ADDRESS 3419 [illegible] DISTRICT 8 PLAT 510-25 KEY No. 510-0113-9

TYPE ~~CT~~ C16 STORIES 2 EXTERIOR WALLS _____ BSMT. P ATTIC P UNITS 1

SLAB ON GROUND _____ CRAWL SPACE _____ AREA ~~9165~~ 8246Φ PERIMETER _____ RATIO _____

YEAR BUILT 1900 REMODELED _____ EFF.AGE _____

TAX COMMISSIONER'S OFFICE - CITY OF MILWAUKEE

BASE UNIT ADJUSTMENTS
(See specifications in manual)

03. ROOF
- Overhang..... _____
- Roofing..... _____
- Attic..... _____

05. INTERIOR FINISH FLOOR TRIM _____
- Hardwood..... _____ _____ _____
- Softwood..... _____ _____ _____
- Other..... _____ _____ _____
- ..... _____

07.-08. EXCAVATION & BASEMENT WALLS
- 10-Course..... _____
- 11-Course..... _____
- Other..... _____

10. FLOOR CONSTRUCTION
- P&G - Wood _____ Steel _____ _____
- Joist Size..... _____
- ..... _____

11. HEATING
- Number of Plants....
- Warm Air-Cold Air Ret..... _____
- Warm Air-Wall Heaters..... _____
- Hydronic or Hot Water..... _____
- Other..... _____
- ..... _____

TOTAL (NET) UNIT ADJUSTMENTS..... _____
(Transfer to Column 2)..... _____

DOLLAR MODIFICATION ADJUSTMENTS

13. PLUMBING & FIXTURES
- Powder Room Fixtures..... _____
- Extra Bath..... _____
- Shower Stall..... _____
- Water Heater.....Gal..... _____
- Tile Wainscot..... _____
- Glass Tub Enclosure..... _____
- Other..... _____
- ..... _____
- ..... _____
- ..... _____
- ..... _____
- ..... _____
- ..... _____
- TOTAL (To Col. 2)..... _____

DATE 10-30-73 Insp. by _____
Comp. by [illegible] Approved _____

DOLLAR MODIFICATIONS (Cont'd) 45x124; 1

15. BUILT-INS
- Base cabinets.....ft. @..... _____
- Wall cabinets.....ft. @..... _____
- ..... _____
- China cabnts.....ft. @..... _____
- Vanity.....ft. @..... _____
- BASEMENT STAIR..... _____
- 2nd Fl. Stair..... _____
- Range & Oven: Gas....Elec... _____
- Dishwasher..... _____
- Disposal..... _____
- Vent Fans-Hoods..... _____
- Other..... _____
- TOTAL (To computation below) _____

COMPUTATION

BASIC GROUND AREA UNIT..... _____
- Adjustments (From Col. 1)..... _____
- ADJUSTED UNIT..... _____
- GROUND AREA sq.ft..... _____
- BASIC COST..... _____
- Size-Shape Factor (Ratio)..... _____
- TOTAL BASIC COST..... _____

ADD

13. PLUMBING & FIXTURES
- Standard Fixtures..... _____
- Adjustments (From Col. 1)... _____

14. SEWER & WATER..... _____

15. BUILT-INS (From Col. 2 Above). _____

EXTERIOR & OTHER MODIFICATIONS.... _____
(From reverse side)

TOTAL REPLACEMENT COST..... _____
- Cost Index Factor.....%..... _____

ADJUSTED TOTAL..... _____
- Condition _____ Residual _____ %

NET IMPROVEMENT VALUE..... 144850

OTHER BUILDINGS..... _____
- Market Value Adj.....%..... -32850
- ..... _____

NET TOTAL..... 112000

APPRAISAL SUMMARY

	1984	1979 ASSMT.	1980 ASSMT.
Year.....	~~1982~~		
Land.....	16700	13820	13820
Imprvs...	174000	101170	134770
Total....	190,700	114990	148590
Code.....	5	2	5
	R	B	R

(4 of 4)

COMMERCIAL/APARTMENT SURVEY FORM

ADDRESS: 3419 W. FOREST HOME NEIGHBORHOOD: 6240 PLAT: 510-25

NAME OF OWNER: J. WIDMAN KEY NO: 510-0113

OWNER'S ADDRESS: SAME INSP. BY: SMITH DATE: 4-15-80

" EXT. 11-2-83

Edwards 4/4/89

LND 1/24/91

NO. OF STORIES: 2 & 1 (PART B.)

NO. & TYPE OF UNITS: LOUNGE / L.Q.

9068 – 8914 '79 GROSS 280460

STOCK 5400 78 258849

F&F 35400 77 224,678

OBSERVED CONDITION: (Circle)

Exterior:

Poor, Fair, Ave., Good, V.Good

Interior:

Poor, Fair, Ave., Good, V.Good

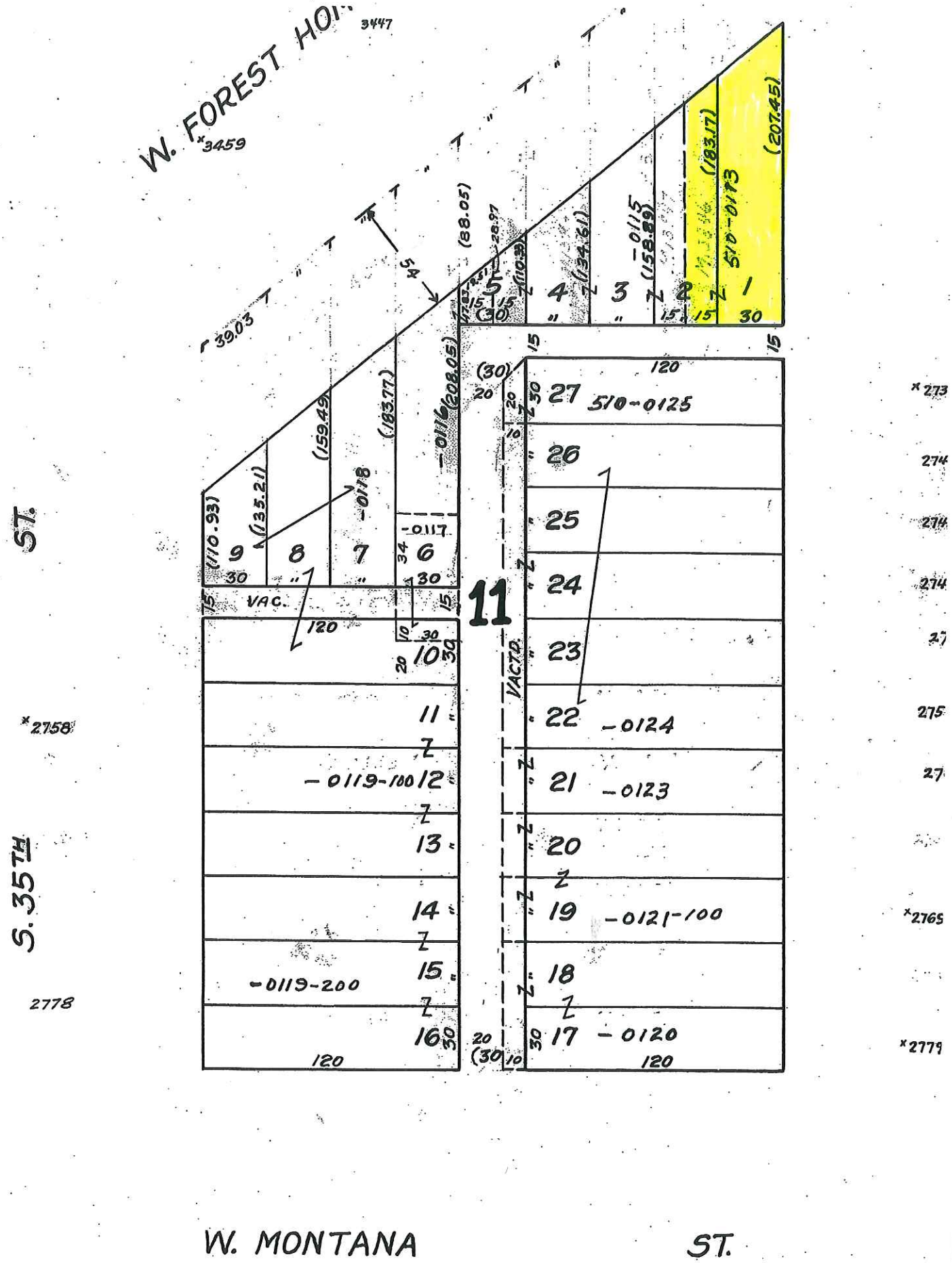
1ST FLOOR			
Business Name	~~"THE SPOT"~~ Nick's Nicabob		
Info. Source MR. WIDMAN			
Occupancy/Use	LOUNGE/~~REST.~~/HALL	BSMT	KIT FOR BANQ. HALL CLEAN-UP RM WORK AREA & REFRIG'N
Occupied Area		1ST	
Sales/Service Area	6745 ¢	OLD BLDG: KIT., SALAD-RM, &	
Rental Amount			
Lease Terms	OWNER OP.	PARTY-RM @ FRONT	
Rent incls.(list)		W/ MOBILE BAR.	
APARTMENTS		2ND	
Total Area			OWNER'S L.Q.
No. & Type			
ie:4)4RM-2Br & B		'66 ADDN:	RESTAUR. DIN. AREA
Rental Amount			
Rent incls.(list)		'69 ADDN: 1ST FLR, MAIN-BAR	
VACANT AREA			& DANCE HALL.
2ND FLOOR-APARTMENTS			
Total Area	1501 ¢	BSMT: BANQ. HALL	
No. & Type			
ie:4)4RM-2Br. & B	5 RM (3BR) & B		
Rental Amount			
Rent incls.(list)	~~OWNER OCCUP.~~		
STORES/OFFICES	400/mo [illegible] 1/24/91		
Business Name			
Info. Source			
Occupancy/Use			
Occupied Area			
Sales/Service Area			
Rental Amount			
Lease Terms			
Rent incls.(list)			
VACANT AREA			

REMARKS: (3) ROOF MTD. AC. -- EST. 5T EA.

NO LONGER LISTED W/BROKER, BUT STILL FOR SALE -

-- WANTS $400,000 --- WOULD ACCEPT $380,000

Form T-394


W. FOREST HO
3447
3459
39.03
54
(88.05)
28.97
(110.38)
(134.61)
-0115
(158.89)
(183.17)
510-0173
(207.45)
(110.93)
(135.21)
(159.49)
(183.77)
-0116
(208.05)
-0118
-0117
VAC.
VACTD.
11
510-0125
-0124
-0123
-0121-100
-0120
-0119-100
-0119-200
ST.
S. 35TH
2758
2778
273
274
275
2769
2779
W. MONTANA
ST.

1977 Assess.

PLANT NAME 3419 W. Forest Home Ave.
BLDG. NO. DESIGNATION "The Spot" - Tavern & Hall
DESCRIPTION Hall Addn. NOT INC. ADJ. WALLS BLDG. NO.

TYPE 1D
STORIES 1 & B
CONST. C. BLK

MILWAUKEE, WISCONSIN — TAX COMMISSIONER'S OFFICE

WALLS	HEIGHT	QUANT.	UNIT	VALUE
FOUNDATION				
BASEMENT				
NO STONE XT. (1976 ADDN)	15.5	67	34.33	1630
ABOVE GRADE				
1st floor com. wall, Finish 1-S, 12" C. BLK, Fr 1-S	11'	48 ~~26~~	36.63 ~~13.25~~	1758 ~~445~~
PARAPET - Interior finish (MODIFIED 1974)	std.	~~264~~ ~~515~~	~~515~~	~~(2415)~~ ~~425~~
GABLES				
DOORS & WINDOWS - 5% openings		123 ~~189~~	2.63 ~~2.20~~	(-323) ~~-415~~
Pair of oak exterior entry doors - glass		1		425 340
1-Fixed OHD - 8'x7' (MOD. 1974)		~~56 sq~~	~~2.20~~	~~124~~ ~~140~~
Fixed Transom & side lts - oak (colored glass)		22 sq	9.00 ~~9~~	198 ~~100~~
WALL ~~TRIM - EXTERIOR~~ Finish - interior				
- Lum Pnl, on strips (50-42)		1200 sq	.68 ~~.85~~	816 ~~1000~~
INTERIOR - Sprayed vinyl on C. BLK, - Toilet Rms & KN		1100 sq	.88 ~~.25~~	968 ~~275~~
masonite Paneling - Bsmt 1st floor & 2nd hall & stairways		3960 sq	1.15 ~~.90~~	4554 ~~3580~~
PARTIAL BASEMENTS				
STRUCTURAL FRAMING				
Bas. - steel C&G				
FLOORS & FINISH FLOORING				
"Original" - sprayed vinyl on conc. - Bas.		1500 sq	2.00 ~~1.25~~	3000 ~~1500~~
(1971) " - 1st floor		340 sq	2.00 ~~1.25~~	680 ~~340~~
(1971) carpeting - 1st floor		200 sq	1.00	200
ROOF - 4 Ply B.U. - Rigid Insul. - metal deck - Steel Jts.				—
HEATING & AIR CONDITIONING				
AC - 7½ ton roof mtd. - 1st floor		7½	400	~~3000~~
AC - 10 ton " " - Basmt.		10	400	~~4000~~
SPRINKLER SYSTEM				
~~ELEVATORS~~				
DW Ptn. (1st floor) 8'H.		21'	14.16 ~~8.20~~	301 ~~220~~
Interior wood doors		10	100 ~~100~~	1000 ~~600~~
PARTITIONS & INTERIOR FIXTURES				
6" Conc. BLK.	11' HT. -	16' @	~~8.80~~ 12.71	203 ~~140~~
	9' " -	9' @	~~9.80~~ 14.19	130 ~~66~~
8" Conc. BLK.	11' " -	86' @	~~5.70~~ 19.69	1693 ~~860~~
	9' " -	90' @	~~8.00~~ 16.11	1450 ~~720~~
12" Conc. BLK. (REVISED MOD. 1974)	11' " -	42' @	~~10.00~~ 19.97	838 ~~455~~
	12' " -	47' @	~~11.40~~ 22.96	1079 ~~635~~
PLUMBING & EQUIPMENT				
W/C		6 @	~~180~~ 210	1260 ~~1080~~
L.V.		6 @	~~250~~ 275	1650 ~~900~~
Urinals		3 @	~~450~~	1150 ~~450~~
MISCELLANEOUS				
Vanity - oak (Wom. Tlt. Rm.) - Form. 1½" oak labor - 6' @			25	150
Exh. Fans - Rest Rms.		2 @	50	100
Toilet Ptns. - oak panels - 5 / Doors - 6				870 ~~900~~
Salad KN Exh. fan & vent (1st floor)			1	150
Susp. acoust. clg. w/ processed lites - Bas.		1650 sq @	~~1.40~~ 1.35	1.39 ~~2310~~
(1971) " " " " " - 1st floor (1.80 - .30)		1300 sq	~~1.50~~ 1.07	1.39 ~~1170~~

TOTAL - BASE UNIT MODIFICATIONS ~~24,204~~ ~~21,204~~
TOTAL $ VALUE MODIF. - BASIC STRUCT. VALUE ~~22,836~~ 19040

NET UNIT DEVELOPMENT		C.M.U.	1974
CODE	1D		
AREA	1786	2569	1786
PERIMETER	184	158.5	123
RATIO (A÷P)	9.7	16.21	14.5
BASE UNIT	11.05	15.16	15.86
BASEMENT			
WALL HEIGHT VAR.	.36		(-.36)
ADDIT. STORIES			
WALL CONST. VAR.			
STRUCT. FR. MODIF.	—		.48
FLOORS 6" conc. floor & 2" top-wearing surf.	.07		(-.43)
FINISH FLOORING			
ROOF - Steel Jts. NL Defl.	.31		.49
HEATING 2-HP Bas.	1.60		2.20
AIR CONDITIONING			6.00
SPRINKLER SYSTM.			
Fireproofing - Bas.	.13		.39
MISC. ELEC.			2.20
BASE UNIT MODIF.			
NET UNIT	12.80	26.13	26.83

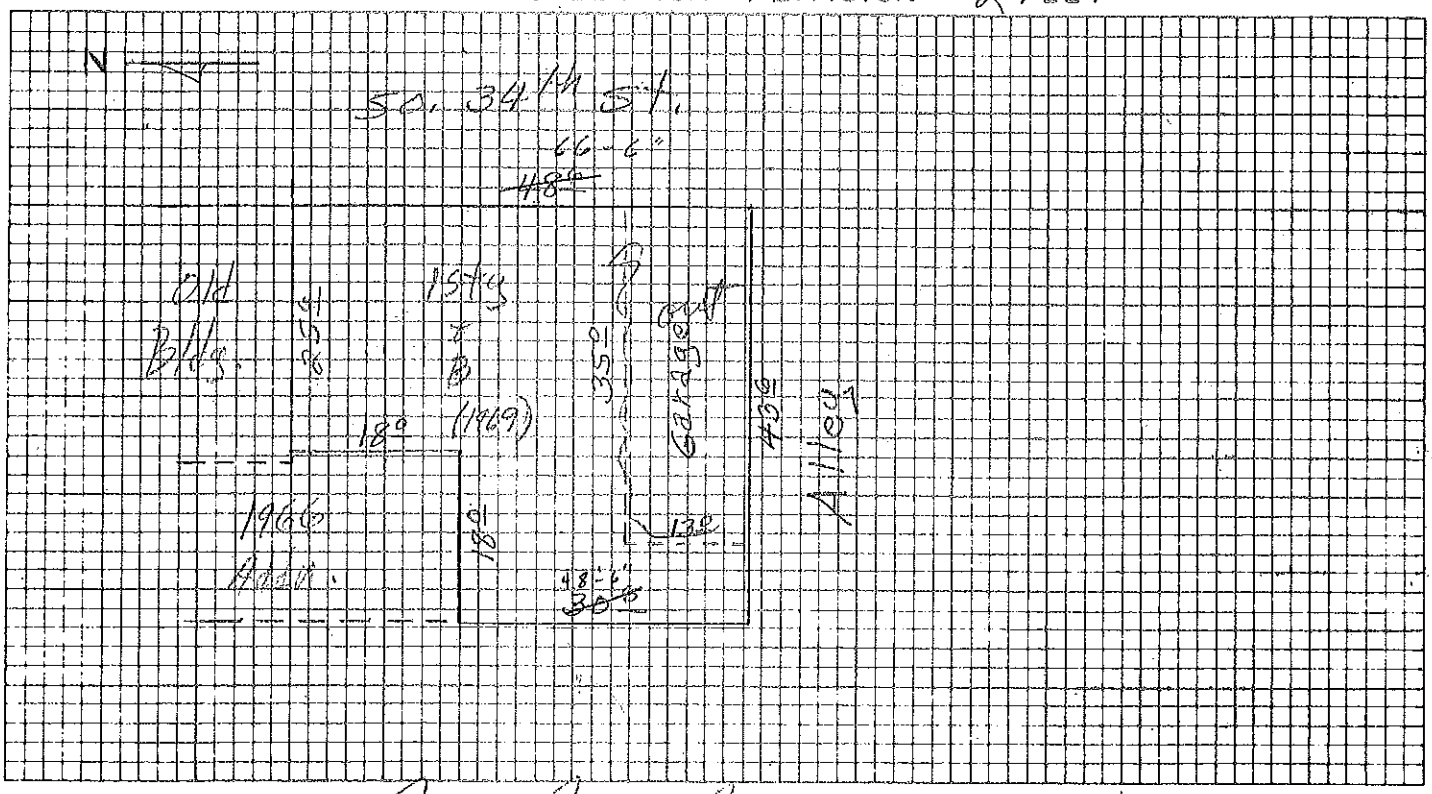
STRUCTURAL COMPUTATION			
	1970	1976	1974
SQ. FT. / CU. FT.	1786	2569	1786
NET UNIT	12.80	26.13	26.83
BASE VALUE	22860	67128	47918

ASSESSMENT COMPUTATION			
YEAR	1976		
TOTAL BASE VAL.	67128		
$ VALUE MODIF.	27834		
BASIC STRUCT VAL.	94962		
GRADE %	.80		
BASIC REPL. VAL.	75970		
RATING			
RATED REPL. VAL.			
RESIDUAL %			
BASIC SOUND VAL.			
MKT. VAL. ADJ.			
VAL. ADJ. TO MKT.			
FULL ORD. SALE VAL.			
YEAR			
BASIC SOUND VAL.			
MKT. VAL. ADJ.			
VAL. ADJ. TO MKT.			
FULL ORD. SALE VAL.			

INDUSTRIAL DATA CARD - BUILDING — PLAT 510-25 DIST. 8 — KEY NO. 310-CMS

BUILDING NO. _____ DESIGNATION 5-1-70 P. Lacht

PLAN AND SECTION: 1 DIVISION = 2 FEET



REMARKS 5/1/70 1st floor ... 1-7-71 Addn. complete - 1st floor
No ceiling (Exposed joists & metal block) - 545
No interior wall finish (tare block - main hall) - 990
No lighting (main hall & garage) - 295
misc. (poor duct work, needs replacement) - 470
(3000)
Terminal carpeting Lean
Pulg. - sup. clgs. ...

YEAR BUILT 1969-70 COST Estim. 56,800
REMODELED _____ EXTENT _____

CONDITION: NORMAL _____ BETTER % _____ LESS % _____

STRUCTURAL GRADE: NORMAL _____ BETTER % _____ LESS % _____

RATING: _____

HEIGHTS	CEIL	STORY	AREA & CUBAGE COMPUTATION
B	8'		48' x 43' - 18' x 18'
1	(8')		
2			1896 ft
3			
4			1976
			66.5 x 43.5 - 18 x 18'
			= 2569 ft
PAR			P = 158'-6" Ratio = 16.2
TOT.		15'	Wall Ht. above grade

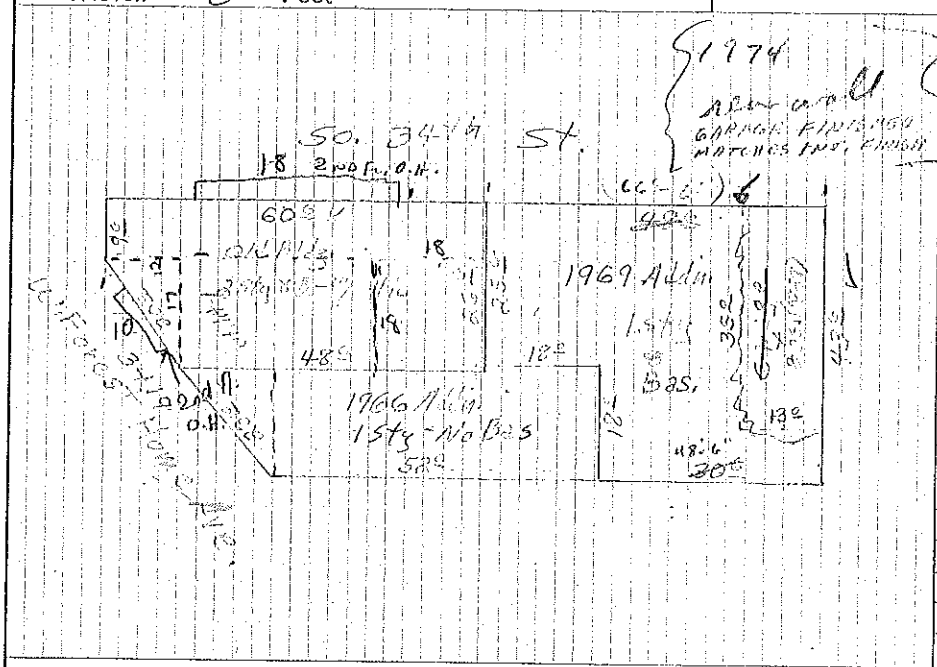
MISCELLANEOUS CONSTRUCTION DETAILS

DESCRIPTION	VALUE	DESCRIPTION	VALUE

Date Inspected	3-67	5-1-70	4-15-74	5-7-76	3/29/78	4-15-80
Inspected By	Engineer	P.LUCKY	J.DAVIS	[illegible]	Pisarek Ext.	SMITH

Plan

1 Division = 3 Feet



CEILING & STORY HEIGHT

	Main Bldg. Ceil	Main Bldg. Sty.	Addn. Ceil	Addn. Sty.	Addn. Ceil	Addn. Sty.
B	7					
1	12					
2	9					
3						
4						
Gab.						
Par.						
Tot.		26.0				

Total Wall Height Above Grade

Main Bldg. 26' Hi.	Addn. Hi.

AREA-WALLS & CUBAGE COMPUTATION

1603 ☐ − 102 ☐ = 1501 ☐

26' x 60' LESS 17x12/2 = 1501 ☐

Perimeter = 165 LF

Ratio = 1501 ÷ 165 = 9.1

NET UNIT DEVELOPMENT

Date	1967		1974				
Type (Const. Code)	1 H.						
No. of Stories	2						
Area	1601						
Perimeter	165						
Ratio (A ÷ P)	9.1						
Base Unit	16.02		26.88				
Basement			—				
Wall Ht. Adj.			—				
Addn. Stories							
Struc. Framing			—				
Floors							
Ceiling							
Roof Double pitch w/usable attic -	.75		.85				
Sewer & Water							
Electric			1.19				
Heatg. & Vent. (Res 12)	1.06		3.60				
Air Cond.							
Sprk. Syst.							
Miscell.							
NET UNIT	17.83		32.53				

TIMK. 2/16/05

BSMT Area: 2110 ☐ + 459

rear add'n 1969 = (48' x 43') + (18 x 25') = 2569 ☐

orig bld = (26' x 60') − (17x12/2) = 1501 ☐

(1603 − 102)

Total BSMT AREA = 4070 ☐

Est. FINISHED BSMT. = 2569 + (96' x 60') + (18 x 18) = 3468 ☐

(575 + 324)

1ST FLR AREA:

orig bld & rear add'n 2569 + 1501 = 4070

1966 ADD'N (18x52) + (18x14'/2) = 1197

(936 + 261)

Total 1ST FLR AREA 5267 ☐

NET UNIT MODIF. COMPUTATIONS

2ND FLR Apartment same as orig. bld bsmt. = 1501 ☐

Total Gross BLD Area 4070 + 5267 + 1501 = 10,838

Party Wall @ fire.

3 not metal A.C.

Prob all 3 [illegible]

Reprint Photo

METRO-MILWAUKEE

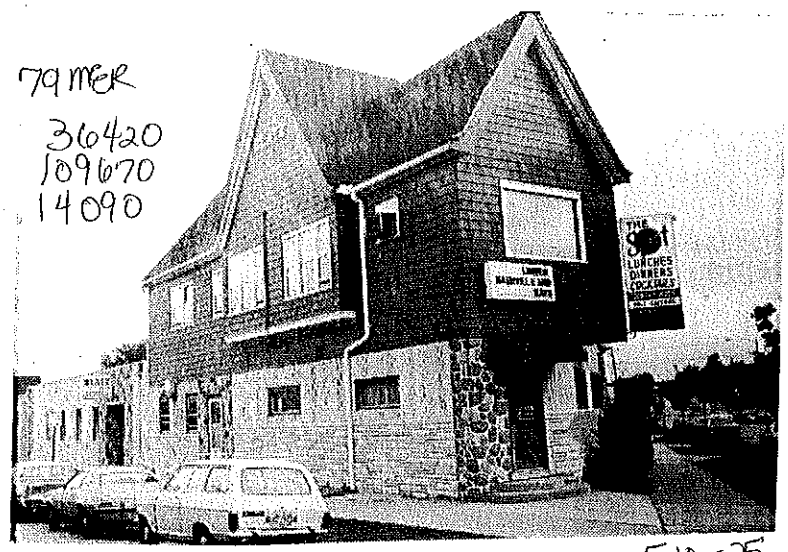
REALTOR®

MULTIPLE LISTING SERVICE

MLS

79 MER

36420
109670
14090



8
4300
0113
0124

510-25
510-

400 OFFICES AND 2800 ASSOCIATES 4136

MAY 30 1979

2741 S. 34th St.

CO-ORD 1566 / 1233	Address 3419 W. Forest Home Ave.	LOCATION	Property Type	Price
AREA: 06	☒ City ☐ Town ☐ Vill. Milwaukee	27 hundred(N)(S)	Cocktail Lounge	$ 440,000.00
	County Milwaukee Zip 53215	34 hundred(E)(W)	LOT SIZE:	

Scheduled (Actual) Gross Income.....$
Less: Vacancy Allowance ... % ...$
Gross Operating Income.....$
Less: Operating Expenses (As of _____ 19__)
Taxes ... (1978) .....$ 4,677.08
Insurance .....$ 2,700.00
Management ...-0113 $ 13820
Caretaker ... 79 MER $ 107170
Maint./Repair .....$
Clean/Decor .....$ 114990
Furnish/Appl. .....$
Grounds .....-0124 $ 22600
Supplies .....$ 8500
Services ... 79 MER $ 31100
Heat .....$
Electric .....$ 8,207.98
Water & gas .....$ 4,719.71
Advertising .....$
.....$
.....$
TOTAL, Operating Expenses ...$
NET OPERATING INCOME .....$
CODE:

Exterior: Alum- Nu-stone Age: remodeled Parking: yes
Cocktail lounge, restaurant, 2 party rooms, 5 full time employees, 11 part time. Newer roof. Central air, 3 gas heating units and 1 gas hot water heat, 180 seating with bar. 25 stools, profit and loss stmt. upon offer. Living quarters: 3 Brs. L.R. D.R. Fam. R & Util. 6 car garage, rented $125 mo. Small office-rent $125 mo. w/elec. 2 surveys on file. Items included on file.

FINANCING
Orig. Loan $ _____ Balance $ _____ Rate _____ %
No. Yrs. _____ Annual P&I $ _____ Equity $ _____
Potential Loan: Amount $ _____
SELLERS MOTIVES: Wants: Appreciation ☐ Income ☐ Depreciation ☐
Will Take: Land Cont. $120,000 down 11½% 5 yr. term
Can Add: Cash _____ Paper _____ Boot _____ Other Equities _____
~~[illegible]~~ 24 hr notice for appointments-Call Listers!
Will go or invest out of State? _____ Where? _____
(bus) (Parkling lot)

ASSESSED VALUE (TAX KEY No. 510-0113-9 510-0124-9)
Land .....$ _____ %
Improvements .....$ _____ %
Personal Property .....$ _____ %
TOTAL $ 100 %

06 AREA
83658 MLS NO.

REALTOR® RITE REALTY CORP. Phone 545-3044 Lister Connie Lemanczyk 483-2502 Larry Putlak res. ph. 384-8807

Information shown on this sheet is believed to be accurate and reliable but is not guaranteed and is subject to correction.

INVESTMENT FORM REVISED FEB. 75