Wisconsin 53704

Gerbers Law, S.C.
Page 1 of 2

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 35-38). 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 608-240-5830.

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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Drafted by Attorney Debra Peterson Conrad

56 **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.