VACK Regency

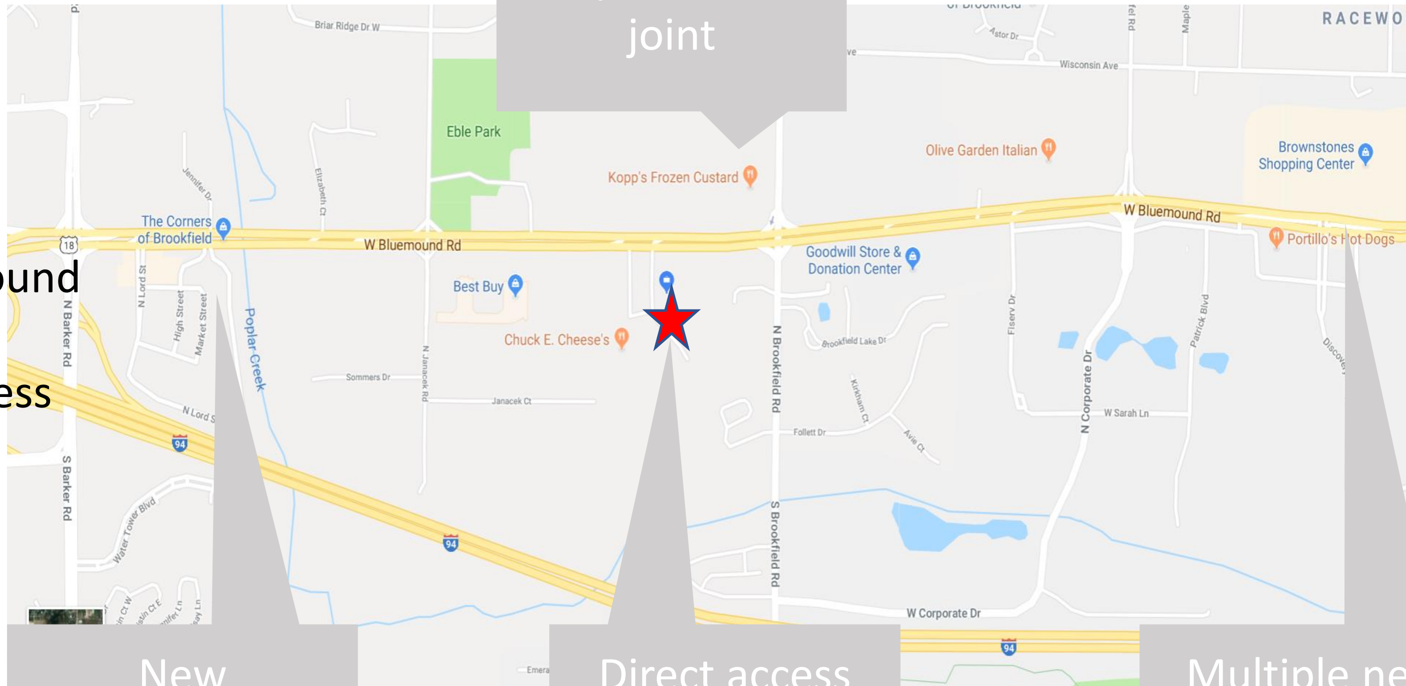
280 Regency Ct
Brookfield WI 53045

VACK Regency

Location

Popular local joint

Bluemound
&
I94 access



New construction mall with apts.

Direct access from Bluemound rd.

Multiple new shopping and restaurants.

VACK Regency

VACK Regency – Features

Updates

- ✓New HVAC units - complete
- ✓400 amp electrical system - complete
- ✓High speed wireless internet
- ✓Updated water filtration system
- Exterior lighting – ongoing
- Security features – ongoing
- ✓Updated bathrooms – Jun 2018
- ✓New windows – May 2018
- ✓Paint trim, columns – Jun 2018
- ✓Interior LED panels - ongoing

Upgrades

- ✓Lobby /w tenant signage on TV– Jun 2018
- ✓New flooring in common areas – May 2018
- ✓External signage by road – Jul 2018
- Building signage on north wall – Aug 2018
- EV charging station in parking - Ongoing
- Updated flooring buildouts - Ongoing

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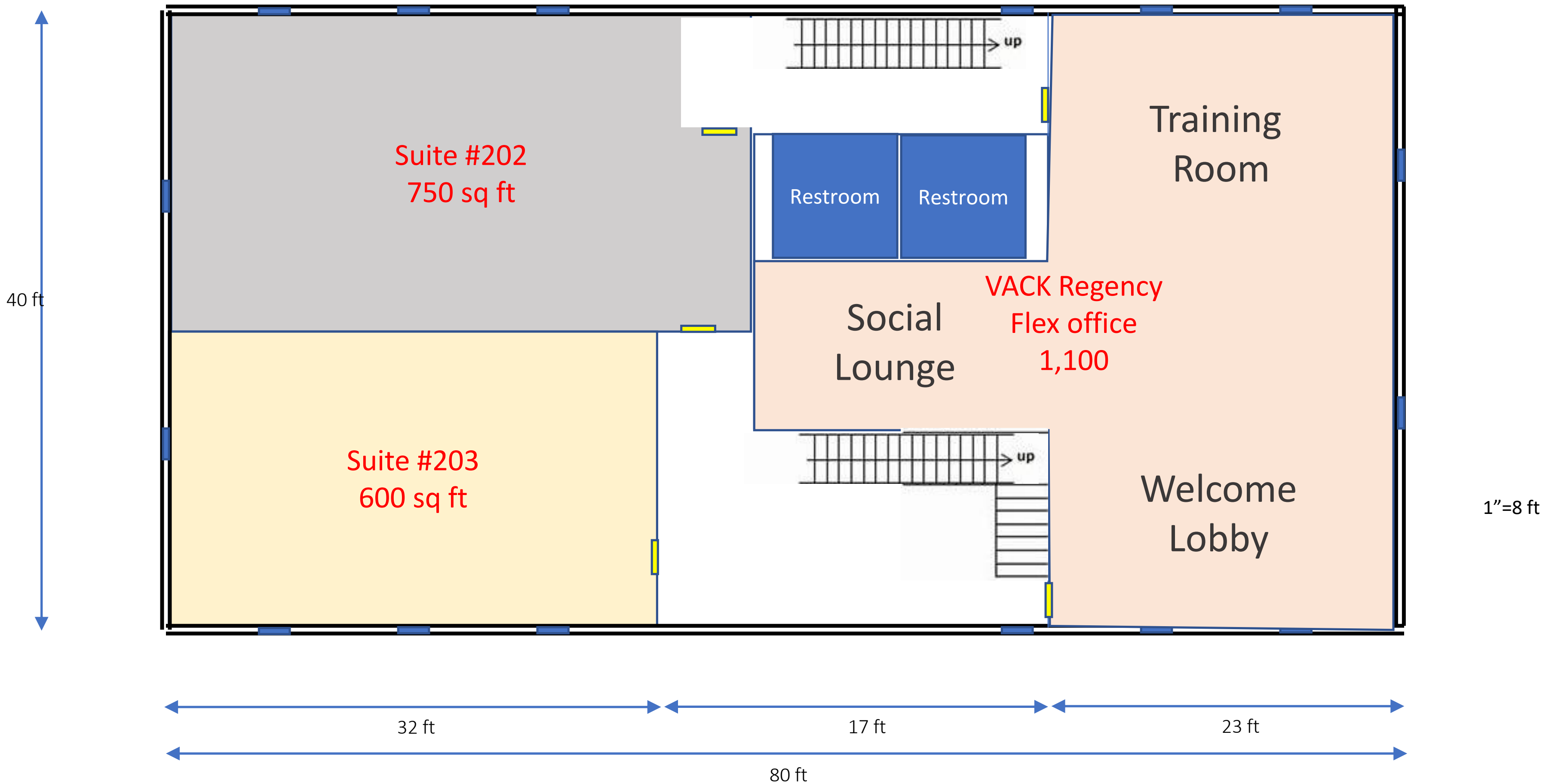
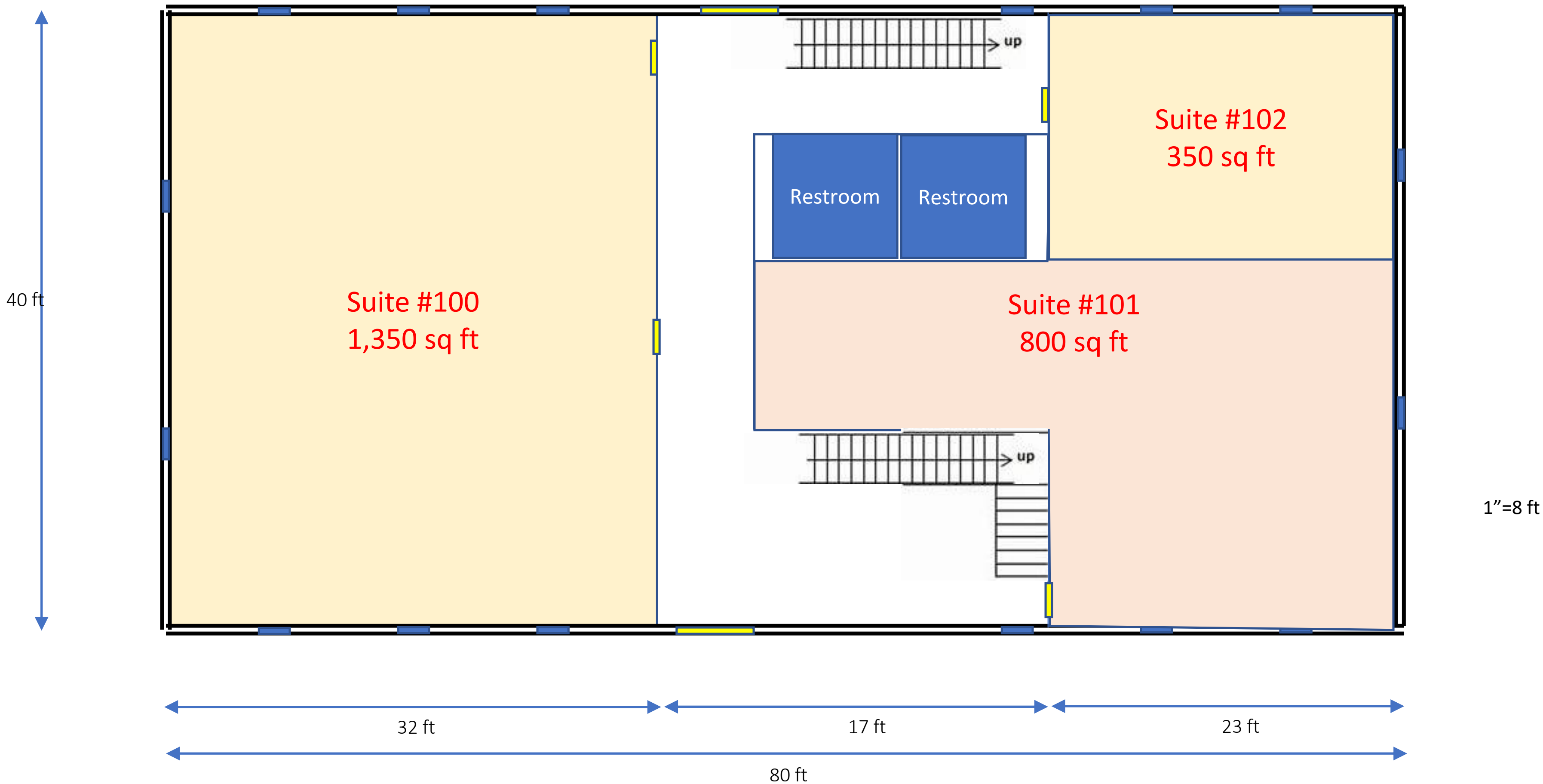
280 Regency second floor plan

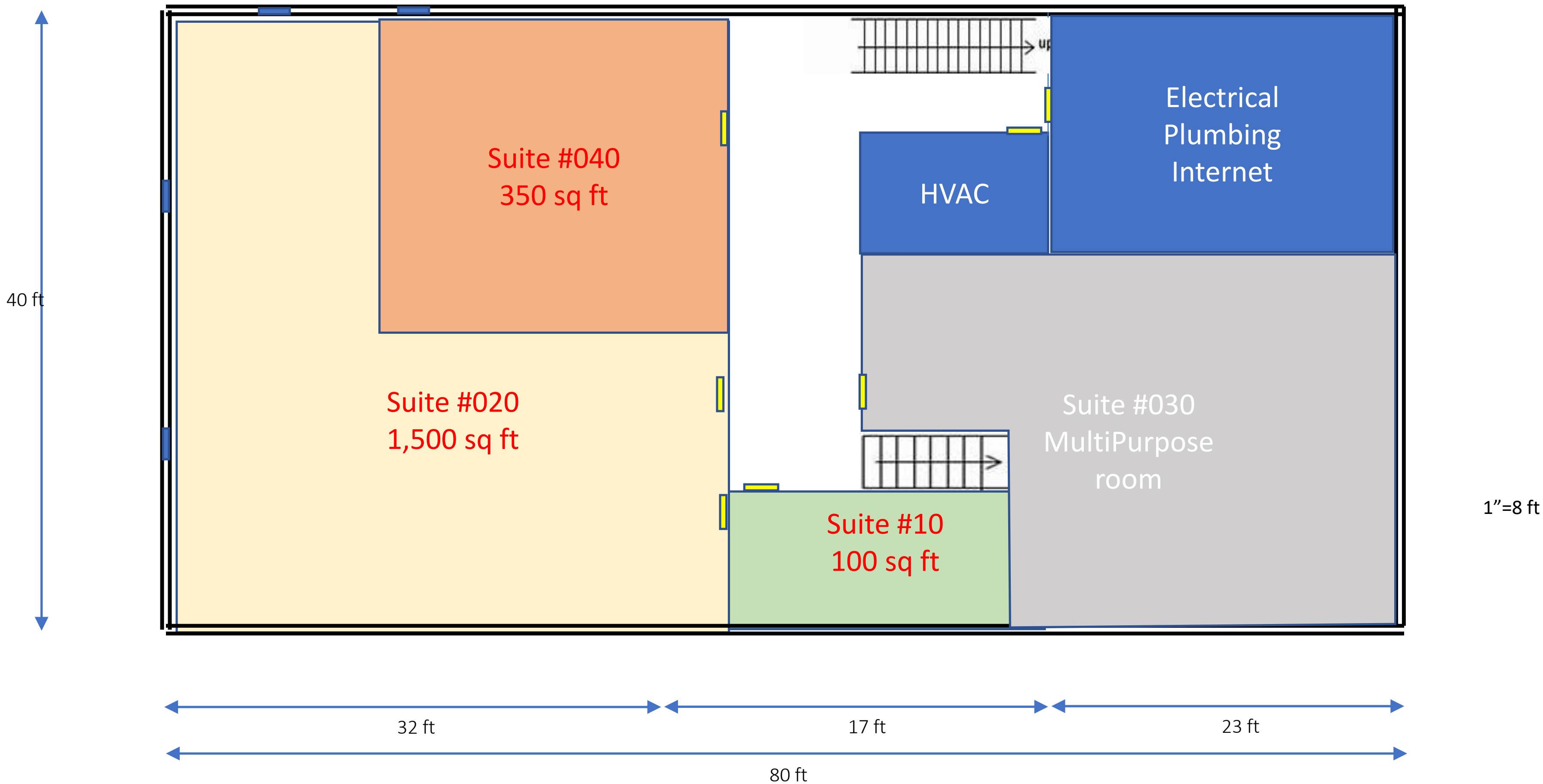


VACK Regency

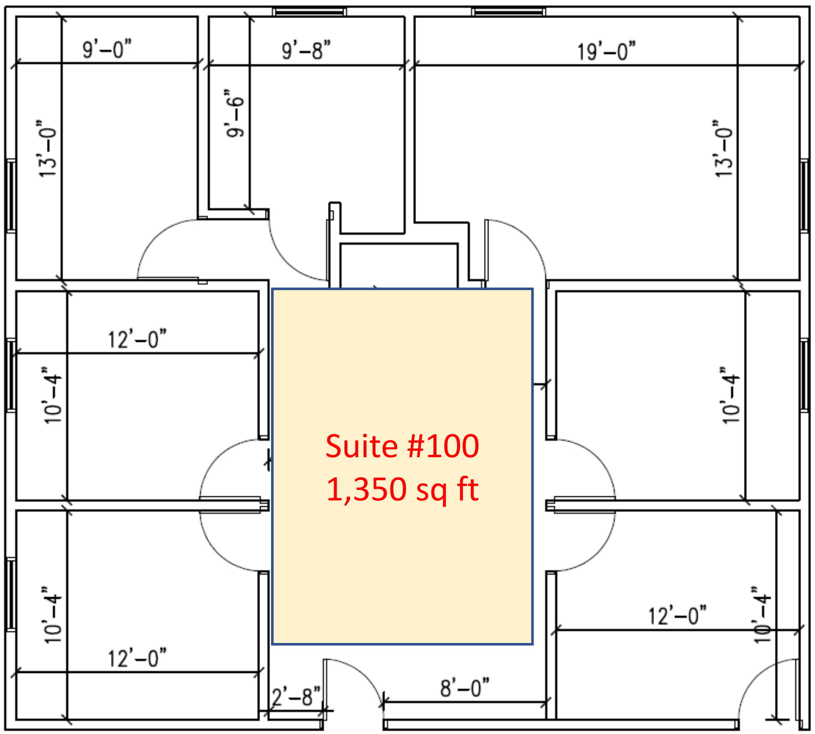
280 Regency First floor plan



280 Regency Lower level plan



Suite #100 floor plan



- Included equivalent size rooms on North wall
- Maximized open lobby space
- Flexibility of use of center room.
- Multi entry room on SE corner
- Main floor access
- Close to restrooms
- Ample parking

Market summary - CoStar

The CoStar Office Market Survey further breaks down the Milwaukee office market into 34 smaller submarkets. The subject property is located in the Brookfield/New Berlin Office Submarket, which has an average vacancy rate of 11.3%. The submarket has an average quoted rental rate of $18.21 per square foot per year, which is 11.8% above the average.

Total Office Submarket Statistics

Third Quarter 2017

	Existing Inventory		Vacancy			YTD Net	YTD	Under	Quoted
Market	# Blds	Total RBA	Direct SF	Total SF	Vac %	Absorption	Deliveries	Const SF	Rates
Brookfield/New Berli.	286	7,393,114	826,541	838,599	11.3%	(10,001)	200,000	0	$18.21
Central Waukesha	275	6,045,512	683,304	683,304	11.3%	(170,309)	6,313	0	$14.28
Dodge East	16	100,577	4,941	4,941	4.9%	(4,941)	0		
Dodge West	69	598,263	55,501	55,501	9.3%	8,749	0		
Downtown East	123	11,864,449	1,195,253	1,211,965	10.2%	5,675	0		
Downtown West	55	6,667,446	364,115	367,615	5.5%	(103,168)	0		
Fond du Lac	123	1,321,771	90,707	90,707	6.9%	(4,351)	0		
Mayfair/Wauwatosa	176	5,286,645	401,208	416,130	7.9%	162,318	0		
Milwaukee East	158	3,195,698	135,944	135,944	4.3%	44,271	0		
Milwaukee Near SW	125	1,559,309	22,052	22,052	1.4%	16,773	0		
Milwaukee NW	259	5,273,726	418,949	418,949	7.9%	101,406	0		
Milwaukee SE	165	2,951,166	146,771	146,771	5.0%	153,340	0		

BROOKFIELD/NEW BERLIN SUBMARKET TRENDS

Brookfield/New Berlin is Milwaukee's largest suburban submarket, at over seven million SF. The vast majority of the submarket's institutional-grade office property resides on the Brookfield (i.e., north) side of I-94, along the Bluemound Road corridor. Bluemound Road also offers a vast amount of retail shopping, including the Brookfield Square Mall. This mall expanded by about 400,000 SF when the Corners of Brookfield completed at the start of 17Q2. This is one of the more expensive submarkets in the metro, and although rent growth stumbled out of the gate early in the cycle it has picked up since 2014. Vacancies are healthy despite increasing thus far in 2017. This is simply due to the Milwaukee Tool Expansion delivery, which will show as occupied soon, compressing vacancies. Investors were busy in 2016, and continue to be in 2017 with over 5% of inventory turned over as of August. This is one of the few submarkets that is attracting healthy sales volume in the first half of 2017, thanks in large part to the $10.6 million sale of Executive Center VI.

BROOKFIELD/NEW BERLIN NET ABSORPTION, DELIVERIES & VACANCY