

Fair Park Business Center

Milwaukee, WI

Investment Synopsis

PROJECT OVERVIEW

- Fully-leased, multi-tenant office building
- 132,401 total SF (including storage)
- 100% occupancy rate (exclusive of storage)
- 2.30 total acres
- Completely redeveloped into creative-loft style spaces
- Excellent visibility and convenient access to I-94
- Popular location near Wisconsin's State Fair Park and local retail and restaurants
- Offers underground parking & ample surface parking

INVESTMENT OVERVIEW

- \$14.50M purchase price
- \$15.98M total project cost
- \$4.53M total equity investment
- 7.5% projected annual ROI
- 10.3% projected IRR at disposition (Year 8)

INVESTMENT TIMELINE

- Expected June 2015 acquisition
- ROIs paid monthly beginning first full month following acquisition

