

EXHIBIT B

INDUSTRIAL LAND ASKING PRICE COMPARISON

Municipally Owned Land Asking Price Comparison

| <i>Municipality</i> | <i>Ask Price/Acre</i> | <i>Regional Stormwater</i> | <i>Concrete Streets</i> | <i>Utilities</i> | <i>Incentives</i> |
|---------------------|-----------------------|----------------------------|-------------------------|------------------|--|
| Appleton | \$40,000-45,000 | Y | Y | Y | Project reinvestment upon certificate of occupancy |
| Neenah | \$35,000 | Y | Y | Y | TIF/Land grant |
| Menasha | \$52,400 | Y | Y | Y | TIF |
| Kaukauna | \$38,000 | Y | Y | Y | Redevelopment Authority loans |

Privately Owned Land Asking Price Comparison (Over 10 acres, per CoStar listings)

| <i>Municipality of Private Property</i> | <i>Ask Price/Acre</i> | <i>Largest Contiguous Lot (In Acres)</i> | <i>Location</i> | <i>Notes</i> |
|---|-----------------------|--|---------------------|--|
| Menasha | \$34,900 | 77.00 | Hwy BB & Irish Rd. | |
| Neenah | \$36,000 | 63.14 | Cty BB & N. Clayton | |
| Kaukauna | \$33,269 | 26.30 | N2380 Bodde Rd. | |
| Neenah | \$18,900 | 100.00 | 2689 Cty II | Possible commercial/industrial/multifamily/residential |
| Greenville | \$65,434 | 12.99 | W6369 Levi Dr. | Air North Business Park |
| Greenville | \$50,000 | 16.00 | Mayflower & GV | |
| Menasha | \$27,500 | 39.60 | N8972 Cty Rd. N | |
| Grand Chute | Up to \$67,913 | 29.23 | W. Prospect & High | |

Sources:

Seller Contact
CoStar
WI Dept. of Revenue