

Summary of Salient Facts

Property Location:	South of Wall Street and north of Bluemound Road Elm Grove (Village), Waukesha County, Wisconsin
Assessor's Parcel Numbers:	N/A (no current tax parcel on file with the assessor)
Property Rights Appraised:	Fee Simple
Zoning:	B-1, M-1, I-1 and B-3, Local Business, Limited Manufacturing, Institutional and Midrise Office and Professional Districts
Site Size:	5.940 acres or 258,746 square feet (based on the legal description provided)
Property Type:	Vacated railroad corridor (tracks removed)
Existing Improvements:	None noted
Highest and Best Use	
As Vacant:	Recreational corridor and/or combined with adjacent land for assemblage
As Improved:	N/A
Date of Inspection:	May 31, 2018
Date of Report Preparation:	July 14, 2018

VALUE INDICATIONS

Value Indications Summary Table	
Cost Approach Value Conclusion	N/A
Sales Comparison Approach Value Conclusion	\$580,000
Income Capitalization Approach Value Conclusion	N/A
Overall Conclusion	\$580,000

CONCLUDED VALUE

Value Type	Value Premise	Value Perspective	Interest Appraised	Effective Date	Indicated Value
Market Value	As Is	Current	Fee Simple	5/31/2018	\$580,000