

Dave Sether  
1024 East Crocker Street  
Wausau, WI 54403  
January 13, 2017

Betty Noel  
Public Housing Manager  
Wausau CDA  
550 East Thomas Street  
Wausau, WI 54403

Dear Betty Noel:

After many visits to the property located at; 2102 North 2<sup>nd</sup> Street, Wausau, WI 54403, my interest in the building has grown more and more after each visit. The properties potential regardless I believe is quite fantastic and I feel very fortunate to be able to make an informal offer to purchase, as well as be a part of Wausau's continued growth and development.

In receipt of outside contractors estimates for the potential "rehab" and infrastructure updates of the buildings current state, I know there is a somewhat challenging road ahead of me. At the same time however, great possibilities to revitalize the space into something great and a project/business location our community would be proud of. In mention of all of that, I do intend to utilize the some majority if not all of the building, for a design studio space, directly connected or associated with a local Wausau business I would rather keep confidential at this time. The property would be zoned or remain zoned commercial and be open to the public during regulated hours (more than likely M-F) or by appointment.

I am proposing a purchase price of \$39,000.00, carried out through a commercial real estate loan, through a local Wausau lender (terms yet to be determined at this time). I am aware that there is in fact current "circumstances" in relation to DNR ground water monitoring, which of course would have to be dealt with, previous to the close or full acceptance of any official offer.

Whatever your decision, please accept my sincere thanks for your time and consideration of my request.

Sincerely,



01.13.17

Dave Sether