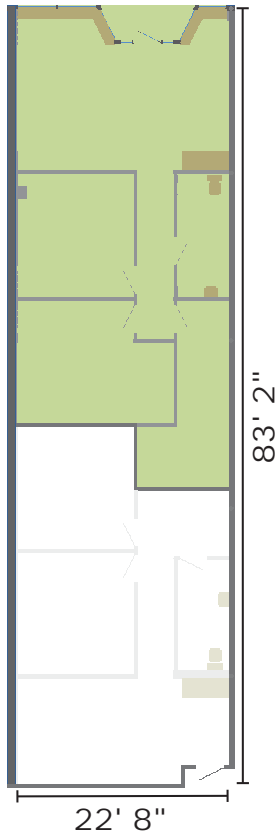


Unit 103 [north office]

Monroe Professional Center Commercial Condominium
[1,138 usable square feet in size]



10th Street exposure



Reception



Waiting room counter



Hallway to offices

Located on the first level of the Monroe Professional Center Condominium, Unit 103 consists of two office spaces.

The north space shown above contains 1,138 square feet of usable area and has its own private entrance from the 10th Street sidewalk. Features include a spacious reception and waiting area, two offices [12'5" x 13'3" and 12'5" x 16'9"], a bathroom and a storage room.

The north space is heated by a high efficiency natural gas furnace.

Address: 1730 10th Street, Monroe, Wisconsin [north office].

Unit 103 is owned by Rex A. Ewald and Sharon M. Ewald. The north office is currently leased to Edward D. Jones & Co., L.P. d/b/a Edward Jones.

For additional information check the Monroe Professional Center web site [www.mppcondos.com] or contact:

Rex A. Ewald
1015 18th Avenue
Unit 311
Monroe, Wisconsin 53566
(608) 329-9610
raewald@voegeli-ewald.com

Unit Information

Usable square feet-north office [BOMA measurement]:	1,138
Rentable square feet-north office [BOMA measurement]:	1,271
Real Estate Tax Parcel #:	23 251 0090.1300
2020 Real Estate Taxes [entire unit]:	\$3,147.30
Condominium Association votes [1000 total]:	74
% ownership of common elements:	7.4
Ceiling height [suspended]:	9'8"

Utilities metered to north office:

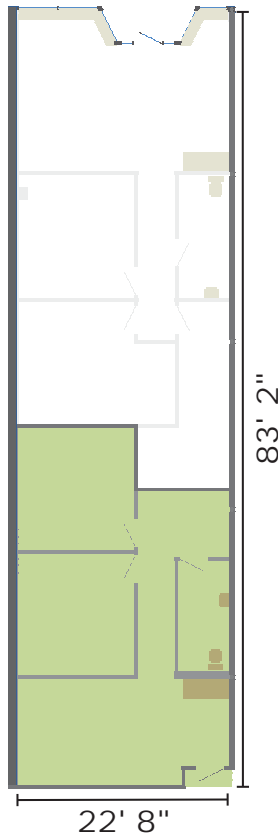
Electricity
Natural gas

Included condominium services:

Municipal water
Municipal sewer
Solid waste collection
Recyclables collection
Snow removal
Parking [2 lots – 32 stalls]

Unit 103 [south office]

Monroe Professional Center Commercial Condominium
[843 usable square feet in size]



Multi-purpose room



Coffee counter



Hallway to offices



ADA bathroom

Located on the first level of the Monroe Professional Center Condominium, Unit 103 consists of two office spaces.

The south space shown above contains 843 square feet of usable space and is accessed from a common hallway that leads to a project entrance from the east [18th Avenue] and north [10th Street]. Features of the south space include a larger multi-purpose room [11'4" x 22'8"], two offices [each 12'5" x 13'1"], an ADA compliant bathroom and a coffee counter with cabinets and a sink.

The south space is heated by an electric furnace.

Address: 1003 18th Avenue, Monroe, Wisconsin [south office].

Unit 103 is owned by Rex A. Ewald and Sharon M. Ewald. The south office is currently available for lease.

For additional information check the Monroe Professional Center web site [www.mpccondos.com] or contact:

Rex A. Ewald
1015 18th Avenue #311
Monroe, Wisconsin 53566
(608) 329-9610
raewald@voegeli-ewald.com

Unit Information

Usable square feet-south office [BOMA measurement]:	843
Rentable square feet-south office [BOMA measurement]:	943
Real Estate Tax Parcel #:	23 251 0090.1300
2020 Real Estate Taxes [entire unit]:	\$3,147.30
Condominium Association votes [1000 total]:	74
% ownership of common elements:	7.4
Ceiling height [suspended]:	9'8"

Utilities metered to south office:

Electricity

Included condominium services:

Municipal water
Municipal sewer
Solid waste collection
Recyclables collection
Snow removal
Parking [2 lots – 32 stalls]