

KLEMENT'S PORTFOLIO
LINCOLN AVENUE
MILWAUKEE, WI

MULTIPLE
REDEVELOPMENT
SITES FOR SALE



CONFIDENTIAL OFFERING MEMORANDUM



Contact

Bob Flood, SIOR

Founders 3 Real Estate Services

414.249.2300

bfflood@founders3.com

Blair Williams

Wired Properties

414.375.0244

blair@WiREDproperties.com

For access to additional market data, research and reports, please fill out the full confidentiality agreement [here](#).

The material contained in this Offering Memorandum is confidential and for the purpose of the Real Estate described herein. Additional information provided is subject to the terms and provisions of the Confidentiality Agreement signed by the recipient of the material and is not to be used for any purpose or made available to any other person without the express written consent of Founders 3 Estate Services ("Broker").

This Offering Memorandum was prepared by Broker solely for the use of prospective purchasers of the Klement Portfolio Redevelopment Sites in Bayview, WI (the "Real Estate"). Neither Broker, Seller nor any of their respective officers, employees or agents, make any representation or warranty, expressed or implied, as to the completeness or the accuracy of the material contained in the Offering Memorandum or any of its contents and no legal commitments or obligations shall arise by reason of the package or any of its contents. Seller reserves the right to eliminate any portion or all of the Real Estate for any offer for sale at any time prior to the completion of a binding contract of sale executed by both Seller and a prospective purchaser.

Prospective purchasers of the Real Estate are advised (i) that changes may have occurred in the condition of the Real Estate since the time of the Offering Memorandum or the financial statements therein were prepared and that (ii) all financial projections are provided for general reference purposes only in that they are based on assumptions relating to the general economy, competition, and other factors beyond the control of Broker and the Seller and therefore, are subject to material variation. Prospective purchasers of the Real Estate are advised and encouraged to conduct their own comprehensive review and analysis of the Real estate.

The Offering Memorandum is a solicitation of interest only and is not an offer to sell the Real Estate. The Seller and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Real Estate and expressly reserve the right, at their sole discretion, to terminate discussions with any entity at any time with or without notice. The Seller shall have no legal commitment or obligations to any entity reviewing the Offering Memorandum or making an offer to purchase the Real Estate unless and until a written agreement satisfactory to the Seller hereunder have been satisfied or waived.

This Offering Memorandum is confidential. By accepting the Offering Memorandum, you agree (i) that you hold and treat the Offering Memorandum and its contents in the strictest confidence, (ii) that you will not photocopy or duplicate any part of the Offering Memorandum, (iii) that you will not disclose the Offering Memorandum or any of its contents to any other entity without the prior written authorization of Broker, and (iv) that you will not use the Offering Memorandum in any fashion or manner detrimental to the Interest of the Seller or Broker.

The terms and conditions stated in the section will relate to all of the sections of the package as if stated independently therein. If, after reviewing this package, you have no further interest in purchasing the Property at this time, kindly return this brochure to Broker at your earliest convenience.

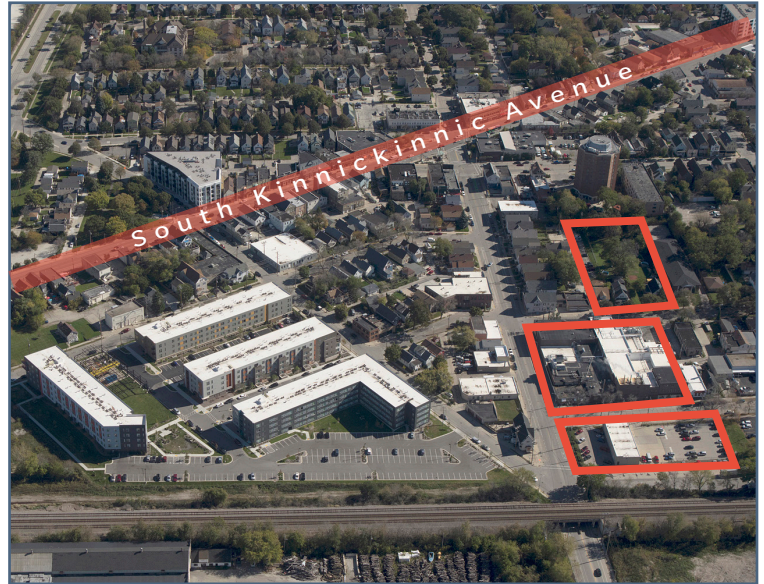
PROPERTY SUMMARY

PROPERTY HIGHLIGHTS

- Seven separate parcels
- Three potential development sites
- Approximately 2.95 acres
- Adjacent to South Kinnickinnic Ave Commercial District
- Rapidly developing area
- Located 10 minutes from Milwaukee CBD

OFFERING

Sale Price	Negotiable
Prospective Use	Multi-Family Residential & Retail*



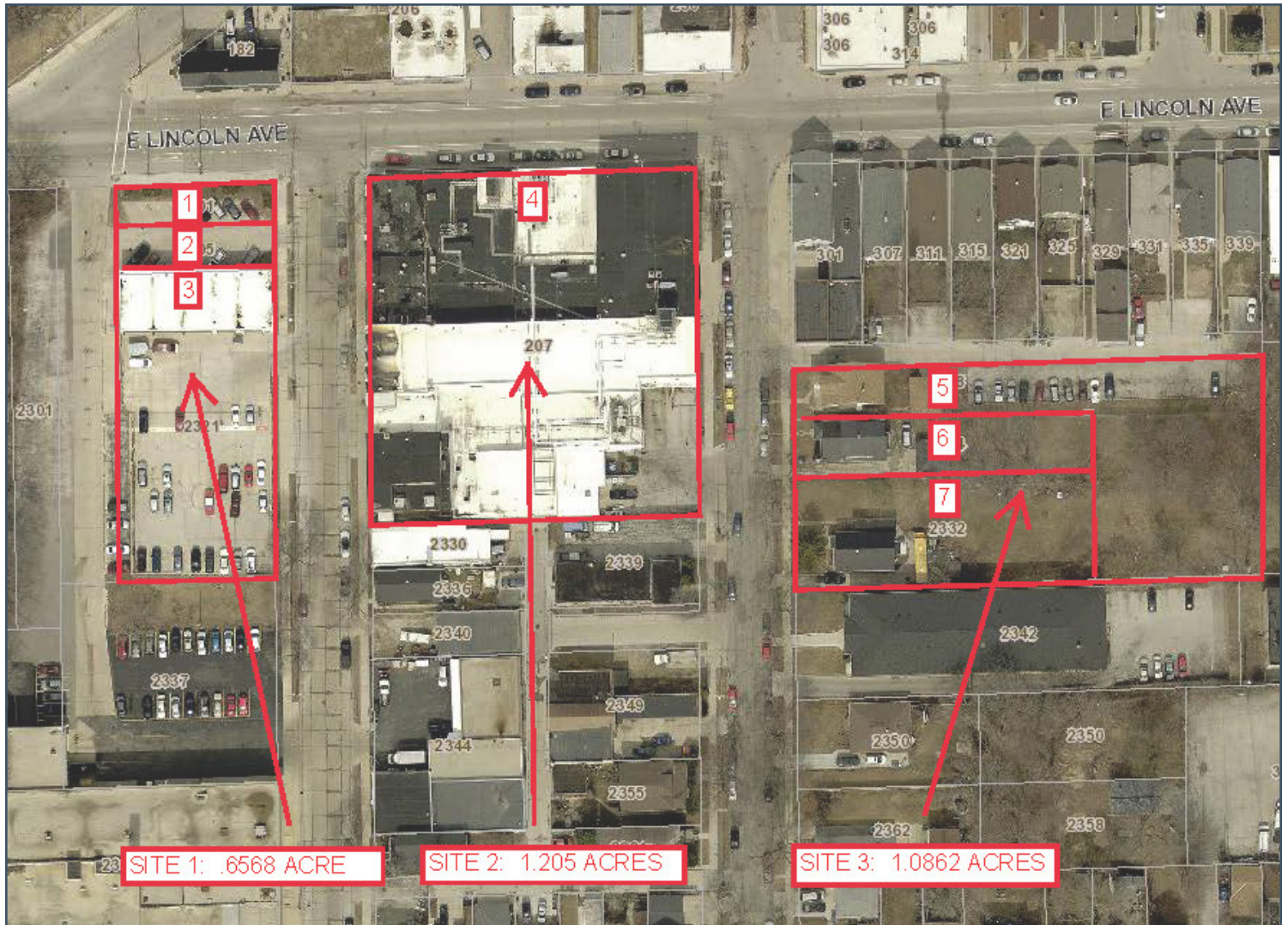
PROPERTY SPECIFICATIONS

ADDRESS	TAX KEY #	LOT AREA	ZONING	ASSESSED VALUE	REAL ESTATE TAXES
2301-2303 S Burrell Street	4990203000	0.0716 ac	I02, Industrial Office	\$12,900	\$266.71
2305 S Burrell Street	4990204000	0.0737 ac	I02, Industrial Office	\$8,600	\$155.44
2321 S Burrell Street	4990205100	0.5115 ac	IL2, Industrial Light	\$159,600	\$4,128.56
207 E Lincoln Avenue	4991401100	1.2050 ac	I02, Industrial Office	\$941,500	\$24,747.13
2318 S Austin Street	4990033110	0.5590 ac	RM6, Multi-Family	\$242,600	\$6,210.13
2324 S Austin Street	4990035000	0.1846 ac	RM6, Multi-Family	\$180,200	\$4,595.54
2332 S Austin Street	4990044100	0.3426 ac	RM6, Multi-Family	\$199,600	\$5,097.51
		2.9480 ac		\$1,745,000	\$45,201.02

**2.95 ACRES
TOTAL**
SEVEN PARCELS
THREE POTENTIAL SITES

*Additional market data, research and reports available upon request.
Please fill out the full confidentiality agreement [here](#) for access.

SITE PLAN



AREA DEVELOPMENT OVERVIEW



Future Affordable Housing Developments

1. Rule Enterprises, Seven04 Place- 704 West National Avenue -- [Website](#)
2. Woda Cooper Cos, Inc.- 100 East National Avenue -- [News Article](#)
3. Wangard Partners- 224 East Greenfield Avenue -- [News Article](#)
4. Rule Enterprises- 1329-1331 West National Avenue -- [News Article](#)
5. Keystone Development, Shoe Factory Lofts- 224 West Washington Street -- [Website](#)

Recent and Future Major Developments

6. Komatsu Headquarters- South of Greenfield Avenue and East of 1st Street -- [News Article](#)
7. Michels' R1VER mixed-use development - South 1st Street and East Becher Street -- [Website](#)
8. Mandel Group Office/Hotel/Apartments- South Water and East Florida Streets -- [News Article](#)
9. F Street Apartments/Commercial Space- 2700 Kinnickinnic Avenue and Herman Street -- [News Article](#)
10. Stitchweld Apartments- 2141 South Robinson Avenue -- [Website](#)
11. Vue Apartments- 2204 South Kinnickinnic Avenue -- [Website](#)
12. New Land Enterprises Apartments- South Kinnickinnic Avenue and East Bay Street -- [News Article](#)
13. New Land Enterprises Quartet Apartments- 1001 South 2nd Street -- [News Article](#)
14. Wangard Partners's 200-unit Harbor District Apartments - 1958 S. 1st Street -- [News Article](#)

AREA DEMOGRAPHICS



Demographics

	1 MILE	3 MILE	5 MILE
Population	22,818	163,531	368,345
Households	8,447	58,485	148,463