



















West Allis Commercial Sales - 2010 to Present

MARKET SALE ONLY

Grouped by Property Type and sorted by Size

	<u>Total SF</u>	<u>\$/SF</u>	<u>Sale Date</u>	<u>Price</u>	<u>SaleType</u>	<u>SaleNote</u>	<u>Deed</u>	<u>Doc #</u>	<u>Yr Blt</u>	<u>GSF</u>	<u>Mezz!</u>	<u>Exterior</u>	<u>Lot SF</u>	<u>Zng</u>	<u>TaxKey</u>	<u>Property Address</u>
Auto - Muffler Shop																
	1,920	\$102.86	9/25/2015	\$197,500	Valid improved sale	Sale includes 444-0392-000 & 444-0393-000	Warranty	10517854	1959	1,920	0	Concrete Block	5,175	C-3	444-0392-000	10214 W Greenfield Ave
	1,920	\$72.14	12/2/2013	\$138,500	Valid improved sale	Sale includes 444-0392 & 444-0393	Warranty	10319312	1959	1,920	0	Concrete Block	5,175	C-3	444-0392-000	10214 W Greenfield Ave
Auto Repair																
	1,140	\$342.11	1/18/2013	\$390,000	Valid improved sale	Sale includes 448-9989-005, 448-9989-007 & 448-9989-009	Warranty	10209989	1955	1,140	0	Concrete Block	12,665	C-3	448-9989-009	1433 S 113 St
	1,260	\$154.76	8/18/2015	\$195,000	Valid improved sale		Warranty	10492617	1955	1,260	0	Concrete Block	9,000	C-2	441-0091-000	7606 W Greenfield Ave
	1,512	\$63.16	1/31/2013	\$95,500	Valid improved sale		Warranty	10214675	1964	1,512	0	Concrete Block	3,528	C-3	416-0012-002	670 S 94 PI
	2,048	\$95.21	11/9/2016	\$195,000	Valid improved sale		Warranty	10624427	1949	2,048	0	Concrete Block	5,619	C-2	488-0376-000	8323 W Lincoln Ave
	3,280	\$48.78	11/10/2016	\$160,000	Valid improved sale		Warranty	10624857	1963	2,880	400	Concrete Block	5,000	C-3	416-0012-003	662 S 94 PI
	3,647	\$51.41	4/14/2016	\$187,500	Valid improved sale		Warranty	10555716	1968	3,647	0	Concrete Block	17,364	C-2	438-0198-000	5538 W National Ave
	4,511	\$94.21	6/16/2014	\$425,000	Valid improved sale		Trustees	10368118	1973	4,511	0	Concrete Block	28,837	C-3	481-9996-000	2021 S 108 St
	6,100	\$114.75	11/3/2010	\$700,000	Valid improved sale		Warranty	9935206	1979	6,100	0	Concrete Block	23,460	C-3	449-9982-006	10708 W Orchard St
Auto/Truck Dealership - Us																
	1,012	\$305.34	4/19/2011	\$309,000	Valid improved sale		Warranty	10001580	1978	1,012	0	Stud-Brick Veneer	9,696	C-3	518-0464-000	9200 W Oklahoma Ave
	1,252	\$144.57	3/7/2017	\$181,000	Valid improved sale	Deed type: Trustees Deed -no MLS	Trustees	10657381	1956	1,252	0	Concrete Block	10,060	C-2	443-0361-001	9706 W Greenfield Ave
	1,337	\$235.60	11/2/2015	\$315,000	Valid improved sale		Warranty	10515222	1954	1,337	0	Brick with Block Back	13,709	C-3	488-0437-001	7606 W Beloit Rd
	11,128	\$42.95	1/4/2010	\$478,000	Valid improved sale	Sale includes 475-0016-000 & 475-0017-001	Warranty	9838028	1929	11,128	0	Concrete Block	42,194	C-2	475-0017-001	6109 W Burnham St
Bank/Lending Institution																
	6,375	\$311.10	11/9/2016	\$1,983,265	Valid improved sale	Sale includes 440-0235-003 & 440-0235-004	Special war	10624733	1998	6,375	0	Brick with Block Back	33,803	C-1	440-0235-004	7000 W Greenfield Ave
	16,893	\$100.63	6/8/2010	\$1,700,000	Valid improved sale		Warranty	9882297	2005	16,893	0	Concrete Block, Texti	45,651	C-2	486-0099-001	9515 W National Ave
CBRF/AFH																
	59,150	\$106.09	3/1/2016	\$6,275,000	Valid improved sale		Special war	10544289	1963	59,150	0	Stud-Brick Veneer	10,660	C-1	440-0415-001	7400 W Greenfield Ave
Cold Storage Facility																
	2,160	\$57.87	5/31/2012	\$125,000	Valid improved sale		Land contra	10122791	1955	2,160	0	Concrete Block	3,615	M-1	474-0239-000	2100 S 57 St

Contractor Shop

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840	\$148.81	8/24/2016	\$125,000	Valid improved sale		Warranty	10599082	1956	840	0	Stud-Walls-Wood Sid	12,023	C-3	416-0007-001	9326 W Schlinger Ave
1,200	\$179.17	7/21/2016	\$215,000	Valid improved sale		Warranty	10586060	1940	1,200	0	Stud-Brick Veneer	16,074	M-1	417-0004-002	8942 W Schlinger Ave
1,332	\$56.31	5/27/2016	\$75,000	Valid improved sale		Warranty	10576451	1945	1,332	0	Concrete Block	6,970	C-2	454-0560-001	6133 W Mitchell St
1,425	\$64.56	4/11/2014	\$92,000	Valid improved sale		Warranty	10356283	1937	1,425	0	Concrete Block	3,955	C-2	452-0609-000	8108 W National Ave
1,425	\$42.11	9/17/2010	\$60,000	Valid improved sale		Warranty	9922456	1937	1,425	0	Concrete Block	3,955	C-2	452-0609-000	8108 W National Ave
1,620	\$24.69	9/12/2016	\$40,000	Valid improved sale		Warranty	10602410	1921	1,620	0	Concrete Block, Texti	3,572	C-2	453-0610-000	7119 W National Ave
2,660	\$120.30	7/27/2016	\$320,000	Valid improved sale	Sale includes 451-0519-000, 451-0665-002 & 451-0666-002	Warranty	10588266	1975	2,660	0	Stud-Metal Siding	21,954	C-2	451-0665-002	1519 S 84 St
4,000	\$76.25	11/28/2011	\$305,000	Valid improved sale	11333 West Becher St LLC is James T Barry III 3401 Lincoln LLC is Donald G Childers 1031 Exchange per Buyer	Warranty	10058321	1981	4,000	0	Concrete Block, Texti	22,303	M-1	481-9992-007	11333 W Becher St
4,320	\$49.77	7/21/2016	\$215,000	Valid improved sale		Warranty	10586060	1961	4,320	0	Concrete Block	16,074	M-1	417-0004-002	8942 W Schlinger Ave
4,400	\$39.77	7/25/2013	\$175,000	Valid improved sale		Warranty	10277766	1950	4,400	0	Concrete Block	15,532	M-1	452-0430-000	8312 W Lapham St
4,485	\$73.58	6/1/2015	\$330,000	Valid improved sale		Warranty	10465890	1962	4,485	0	PE-Metal Sandwich F	22,377	M-1	417-0002-006	9036 W Schlinger Ave
Day Care Center															
7,920	\$41.67	9/30/2014	\$330,000	Valid improved sale		Warranty	10401650	1957	7,920	0	Concrete Block	15,159	C-2	476-0601-002	7330 W Lincoln Ave
Exempt Entity															
3,811	\$99.71	6/30/2016	\$380,000	Valid improved sale		Warranty	10578428	1973	3,811	0	Brick with Block Back	7,080	C-4	484-0001-000	10809 W Lincoln Ave
Gas/Service Station - Conv															
1,363	\$513.57	8/12/2014	\$700,000	Valid improved sale		Warranty	10393938	1964	1,363	0	Concrete Block	21,078	C-2	488-0002-002	2315 S 76 St
2,308	\$233.97	8/12/2014	\$540,000	Valid improved sale		Warranty	10393935	1957	2,308	0	Brick with Block Back	12,284	C-2	476-0563-001	7202 W Lincoln Ave
2,350	\$437.02	2/19/2013	\$1,027,000	Valid improved sale	Land Contract	Land contra	10218405	1999	2,350	0	Concrete Block	22,477	C-4	520-9965-009	3061 S 108 St
Medical Clinic/Multi-Specia															
12,592	\$135.01	2/28/2017	\$1,700,000	Valid improved sale		Warranty	10653379	1990	12,592	0	Stud-Brick Veneer	88,296	M-1	484-9998-004	11211 W Lincoln Ave
Medical Offices															
1,478	\$205.68	4/27/2015	\$304,000	Valid improved sale		Warranty	10456748	1957	1,478	0	Stud-Brick Veneer	6,392	C-2	478-0078-001	8801 W National Ave
2,464	\$121.75	12/29/2015	\$300,000	Valid improved sale		Warranty	10529749	1960	2,464	0	Stud-Brick Veneer	13,460	C-2	487-0031-001	8531 W Lincoln Ave
3,300	\$98.48	4/29/2014	\$325,000	Valid improved sale		Warranty	10356634	1958	3,300	0	Brick with Block Back	9,191	C-2	487-0007-000	8411 W Lincoln Ave
3,408	\$74.82	5/15/2012	\$255,000	Valid improved sale	\$255,000 Appraisal per seller	Warranty	10118974	1942	3,408	0	Concrete Block, Texti	7,534	C-3	488-0512-002	2572 S 76 St

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5,496	\$179.68	4/29/2016	\$987,500	Valid improved sale		Warranty	10559844	1963	5,496	0	Concrete Block	32,015	C-2	479-0756-001	9400 W Lincoln Ave
5,496	\$71.14	2/12/2015	\$391,000	Valid improved sale		Warranty	10435154	1963	5,496	0	Concrete Block	32,015	C-2	479-0756-001	9400 W Lincoln Ave
11,520	\$16.93	1/29/2016	\$195,000	Valid improved sale		Warranty	10536354	1963	11,520	0	Concrete Block	10,397	C-2	479-0767-001	9330 W Lincoln Ave
Mixed Res. & Commercial I															
627	\$242.42	8/19/2011	\$152,000	Valid improved sale		Warranty	10029235	1954	627	0	Concrete Block	6,839	C-2	477-0821-000	2261 S 76 St
840	\$148.81	8/24/2016	\$125,000	Valid improved sale		Warranty	10599082	1956	840	0	Stud-Walls-Wood Sid	12,023	C-3	416-0007-001	9326 W Schlinger Ave
1,344	\$167.41	10/14/2016	\$225,000	Valid improved sale	Foreclosure liquidation	Quit claim	10623353	1926	1,344	0	Stud-Walls-Wood Sid	6,621	C-2	452-0334-000	1651 S 81 St
1,380	\$83.33	7/29/2016	\$115,000	Valid improved sale		Warranty	10592087	1933	1,380	0	Stud-Brick Veneer	3,600	C-1	440-0446-000	7504 W Greenfield Ave
2,160	\$104.17	10/14/2016	\$225,000	Valid improved sale	Foreclosure liquidation	Quit claim	10623353	1920	2,160	0	Stud-Walls-Wood Sid	6,621	C-2	452-0334-000	1651 S 81 St
3,708	\$51.24	9/14/2011	\$190,000	Valid improved sale	Sale included 476-0258 & 476-0259	Warranty	10062871	1927	3,708	0	Stud-Ashlar Stone Ve	7,231	C-2	476-0259-000	6778 W Lincoln Ave
Office Bldg - Class B															
6,000	\$137.50	9/21/2011	\$825,000	Valid improved sale	Buyer, NANWI Holdings LLC is: NICHOLAS STALLARD Seller, Eagle technology Group LLC is: RAYMOND L HOLDEN	Warranty	10042701	1987	6,000	0	Block with Stucco	48,177	M-1	445-0756-001	11575 W Theo Trecker Way
6,784	\$77.39	2/9/2015	\$525,000	Valid improved sale		Warranty	10433670	1986	6,784	0	Stud-Brick Veneer	21,237	C-2	478-0501-002	8800 W Lincoln Ave
39,346	\$81.33	2/24/2017	\$3,200,000	Valid improved sale		Warranty	10658979	1979	39,346	0	Brick with Block Back	109,153	C-4	485-9996-015	2400 S 102 St
50,752	\$177.33	10/19/2016	\$9,000,000	Valid improved sale	Sale includes 414-9992-011, 414-9992-017 & 414-9992-018	Special war	10615780	1989	50,752	0	Concrete Block	181,715	M-1	414-9992-017	11548 W Theo Trecker Way
50,752	\$125.92	4/3/2012	\$6,390,841	Valid improved sale	Sale includes 414-9992-011 & 414-9992-017	Warranty	10101736	1989	50,752	0	Concrete Block	181,715	M-1	414-9992-017	11548 W Theo Trecker Way
62,700	\$127.59	5/5/2017	\$8,000,000	Valid improved sale		Special war	10671713	1983	62,700	0	Concrete, Precast Pa	130,765	C-4	485-9996-018	2514 S 102 St
62,700	\$127.59	5/5/2017	\$8,000,000	Valid improved sale		Special war	10671713	1986	62,700	0	Concrete, Precast Pa	165,001	C-4	485-9996-019	10150 W National Ave
Office Bldg - Class C															
1,245	\$180.72	6/18/2015	\$225,000	Valid improved sale		Warranty	10476891	1956	1,245	0	Brick with Block Back	7,200	C-4	485-0009-009	2340 S 108 St
3,811	\$99.71	6/30/2016	\$380,000	Valid improved sale		Warranty	10578428	1973	3,811	0	Brick with Block Back	7,080	C-4	484-0001-000	10809 W Lincoln Ave
4,500	\$84.44	10/13/2016	\$380,000	Valid improved sale		Warranty	10615665	1967	4,500	0	Concrete Block, Texti	14,503	C-3	446-0525-001	11800 W Greenfield Ave
5,186	\$33.74	9/10/2010	\$175,000	Valid improved sale		Land contra	9920361	1925	5,186	0	Stud-Brick Veneer	6,268	C-3	438-0448-000	5801 W National Ave
5,252	\$53.31	8/28/2014	\$280,000	Valid improved sale		Warranty	10391195	1972	5,252	0	Brick with Block Back	15,312	C-4	524-0003-002	10617 W Oklahoma Ave

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5,860	\$42.66	2/29/2016	\$250,000	Valid improved sale	2 docs: Dwyer Trust to Sarandos 2 LLC (10544157) and Klose Trust to Sarandos 2 LLC (10544158) Conveyance equals \$500,000. Both transfers appear to be arm's length.	Trustees	10544158	1975	5,860	0	Brick with Block Back	14,058	C-2	451-0611-001	8413 W Greenfield Ave
5,860	\$42.66	2/24/2016	\$250,000	Valid improved sale	2 docs: Dwyer Trust to Sarandos 2 LLC (10544157) and Klose Trust to Sarandos 2 LLC (10544158) Conveyance equals \$500,000. Both transfers appear to be arm's length.	Trustees	10544157	1975	5,860	0	Brick with Block Back	14,058	C-2	451-0611-001	8413 W Greenfield Ave
17,876	\$57.34	6/29/2010	\$1,025,000	Valid improved sale		Warranty	9893152	1968	17,876	0	Curtain-Metal with Gl	51,488	C-3	448-9998-002	1551 S 108 St
Office Bldg - Class D															
624	\$120.99	8/5/2015	\$75,500	Valid improved sale		Warranty	10493788	1955	624	0	Concrete Block	4,686	C-3	444-0516-001	10506 W Greenfield Ave
818	\$85.57	1/16/2012	\$70,000	Valid improved sale		Warranty	10086647	1959	818	0	Brick with Block Back	4,950	C-2	454-0538-000	6200 W Burnham St
1,110	\$85.59	2/10/2016	\$95,000	Valid improved sale		Warranty	10540730	1961	1,110	0	Concrete Block	3,120	C-3	417-0014-000	624 S 92 St
1,182	\$63.87	6/20/2016	\$75,500	Valid improved sale		Warranty	10575301	1951	1,182	0	Concrete Block	4,182	C-2	438-0339-000	5726 W National Ave
1,182	\$67.68	2/2/2015	\$80,000	Valid improved sale	Land Contract - contract and deed occurred in same year	Land contra	10433350	1951	1,182	0	Concrete Block	4,182	C-2	438-0339-000	5726 W National Ave
1,872	\$34.67	2/25/2016	\$64,900	Valid improved sale	Sale of bank owned property	Special war	10543162	1941	1,872	0	Stud-Walls-Wood Sid	3,919	C-2	479-0425-000	9613 W Lincoln Ave
Office with Storage															
2,100	\$38.10	3/6/2017	\$80,000	Valid improved sale		Warranty	10655318	1948	2,100	0	Concrete Block	4,051	C-2	451-0066-001	8713 W Greenfield Ave
Residential Duplex															
1,344	\$167.41	10/14/2016	\$225,000	Valid improved sale	Foreclosure liquidation	Quit claim	10623353	1926	1,344	0	Stud-Walls-Wood Sid	6,621	C-2	452-0334-000	1651 S 81 St
2,160	\$104.17	10/14/2016	\$225,000	Valid improved sale	Foreclosure liquidation	Quit claim	10623353	1920	2,160	0	Stud-Walls-Wood Sid	6,621	C-2	452-0334-000	1651 S 81 St
Residential Single Family															
627	\$242.42	8/19/2011	\$152,000	Valid improved sale		Warranty	10029235	1954	627	0	Concrete Block	6,839	C-2	477-0821-000	2261 S 76 St
840	\$148.81	8/24/2016	\$125,000	Valid improved sale		Warranty	10599082	1956	840	0	Stud-Walls-Wood Sid	12,023	C-3	416-0007-001	9326 W Schlinger Ave
1,380	\$83.33	7/29/2016	\$115,000	Valid improved sale		Warranty	10592087	1933	1,380	0	Stud-Brick Veneer	3,600	C-1	440-0446-000	7504 W Greenfield Ave
3,708	\$51.24	9/14/2011	\$190,000	Valid improved sale	Sale included 476-0258 & 476-0259	Warranty	10062871	1927	3,708	0	Stud-Ashlar Stone Ve	7,231	C-2	476-0259-000	6778 W Lincoln Ave

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Restaurant - Fast Food - Lc															
	1,540	\$194.81	8/12/2013	\$300,000	Valid improved sale	Land contra	10320325	1979	1,540	0	Curtain-Glazed Atrium	15,246	C-3	444-0453-001	1234 S 108 St
Restaurant - Sit Down															
	1,920	\$117.19	12/10/2013	\$225,000	Valid improved sale	Warranty	10321069	1951	1,920	0	Concrete Block	24,212	C-3	516-0205-000	8340 W Beloit Rd
	2,421	\$92.94	4/5/2016	\$225,000	Valid improved sale	Warranty	10553950	1957	2,421	0	Stud-Stucco	18,252	C-4	523-9951-002	3411 S 108 St
	2,500	\$128.00	1/25/2010	\$320,000	Valid improved sale	Warranty	9841429	1949	2,500	0	Block with Stucco	21,250	C-4	520-9974-001	11505 W National Ave
	3,713	\$61.94	8/10/2010	\$230,000	Valid improved sale	Other (see r	9904151	1970	3,713	0	Concrete Block	7,231	C-1	453-0118-000	7335 W Greenfield Ave
Retail - Big Box															
	26,120	\$112.94	12/17/2014	\$2,950,000	Valid improved sale	Special war	10420955	2004	24,240	1,880	Block with EIFS (Synl	135,806	C-4	520-9965-036	11135 W National Ave
Retail (1-2 Units)															
	627	\$242.42	8/19/2011	\$152,000	Valid improved sale	Warranty	10029235	1954	627	0	Concrete Block	6,839	C-2	477-0821-000	2261 S 76 St
	1,500	\$94.00	7/29/2010	\$141,000	Valid improved sale	Land contra	9901586	1924	1,500	0	Stud-Brick Veneer	3,599	C-1	453-0119-000	7341 W Greenfield Ave
	1,704	\$76.23	10/12/2011	\$129,900	Valid improved sale	Warranty	10048135	1960	1,704	0	Concrete Block	7,579	C-2	478-0383-000	8822 W Lincoln Ave
	1,800	\$93.33	10/1/2010	\$168,000	Valid improved sale	Land contra	9966195	1925	1,800	0	Brick with Block Back	4,356	C-2	442-0632-000	8436 W Greenfield Ave
	2,900	\$86.03	6/14/2016	\$249,500	Valid improved sale	Warranty	10574256	1960	2,900	0	Concrete Block	5,040	C-2	443-0359-000	9730 W Greenfield Ave
	4,193	\$32.20	12/15/2014	\$135,000	Valid improved sale	Warranty	10419837	1948	4,193	0	Concrete Block	4,643	C-2	489-0073-000	6855 W Beloit Rd
	4,292	\$16.31	7/17/2016	\$70,000	Valid improved sale	Warranty	10584958	1963	4,292	0	Concrete Block	5,009	C-2	475-0552-001	6701 W Beloit Rd
	5,597	\$35.73	12/30/2015	\$200,000	Valid improved sale	Warranty	10529306	1937	5,597	0	Concrete Block	7,406	C-3	438-0452-000	5825 W National Ave
	7,488	\$227.70	10/21/2011	\$1,705,000	Valid improved sale	Special war	10045874	1998	7,488	0	Brick with Block Back	45,912	C-3	453-0001-004	6804 W National Ave
	8,102	\$49.10	9/20/2012	\$397,800	Valid improved sale	Quit claim	10165953	1958	8,102	0	Concrete Block	14,416	C-2	476-0659-000	7530 W Lincoln Ave

\$30,000 expenditures after sale for landscaping, new fence and interior renovation for new occupancy use.

Also Grantee Keith Pajot transfers on his death to Rebecca Rose Pajot

WA AAP LLC is :
DAVE HERBECK
3500 E. DESTINATION DRIVE
APPLETON , WI 54915

Lee & Lee of Wisconsin LLC is:

JUN W LEE
4610 UNIVERSITY AVE STE
1018
PYARE SQUARE BLDG
MADISON , WI 53705

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10,200	\$32.35	6/1/2015	\$330,000	Valid improved sale	Additional Document: "Declaration of Restrictions" Recorded 6-11-15, document #10469291 Land contract and deed occurred in 2015 - reject 11 does not apply	Land contra	10469292	1924	10,200	0	Stud-Brick Veneer	10,237	C-1	440-0442-000	7546 W Greenfield Ave
Retail Showroom & Warehc															
3,708	\$51.24	9/14/2011	\$190,000	Valid improved sale	Sale included 476-0258 & 476-0259	Warranty	10062871	1927	3,708	0	Stud-Ashlar Stone Ve	7,231	C-2	476-0259-000	6778 W Lincoln Ave
7,200	\$90.28	1/15/2014	\$650,000	Valid improved sale		Warranty	10329877	1973	7,200	0	PE-Cold Storage Met	27,646	C-3	445-0585-002	11422 W Greenfield Ave
7,728	\$34.94	7/30/2014	\$270,000	Valid improved sale		Warranty	10381640	1924	7,728	0	Stud-Synthetic Masor	4,182	C-1	440-0378-000	7338 W Greenfield Ave
9,200	\$70.65	1/15/2014	\$650,000	Valid improved sale		Warranty	10329877	1978	7,360	1,840	Block with EIFS (Synl	27,646	C-3	445-0585-002	11422 W Greenfield Ave
21,500	\$51.16	12/5/2014	\$1,100,000	Valid improved sale		Warranty	10417363	1996	21,500	0	Concrete Block, Texti	79,583	M-1	481-9991-012	11220 W Lincoln Ave
Retail/Apt/Office															
1,380	\$83.33	7/29/2016	\$115,000	Valid improved sale		Warranty	10592087	1933	1,380	0	Stud-Brick Veneer	3,600	C-1	440-0446-000	7504 W Greenfield Ave
1,784	\$80.44	9/12/2014	\$143,500	Valid improved sale	Sale includes 489-0003-000 & 489-0004-000	Warranty	10394471	1950	1,784	0	Concrete Block	5,302	C-2	489-0004-000	6819 W Beloit Rd
2,232	\$74.69	12/20/2013	\$166,700	Valid improved sale		Warranty	10325601	1926	2,232	0	Concrete Block	7,231	C-2	455-0033-000	5600 W Burnham St
2,392	\$68.52	7/29/2010	\$163,900	Valid improved sale		Land contra	9901588	1900	2,392	0	Stud-Ashlar Stone Ve	3,599	C-1	453-0120-000	7347 W Greenfield Ave
2,516	\$63.59	10/7/2015	\$160,000	Valid improved sale		Warranty	10506394	1950	2,516	0	Stud-Brick Veneer	5,397	C-2	475-0376-000	6206 W Lincoln Ave
2,592	\$38.58	3/30/2015	\$100,000	Valid improved sale		Warranty	10449698	1925	2,592	0	Concrete Block	3,600	C-2	474-0048-002	5523 W Burnham St
2,700	\$68.11	10/15/2012	\$183,900	Valid improved sale	Sold as a going concern. Marketed privately to local practitioners. Per Buyer, building allocation is \$184,000, Equipment is \$6,000 and Goodwill is \$39,000.	Warranty	10183215	1928	2,700	0	Stud-Brick Veneer	5,397	C-2	475-0518-000	6506 W Lincoln Ave
2,754	\$42.63	2/8/2016	\$117,400	Valid improved sale	Buyer sale questionnaire was returned from USPS 4-27-2016. Re-mailed to: 1407 Carnsmore Dr Fayetteville, NC 28304 Also included MAC form	Warranty	10542912	1923	2,754	0	Stud-Brick Veneer	3,615	C-2	454-0601-000	6039 W Mitchell St
2,949	\$42.05	6/12/2015	\$124,000	Valid improved sale		Warranty	10475316	1927	2,949	0	Stud-Brick Veneer	6,439	C-2	476-0154-000	2105 S 68 St
3,000	\$100.00	12/14/2016	\$300,000	Valid improved sale	Sale includes 453-0534-002 & 453-0562-001	Warranty	10636728	1974	3,000	0	PE-Cold Storage Met	24,132	M-1	453-0534-002	1811 S 73 St

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 3,066	\$97.85	12/14/2016	\$300,000	Valid improved sale	Sale includes 453-0534-002 & 453-0562-001	Warranty	10636728	1949	3,066	0	Stud-Brick Veneer	24,132	M-1	453-0534-002	1811 S 73 St
 3,120	\$47.12	4/27/2017	\$147,000	Valid improved sale		Warranty	10670132	1919	3,120	0	Stud-Metal Siding	8,220	C-2	475-0250-001	2191 S 60 St
 3,232	\$24.13	2/8/2016	\$78,000	Valid improved sale		Warranty	10540652	1922	3,232	0	Stud-Stucco	4,079	C-2	452-0312-000	1584 S 81 St
 3,456	\$54.98	9/27/2012	\$190,000	Valid improved sale	Seller financing PLUS Conventional Buyer: GERALD LEMKE 2273 S 65TH ST LOWER NORTH WEST ALLIS , WI 53219	Warranty	10166047	1957	3,456	0	Stud-Brick Veneer	5,399	C-2	475-0517-000	2273 S 65 St
 3,726	\$45.63	5/15/2017	\$170,000	Valid improved sale		Warranty	10677592	1908	3,726	0	Stud-Brick Veneer	4,835	C-2	453-0074-000	1468 S 72 St
 3,768	\$74.04	8/4/2010	\$279,000	Valid improved sale	Sale includes 445-0754-000 & 445-0755-000.	Land contra	9955376	1950	3,768	0	Concrete Block	5,427	C-3	445-0754-000	10908 W Greenfield Ave
 3,772	\$102.07	12/18/2014	\$385,000	Valid improved sale	Sale includes 442-0383-000, 442-0384-000, 442-0385-000 & 442-0386-000	Warranty	10428483	1928	3,772	0	Stud Walls-Asphalt S	7,100	C-2	442-0386-000	903 S 84 St
 3,914	\$68.98	9/10/2015	\$270,000	Valid improved sale		Warranty	10499509	1919	3,914	0	Stud-Brick Veneer	6,098	C-2	438-0431-000	5701 W National Ave
 4,113	\$41.94	4/30/2012	\$172,500	Valid improved sale		Trustees	10119303	1948	4,113	0	Concrete Block	9,104	C-2	442-0544-000	8922 W Greenfield Ave
 5,520	\$7.43	2/18/2016	\$41,000	Valid improved sale	Currently vacant with gutted interior - PRC/value was not up to date at time of sale.	Warranty	10541253	1918	5,520	0	Stud-Brick Veneer	4,139	C-3	454-0062-000	6125 W Greenfield Ave
 6,056	\$43.78	11/9/2016	\$265,150	Valid improved sale		Warranty	10623682	1937	6,056	0	Brick with Block Back	4,600	C-2	451-0027-000	8629 W Greenfield Ave
 6,912	\$86.81	8/19/2016	\$600,000	Valid improved sale		Warranty	10595756	1963	6,912	0	Stud-Brick Veneer	9,059	C-2	490-0255-001	2304 S 66 St
 7,095	\$59.20	5/28/2014	\$420,000	Valid improved sale		Warranty	10368634	1965	7,095	0	Brick with Block Back	7,126	C-2	479-0797-000	9204 W Lincoln Ave
 7,608	\$59.15	7/30/2015	\$450,000	Valid improved sale		Warranty	10485489	2005	7,608	0	Stud-Brick Veneer	11,358	C-2	455-0095-000	5807 W Burnham St
 8,064	\$35.34	9/30/2013	\$285,000	Valid improved sale		Warranty	10300425	1903	8,064	0	Stud-Brick Veneer	7,231	C-1	453-0038-000	7023 W Greenfield Ave
 8,078	\$35.28	4/4/2017	\$285,000	Valid improved sale		Warranty	10662995	1915	8,078	0	Block with Stucco	8,320	C-2	455-0065-000	5916 W Burnham St
 8,078	\$35.28	9/11/2014	\$285,000	Valid improved sale		Warranty	10416159	1915	8,078	0	Block with Stucco	8,320	C-2	455-0065-000	5916 W Burnham St
 10,560	\$42.90	2/5/2015	\$453,000	Valid improved sale		Warranty	10432897	1927	10,560	0	Stud-Brick Veneer	7,100	C-3	454-0179-001	6323 W Greenfield Ave
 11,448	\$40.62	11/5/2015	\$465,000	Valid improved sale		Warranty	10515133	1945	11,448	0	Rubble Stone Veneer	12,110	C-2	450-9965-001	9701 W Greenfield Ave
Rooming House/Group Hor															
 1,913	\$48.35	4/17/2014	\$92,500	Valid improved sale		Warranty	10359289	1926	1,913	0	Stud-Metal Siding	4,440	RB-2	474-0243-000	5503 W Rogers St
 2,394	\$200.50	3/28/2014	\$480,000	Valid improved sale		Warranty	10350923	1963	2,394	0	Stud-Brick Veneer	9,351	C-2	452-0202-001	8009 W Greenfield Ave
 4,176	\$114.94	3/28/2014	\$480,000	Valid improved sale		Warranty	10350923	1948	4,176	0	Stud-Brick Veneer	9,351	C-2	452-0202-001	8009 W Greenfield Ave

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Salvage Yard/Open Storage															
	2,000	\$75.00	12/21/2012	\$150,000	Valid improved sale	Contaminated site	Warranty	10199791	1971	2,000	0	PE-Cold Storage Met	41,164	C-4	448-9991-004 1555 S 113 St
Strip Shopping Center															
	59,439	\$45.68	3/31/2017	\$2,715,000	Valid improved sale		Special war	10661585	1964	59,439	0	Concrete Block	218,541	C-4	523-9986-008 11003 W Oklahoma Ave
Tavern/Grill & Apts - 2 sty															
	1,932	\$77.64	11/4/2015	\$150,000	Valid improved sale		Warranty	10518760	1926	1,932	0	Stud-Ashlar Stone Ve	5,395	C-2	474-0356-001 2110 S 60 St
	2,080	\$81.73	2/15/2011	\$170,000	Valid improved sale		Warranty	9985104	1952	2,080	0	Stud-Brick Veneer	4,574	C-2	443-0215-000 9524 W Greenfield Ave
	2,112	\$73.39	6/14/2013	\$155,000	Valid improved sale		Warranty	10271425	1929	2,112	0	Stud-Brick Veneer	4,966	C-2	478-0069-000 8820 W Becher St
	2,316	\$83.77	7/8/2016	\$194,000	Valid improved sale	Sale includes 453-0566-000 & 453-0567-000	Warranty	10582038	1926	2,316	0	Stud-Brick Veneer	5,651	C-2	453-0567-000 6827 W National Ave
	2,316	\$73.36	1/26/2010	\$169,900	Valid improved sale	Sale includes 453-0566-000 & 453-0567-000	Warranty	9849236	1926	2,316	0	Stud-Brick Veneer	5,651	C-2	453-0567-000 6827 W National Ave
	2,444	\$65.47	10/21/2015	\$160,000	Valid improved sale		Warranty	10510416	1924	2,444	0	Stud-Brick Veneer	5,098	C-3	454-0093-000 6309 W National Ave
	2,540	\$94.49	5/22/2013	\$240,000	Valid improved sale	Sale includes 454-0428 & 454-0429	Land contra	10267052	1917	2,540	0	Stud-Walls-Wood Sid	4,180	C-2	454-0429-000 6000 W Mitchell St
	2,616	\$57.34	4/25/2013	\$150,000	Valid improved sale		Warranty	10248900	1928	2,616	0	Stud-Brick Veneer	3,920	C-2	442-0547-000 8812 W Greenfield Ave
	2,736	\$47.51	8/15/2011	\$130,000	Valid improved sale	No transfer return Land Contract between unrelated parties at 8.5% interest for 5 years, which would be above market interest for a well qualified mortgagee for a shorter term than is usual.	Land contra	10025479	1924	2,736	0	Stud-Brick Veneer	3,600	C-2	438-0674-000 1666 S 58 St
	2,751	\$56.34	5/4/2016	\$155,000	Valid improved sale		Warranty	10566124	1900	2,751	0	Concrete Block	5,998	C-2	452-0308-000 1568 S 81 St
	2,772	\$59.88	5/22/2014	\$166,000	Valid improved sale		Warranty	10362528	1903	2,772	0	Stud-Brick Veneer	3,603	C-2	453-0612-000 7127 W National Ave
	3,040	\$61.18	11/16/2012	\$186,000	Valid improved sale	Sale includes 489-0001 & 489-0002	Warranty	10193829	1930	3,040	0	Stud-Brick Veneer	3,823	C-2	489-0001-000 6801 W Beloit Rd
	3,120	\$60.90	12/3/2013	\$190,000	Valid improved sale		Warranty	10318613	1904	3,120	0	Stud Walls-Asphalt S	5,648	C-3	439-0154-000 1101 S 60 St
	3,468	\$50.46	8/23/2010	\$175,000	Valid improved sale		Warranty	9914940	1924	3,468	0	Stud-Brick Veneer	4,835	C-2	475-0444-000 6300 W Lincoln Ave
	3,600	\$48.61	11/22/2010	\$175,000	Valid improved sale	160k base - +\$10,000 PP	Warranty	9943296	1907	3,600	0	Stud-Ashlar Stone Ve	7,519	C-3	439-0343-000 1309 S 60 St
	3,640	\$57.69	4/18/2016	\$210,000	Valid improved sale	Bank sale - considered a market sale	Special war	10557437	1920	3,640	0	Stud-Brick Veneer	7,231	C-2	454-0295-001 6533 W Mitchell St

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4,391	\$50.10	6/30/2011	\$220,000	Valid improved sale	Land Contract at 6% interest over 7 years with \$22,000 down and seller financed \$198,000 loan. Property sold "as-is" and buyer is required to allow seller to act to preserve the liquor license on the property. These are considered to by typical terms.	Land contra	10019675	1923	4,391	0	Stud-Brick Veneer	3,572	C-2	440-0136-000	900 S 74 St
11,520	\$42.75	3/25/2016	\$492,501	Valid improved sale		Warranty	10550748	1929	11,520	0	Stud-Brick Veneer	6,405	C-2	476-0442-000	7519 W Becher St
Tavern/Grill/Gentleman's C															
1,391	\$71.89	4/16/2010	\$100,000	Valid improved sale		Warranty	9865556	1930	1,391	0	Stud-Block Veneer	5,271	C-2	489-0072-000	6851 W Beloit Rd
2,640	\$33.33	4/26/2011	\$88,000	Valid improved sale		Warranty	10002449	1928	2,640	0	Stud-Brick Veneer	2,785	C-2	453-1024-001	7033 W Becher St
3,000	\$50.00	9/23/2015	\$150,000	Valid improved sale		Warranty	10509774	1925	3,000	0	Stud-Brick Veneer	3,600	C-2	455-0051-000	5826 W Burnham St
4,320	\$71.76	5/19/2017	\$310,000	Valid improved sale		Land contra	10676242	1929	4,320	0	Stud-Brick Veneer	4,259	C-1	453-0089-000	7211 W Greenfield Ave
6,848	\$63.52	8/25/2014	\$435,000	Valid improved sale		Warranty	10389383	1955	6,848	0	Concrete Block	17,379	C-2	487-0088-001	9105 W Lincoln Ave
Truck/Large Vehicle Repair															
8,070	\$76.83	12/19/2011	\$620,000	Valid improved sale	Buyer indicated that the Emissions testing station would be closed in July. Recent news report indicates that new vendor for testing will provide service at area repair shops and dealerships.	Warranty	10068816	1986	8,070	0	Concrete Block, Text	121,837	M-1	413-9993-015	423 S Curtis Rd
Warehouse with Office - Fl															
1,092	\$104.40	5/6/2011	\$114,000	Valid improved sale	Seller was relocating business closer to home. On market 30 days per Buyer \$134,900 List price Listed with First Weber Cash sale per Buyer No PP allowance made.	Warranty	9996596	1928	1,092	0	Concrete Block	8,668	C-2	451-0084-000	8803 W Greenfield Ave
2,202	\$69.16	4/10/2015	\$152,300	Valid improved sale		Warranty	10456239	1932	2,202	0	Concrete Block	4,041	C-2	475-0449-000	6339 W Beloit Rd
2,448	\$20.42	9/7/2012	\$50,000	Valid improved sale	Below market sale, no info on marketing time etc.	Trustees	10163133	1950	2,448	0	Concrete Block	3,180	M-1	454-0389-000	6330 W Burnham St
5,772	\$27.29	10/28/2015	\$157,500	Valid improved sale		Warranty	10513637	1961	5,772	0	Concrete Block	7,710	M-1	453-0665-000	1825 S 72 St
6,080	\$32.89	8/31/2016	\$200,000	Valid improved sale		Warranty	10599482	1960	6,080	0	Brick with Block Back	23,914	M-1	481-9995-009	11016 W Becher St

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6,080	\$36.18	10/1/2015	\$220,000	Valid improved sale	2 documents: #10505749 1/2 int - Estate of John K Deede to Jayme D & Wendy K Lippe (\$110,000) #10505750 1/2 int - Claudia J Deede Trust to Jayme D & Wendy K Lippe (\$110,000) Entered as 1 sale - John Deede conveyed his interest to Claudia Deede in a HT-110 doc #10443085 3-18-2015	Other (see r	10505749	1960	6,080	0	Brick with Block Back	23,914	M-1	481-9995-009	11016 W Becher St
8,050	\$81.99	11/23/2015	\$660,000	Valid improved sale		Warranty	10519550	1994	8,050	0	Concrete Block, Texti	30,343	M-1	482-9999-024	2241 S 116 St
8,176	\$49.54	6/21/2016	\$405,000	Valid improved sale		Warranty	10576298	1968	8,176	0	PE-Cld Str Stain Stee	19,558	M-1	449-9996-003	10205 W Greenfield Ave
9,418	\$29.73	10/23/2013	\$280,000	Valid improved sale		Warranty	10306278	1945	8,940	478	Concrete Block	12,316	M-1	453-0480-000	1909 S 74 St
10,603	\$24.05	11/19/2010	\$255,000	Valid improved sale		Trustees	9942179	1928	10,603	0	Concrete Block	18,018	M-1	454-0391-001	6316 W Burnham St
12,304	\$6.10	6/21/2016	\$75,000	Valid improved sale		Trustees	10577165	1935	12,304	0	Concrete Block	13,199	M-1	453-0756-000	1829 S 68 St
18,000	\$55.28	11/12/2015	\$995,000	Valid improved sale		Warranty	10517153	1978	18,000	0	PE-Metal Sandwich F	59,634	M-1	481-9998-007	10924 W Rogers St Unit R
19,037	\$10.51	12/8/2011	\$200,000	Valid improved sale	Motor Castings Company is JOSEPH F KEMPEN	Warranty	10061966	1925	19,037	0	Concrete Block	26,570	M-1	439-0140-001	1339 S 65 St
21,197	\$40.10	5/26/2016	\$850,000	Valid improved sale		Warranty	10569524	1977	21,197	0	Concrete Block	43,778	M-1	481-9993-019	11520 W Lincoln Ave
23,255	\$27.95	8/15/2016	\$650,000	Valid improved sale		Warranty	10593386	1978	23,255	0	Concrete Block	47,342	M-1	481-9993-021	2236 S 116 St
23,412	\$29.90	9/30/2014	\$700,000	Valid improved sale		Warranty	10401746	1991	21,404	2,008	Concrete Block, Texti	35,153	M-1	474-0264-005	2121 S 55 St
24,308	\$370.25	10/19/2016	\$9,000,000	Valid improved sale	Sale includes 414-9992-011, 414-9992-017 & 414-9992-018	Special war	10615780	2002	24,308	0	Concrete Block, Texti	86,329	M-1	414-9992-018	11420 W Theo Trecker Way
33,338	\$35.99	10/6/2011	\$1,200,000	Valid improved sale		Warranty	10043431	1977	33,338	0	Concrete, Formed	107,811	M-1	481-9993-015	2100 S 116 St
40,369	\$222.94	10/19/2016	\$9,000,000	Valid improved sale	Sale includes 414-9992-011, 414-9992-017 & 414-9992-018	Special war	10615780	1986	40,369	0	Brick with Block Back	138,196	M-1	414-9992-011	11300 W Theo Trecker Way
40,369	\$158.31	4/3/2012	\$6,390,841	Valid improved sale	Sale includes 414-9992-011 & 414-9992-017	Warranty	10101736	1986	40,369	0	Brick with Block Back	138,196	M-1	414-9992-011	11300 W Theo Trecker Way
55,310	\$51.22	1/5/2016	\$2,833,000	Valid improved sale		Trustees	10530302	1972	55,310	0	Single-Metal on Steel	156,903	M-1	481-9993-033	2030 S 116 St

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67,366	\$31.40	9/30/2011	\$2,115,000	Valid improved sale	Lifetime Transition Strategies LLC is: TERRY LYLE MATHER 1433 NORTH WATER ST. MILWAUKEE , WI 53202 DDP LLC is: JAMES L DORMAN 10600 WEST MITCHELL STREET WEST ALLIS , WI 53214	Warranty	10043524	1961	63,350	4,016	Concrete Block	105,851	M-1, C	449-9981-009	1650 S 108 St
113,568	\$60.86	2/4/2015	\$6,912,291	Valid improved sale	Sales transaction appears to be valid. However, based on review of 21 distribution warehouse comparables sold recently the subject's unit price of \$60 PSF is well above market parameters of \$40-\$45 PSF. Thus, it should be considered an outlier.	Special war	10432790	1998	113,568	0	Concrete, Tilt-up	252,420	M-1	439-0001-027	6736 W Washington St
Warehouse with Office - Or															
5,400	\$169.44	6/16/2016	\$915,000	Valid improved sale		Warranty	10577419	2003	5,400	0	PE-Cold Storage Met	109,664	M-1	413-9999-025	430 S Curtis Rd
5,400	\$169.44	6/16/2016	\$915,000	Valid improved sale		Warranty	10577419	2000	5,400	0	PE-Cold Storage Met	109,664	M-1	413-9999-025	430 S Curtis Rd
10,800	\$84.72	6/16/2016	\$915,000	Valid improved sale		Warranty	10577419	1979	10,800	0	Single-Metal on Steel	109,664	M-1	413-9999-025	430 S Curtis Rd
Warehouse/Distribution															
4,860	\$38.07	6/29/2015	\$185,000	Valid improved sale	Changed mailing address for grantee to be 27515 Durand Ave, Burlington, WI 53105. Janice in Bldg Insp informed us that we had the wrong address. Verified the address with USPS. (Transfer return had wrong address)	Warranty	10474913	1950	4,860	0	Concrete Block	72,652	M-1	475-0034-004	6036 W Beloit Rd
7,600	\$46.05	5/9/2016	\$350,000	Valid improved sale		Warranty	10563189	1962	7,600	0	Concrete Block	28,445	M-1	413-9994-012	12222 W Adler Ln
37,024	\$5.40	7/10/2015	\$200,000	Valid improved sale		Warranty	10480771	1922	37,024	0	Stud-Brick Veneer	35,022	M-1	452-0475-000	8301 W Lapham St

West Allis Commercial Sales - 2010 to Present

MARKET SALE ONLY

Grouped by Property Type and sorted by Size

<u>Total SF</u>	<u>\$/SF</u>	<u>Sale Date</u>	<u>Price</u>	<u>SaleType</u>	<u>SaleNote</u>	<u>Deed</u>	<u>Doc #</u>	<u>Yr Blt</u>	<u>GSF</u>	<u>Mezz!</u>	<u>Exterior</u>	<u>Lot SF</u>	<u>Zng</u>	<u>TaxKey</u>	<u>Property Address</u>
 49,290	\$10.86	4/4/2016	\$535,400	Valid improved sale	2 documents to describe entire parcel: Doc # 10552530 Sale Price \$1,087,100 Doc # 10552531 Sale Price \$535,400 Total of two conveyances is \$1,622,500. Both transactions appear to be arm's length and should be considered.	Personal rej	10552531	1963	49,290	0	Concrete Block	121,169	M-1	413-9999-035	232 S Curtis Rd
 49,290	\$22.06	3/30/2016	\$1,087,100	Valid improved sale	2 documents to describe entire parcel: Doc # 10552530 Sale Price \$1,087,100 Doc # 10552531 Sale Price \$535,400 Two conveyances equal \$1,622,500. Both transactions appear to be arm's length and should be considered.	Warranty	10552530	1963	49,290	0	Concrete Block	121,169	M-1	413-9999-035	232 S Curtis Rd
 51,471	\$32.06	12/1/2011	\$1,650,000	Valid improved sale	No transfer return	Warranty	10058978	1962	51,471	0	Brick with Block Back	161,128	M-1	449-9999-003	1535 S 101 St
Warehouse/Self Storage															
 152,209	\$51.25	8/24/2016	\$7,800,000	Valid improved sale	Sale includes 484-9986-013 & 484-9986-014	Special war	10598812	1967	109,376	42,83	Concrete Block	183,720	M-1	484-9986-013	11100 W Cleveland Ave