

Eau Claire Apartments Of Highway 53

50-Unit Multifamily Investment Portfolio Located At 2905 & 2917 Winsor Drive, Eau Claire, Wisconsin 54703

Marcus & Millichap

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9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
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22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

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26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the
27 Firm is no longer providing brokerage services to you.

28 The following information is required to be disclosed by law:

- 29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).
- 30 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection
31 report on the property or real estate that is the subject of the transaction.

32 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a
34 later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

35 CONFIDENTIAL INFORMATION: _____
36 _____
37 _____

38 NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by the Firm and its Agents): _____
39 _____
40 _____

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Drafted by Attorney Debra Peterson Conrad

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41 _____ (Insert information you authorize to be disclosed, such as financial qualification information.)

42 DEFINITION OF MATERIAL ADVERSE FACTS

43 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction
46 or affects or would affect the party's decision about the terms of such a contract or agreement.

47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a
51 contract or agreement made concerning the transaction.

52 NOTICE ABOUT SEX OFFENDER REGISTRY You may obtain information about the sex offender registry and persons
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at
54 <http://www.doc.wi.gov> or by telephone at 608-240-5830.



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SECTION 1

Executive Summary

3D FLOOR PLAN

INVESTMENT HIGHLIGHTS

OFFERING SUMMARY

AMENITIES

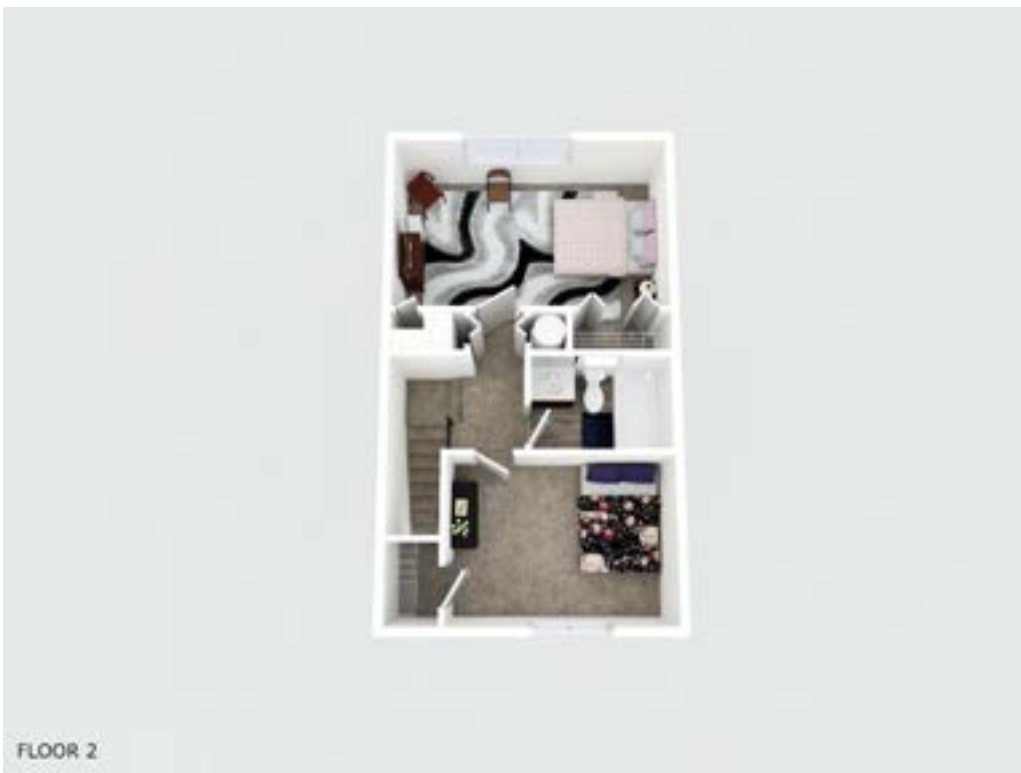
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1 Bedroom/1 Bathroom



2 Bedroom/1-1.5 Bathroom



3 Bedroom/2 Bathroom



EAU CLAIRE APARTMENTS OF HIGHWAY 53

2905 Winsor Drive & 2917 Winsor Drive, Eau Claire, WI 54703

INVESTMENT OVERVIEW

Marcus & Millichap is proud to present this exclusive listing of the Eau Claire Apartments of Highway 53, which is a Market Rate 50-Unit Portfolio, located in the most populated community in Western Wisconsin. Eau Claire has a reported 72,000 population count as of 2024, and as a result of accelerated growth, this city will remain among the top 15 most populated municipalities throughout the entire state. With 10 major byways in the area, including US Highway 12, US Highway 53, and Interstate 94, Eau Claire sees a high-volume traffic count of commuters and travelers alike, as a result of being located in a west-central hub of Wisconsin, paired with also having ease of travel along I-94 to get to the Minneapolis-Saint Paul metropolitan area in less than an hour and a half. In addition to the residents and travelers passing through via car/intercity bus/or Eau Claire Transit bus, there's a major freight rail line (owned by Union Pacific Railroad) as well as the Chippewa Valley Regional Airport, creating ample commerce opportunities through the variety of means of transportation available to the general public and private businesses.

While originally known for its prominent logging industry, while being situated along the Chippewa River and Eau Claire River, this former logging town is now better known for being home to Menards, Inc - one of the largest home improvement stores in the United States. In addition to manufacturing and retail, Eau Claire is also known to the student-body as home to the University of Wisconsin - Eau Claire, as well as Chippewa Valley Technical College, where students have a variety of options for fields of study - including the arts, business, education, becoming a healthcare professional, and science. Local residents benefit from cost-effective housing while also having the flexibility to work in numerous surrounding communities - including but limited to Chippewa Falls, Menomonie, Altoona, and even further out communities such as La Crosse, Hudson, Minneapolis-Saint Paul, as a result of ease of travel.

This apartment complex was built in the late 1970's, and at one point had a pool and volleyball court; however, these amenities were since replaced with green space, while making for a most cost-effective investment. These amenities are offered at competitive rentals in the area, and for premium rents; whereas, this apartment complex caters to a more broad demographic and a larger tenant-base, creating a more competitive tenant-pool for management to select approved applicants from. The two buildings are comprised of Twenty-Nine (29) 1-Bedroom apartments, Nineteen (19) 2-Bedroom apartments, and Two (2) 3-Bedroom apartments.

The property has been well-maintained and, in recent years, stabilized with many capital improvements, including 2025 roof replacements and all new electrical replacements, allowing for a new owner to focus on bringing the rents to fair market with updates, as-needed. Please reach out to Listing Agent for additional details.





OFFERING SUMMARY



Listing Price
Request for Offer



Year 1 Projected Annual
Rents
\$500,700



of Units
50

YEAR 1 PROJECTED INCOME

Scheduled Gross Income (Rent & Laundry)	\$508,094
---	-----------

YEAR 1 PROJECTED EXPENSES

Real Estate Taxes	\$64,103
Insurance	\$23,377
Utilities	\$40,619
Repairs & Maintenance	\$21,000
Lawn & Snow	\$11,798
Marketing & Advertising	\$165
Professional & Legal	\$3,090
General & Administrative	\$2,060
Operating Reserves	\$12,875
Management Fee	\$25,035
Total Expenses	\$204,122





UNIT AMENITIES

- Mix of Open-Concept Plan + Up-and-Down Plan
- Kitchens Equipped with Standard Appliances
- Select Bathrooms Equipped with Heat and Fan
- Select Bathrooms with Tile
- Spacious Bedrooms & Living Spaces
- Multiple Closet/Storage Spaces
- Mix of Carpet & Luxury Vinyl Plank Flooring
- Dishwasher
- Owner Supplied A/C Units
- Select Units have Private Patio's
- Select Units have Patio's Balconies
- Select Units have Private Entrances

COMMON-AREA AMENITIES

- Select Units have access to Common Area Balcony
- Shared Green Space
- Shared Parking
- Multiple Laundry Rooms with Coin-Operated Machines
- Tenant Storage
- Communal Entrances with Controlled Access



SECTION 2

Financial Analysis

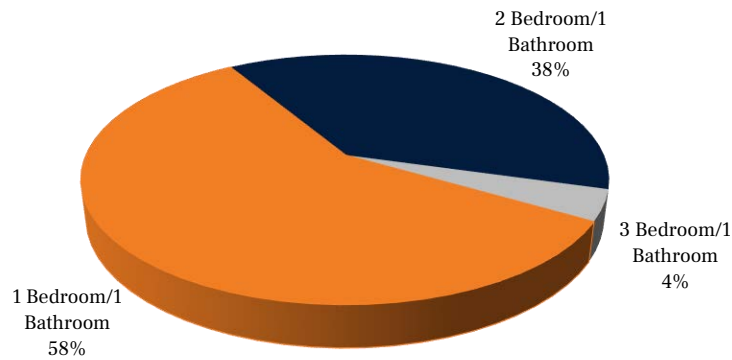
FINANCIAL DETAILS

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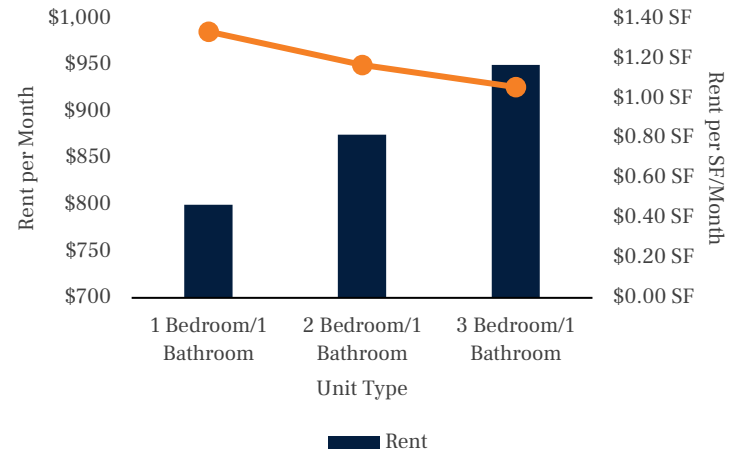
FINANCIAL DETAILS // Eau Claire Apartments Of HWY 53

UNIT TYPE	# OF UNITS	AVG SQ FEET	RENTAL RANGE	SCHEDULED			POTENTIAL		
				AVERAGE RENT	AVERAGE RENT / SF	MONTHLY INCOME	AVERAGE RENT	AVERAGE RENT / SF	MONTHLY INCOME
1 Bedroom/1 Bathroom	29	600	\$675 - \$765	\$728	\$1.21	\$21,115	\$800	\$1.33	\$23,200
2 Bedroom/1 Bathroom	19	750	\$725 - \$850	\$786	\$1.05	\$14,940	\$875	\$1.17	\$16,625
3 Bedroom/1 Bathroom	2	900	\$805 - \$840	\$823	\$0.91	\$1,645	\$950	\$1.06	\$1,900
TOTALS/WEIGHTED AVERAGE:	50	669		\$754	\$1.13	\$55,750	\$835	\$1.25	\$59,550
GROSS ANNUALIZED RENTS				\$452,400			\$500,700		

Unit Distribution



Unit Rent



Eau Claire Apartments Of HWY 53 // FINANCIAL DETAILS

INCOME	Projected Year 4	Projected Year 3	Projected Year 2	Projected Year 1	Current	NOTES	PER UNIT	PER SF
Rental Income								
Gross Scheduled Rent	579,623	552,022	525,735	500,700	452,400	[1]	9,048	13.52
Physical Vacancy	(19,341) 5.0%	(16,900) 4.5%	(14,585) 4.0%	(15,021)	(9,048)	[2]	(181)	(0.27)
TOTAL VACANCY	(\$19,341) 5.0%	(\$16,900) 4.5%	(\$14,585) 4.0%	(\$15,021) 3.0%	(\$9,048) 2.0%		(\$181)	(\$0)
Effective Rental Income	560,282	535,122	511,150	485,679	443,352		8,867	13.25
Other Income								
Laundry	8,080	7,845	7,616	7,394	7,179		144	0.21
TOTAL OTHER INCOME	\$8,080	\$7,845	\$7,616	\$7,394	\$7,179		\$144	\$0.21
EFFECTIVE GROSS INCOME	\$568,362	\$542,967	\$518,766	\$493,073	\$450,531		\$9,011	\$13.47
EXPENSES								
EXPENSES	Projected Year 4	Projected Year 3	Projected Year 2	Projected Year 1	Current	NOTES	PER UNIT	PER SF
Real Estate Taxes	70,047	68,007	66,026	64,103	58,275	[3]	1,166	1.74
Insurance	25,545	24,801	24,079	23,377	21,252	[4]	425	0.64
Utilities	44,386	43,093	41,838	40,619	38,685	[5]	774	1.16
Repairs & Maintenance	22,947	22,279	21,630	21,000	20,000	[6]	400	0.60
Lawn & Snow	12,892	12,516	12,152	11,798	11,236	[7]	225	0.34
Marketing & Advertising	180	175	170	165	160	[8]	3	0.00
Professional & Legal	3,377	3,278	3,183	3,090	3,000	[9]	60	0.09
General & Administrative	2,251	2,185	2,122	2,060	2,000	[10]	40	0.06
Operating Reserves	14,069	13,659	13,261	12,875	12,500	[11]	250	0.37
Management Fee	28,981	27,601	26,287	25,035	22,620	[12]	452	0.68
TOTAL EXPENSES	\$224,674	\$217,595	\$210,746	\$204,122	\$189,729		\$3,795	\$5.67
EXPENSES AS % OF EGI	39.5%	40.1%	40.6%	41.4%	42.1%			
NET OPERATING INCOME	\$343,687	\$325,372	\$308,020	\$288,951	\$260,803		\$5,216	\$7.80

FINANCIAL DETAILS // Eau Claire Apartments Of HWY 53

NOTES TO OPERATING STATEMENT

- [1] Gross Scheduled Rent: Broker Projection is that there's room to increase rents, Y-O-Y, as a result of rent comparables in most populous city of western WI.
 - [2] Physical Vacancy: 100% full. Broker Projection of 2% to factor in unit turns that take between days to less than a week between resident's M/I and M/O.
 - [3] Real Estate Taxes: Actuals from county assessor. Broker Projection of 10% increase in Year 1.
 - [4] Insurance: Actuals from owner. Broker projection of 10% increase in Year 1.
 - [5] Utilities : Actuals from owner. Broker projection of 5% increase in Year 1.
 - [6] Repairs & Maintenance: Broker Projection based on minimal turnover as a result of below-market rents. Broker projection of 5% increase in Year 1.
 - [7] Lawn & Snow: Actuals from owner. Broker projection of 5% increase in Year 1.
 - [8] Marketing & Advertising: Broker Projection based on marketing signage or one-time lease fees. Broker projection of 3% increase in Year 1.
 - [9] Professional & Legal: Broker Projection for tax preparation and legal documentation. Broker projection of 3% increase in Year 1.
 - [10] General & Administrative: Broker Projection based on mailers for notices (envelopes/stamps). Broker projection of 3% increase in Year 1.
 - [11] Operating Reserves: Broker Projection based on unit turns as-needed and recent capital improvements. Broker projection of 3% increase in Year 1.
 - [12] Management Fee: Broker Projection of 5% fee based on size of rent roll and potentially less - 4%, if bid out to multiple managing agents.
-

SECTION 3

Sale Comparables

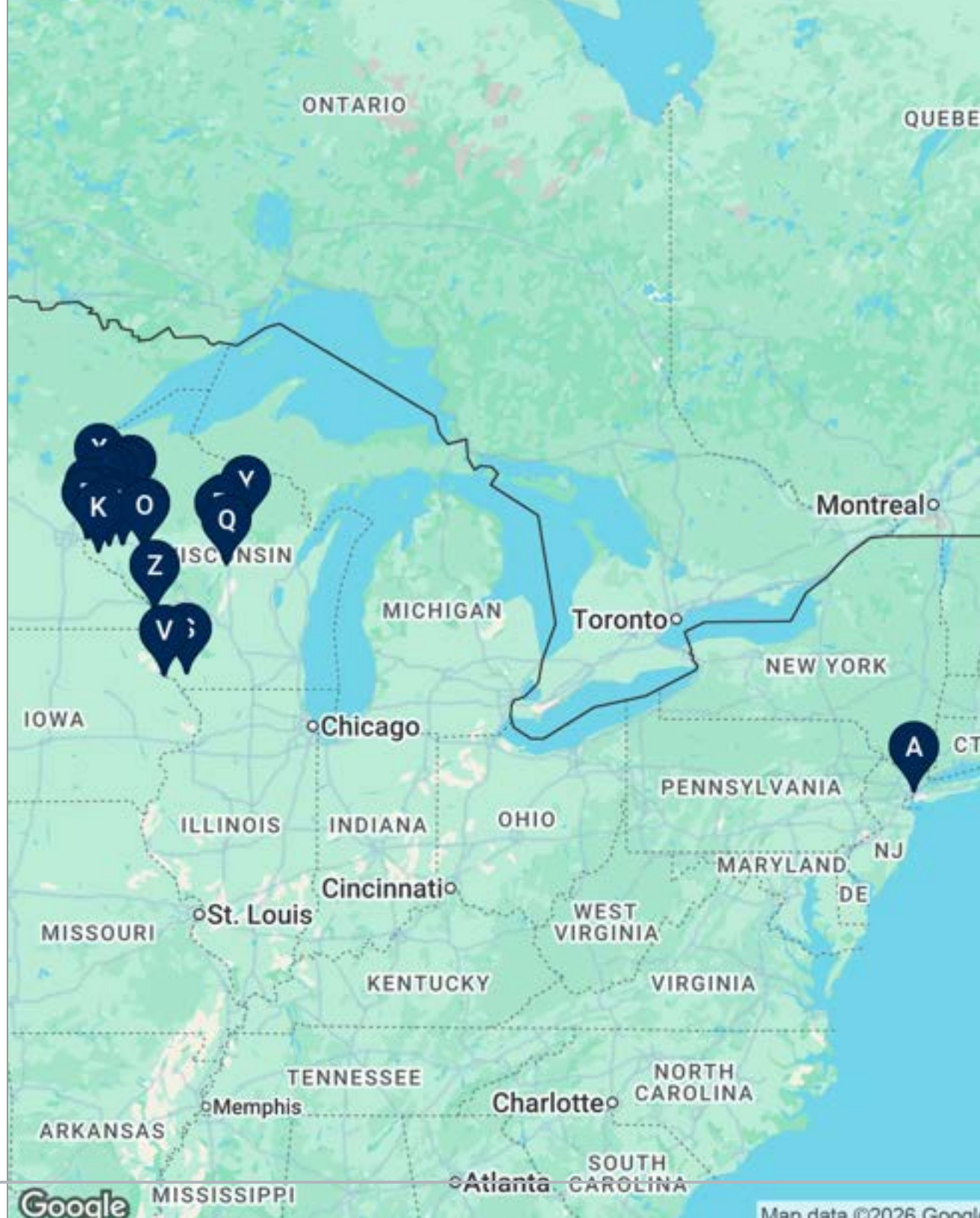
SALE COMPS MAP

SALE COMPS SUMMARY

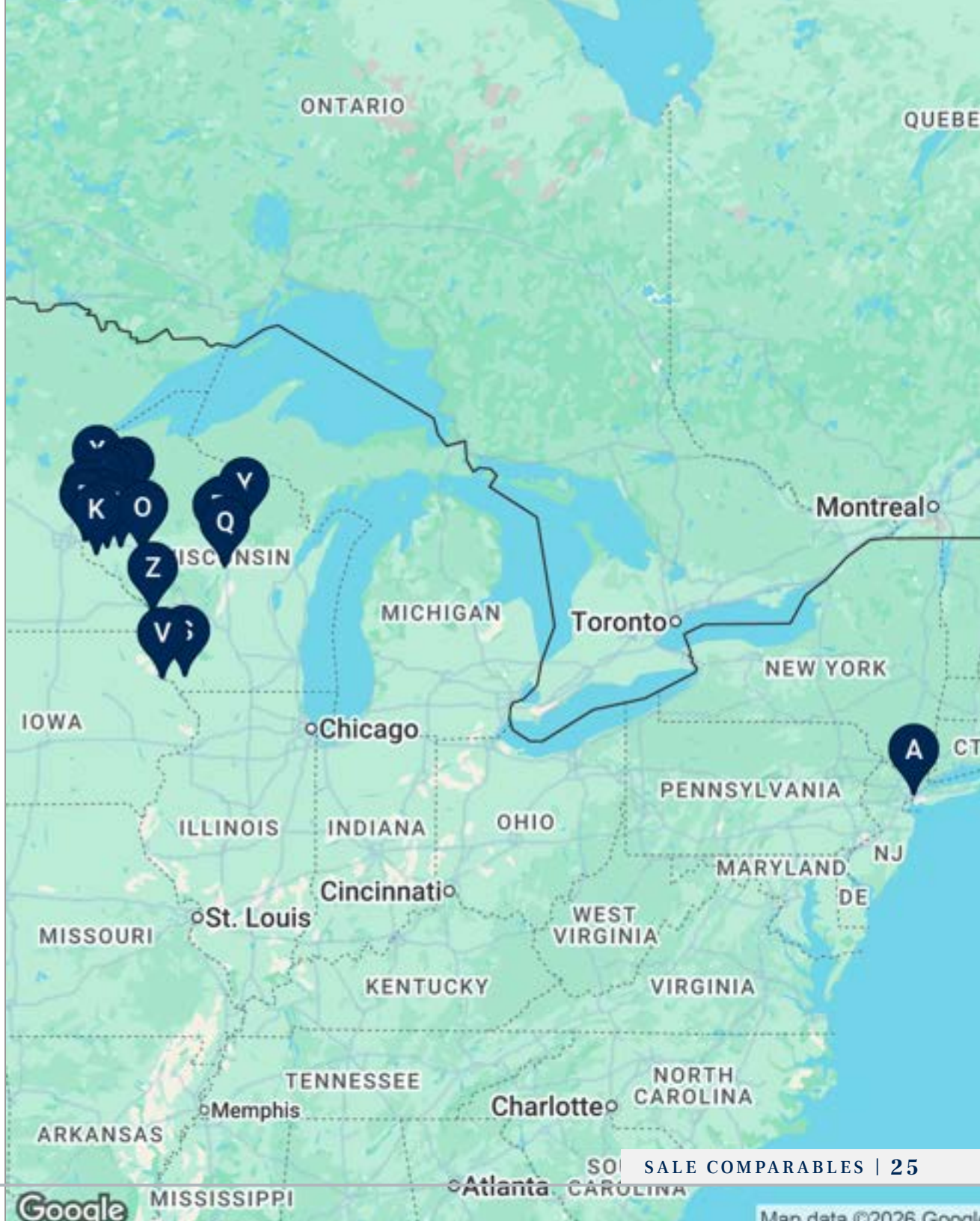
SALE COMPS

SALE COMPS MAP








- A** 218 10th Ave
- B** 919 Briar Ln
- C** 414 South Division Street
- D** 218 W Division Ave
- E** 925 Norton St
- F** 330 Hillside Cir
- G** 404 Frances St
- H** 208 Bowman Ln 303 Micheels Ln
- I** 602 Cross Ave S 300 Scholl St, 660 Harriman Ave S, 240 South St W, 602 Cross Ave S
- J** 140 E Thomas St 120 E Thomas St
- K** 155 Susan St 165-185 Susan St; 400 Ray St
- L** 553 Lemon St N 549 Lemon St N, 1505 Ward Ave, 637 13th St S
- M** 840 10th Ave 830 11th Ave










- N** 217 E Clayton Ave
- O** 4922 Coventry Ct
- P** 1401 Namekagon St
- Q** Fourth Avenue Apartments
- R** Mosinee Apartments
- S** Platteville Multifamily Portfolio
- T** Harvey - Micheels Portfolio
- U** Crystal Creek Apartments
- V** Cassville Heights of the Mississippi River
- W** W528 Park Dr
- X** Highway 35 Portfolio
- Y** Colonial Place
- Z** Arrowhead Apartments











SALE COMPS SUMMARY // Eau Claire Apartments Of HWY 53

	SUBJECT PROPERTY	PRICE	PRICE/UNIT	# OF UNITS	CLOSE
	Eau Claire Apartments of HWY 53 2905 Winsor Dr 2917 Winsor Dr Eau Claire, WI 54703	Request for Offer	-	50	On Market
	SALE COMPARABLES	PRICE	PRICE/UNIT	# OF UNITS	CLOSE
	218 10th Ave Eau Claire, WI 54703	\$5,540,000	\$98,928	56	01/04/2022
	919 Briar Ln Altoona, WI 54720	\$2,200,000	\$91,666	24	11/19/2021
	414 South Division Street Roberts, WI 54023	\$1,390,000	\$115,833	12	07/28/2021
	218 W Division Ave Barron, WI 54812	\$1,295,000	\$71,944	18	05/31/2022
	925 Norton St Hammond, WI 54015	\$1,290,000	\$117,272	11	07/14/2025
	330 Hillside Cir Baldwin, WI 54002	\$1,000,000	\$125,000	8	06/16/2025





Eau Claire Apartments Of HWY 53 // SALE COMPS SUMMARY

	SUBJECT PROPERTY	PRICE	PRICE/UNIT	# OF UNITS	CLOSE
	404 Frances St Somerset, WI 54025	\$1,175,000	\$146,875	8	05/30/2025
	208 Bowman Ln 303 Micheels Ln Menomonie, WI 54751	\$1,249,800	\$89,271	14	09/10/2021
	602 Cross Ave S 300 Scholl St, 660 Harriman Ave S, 240 South St W, 602 Cross Ave S Amery, WI 54001	\$2,575,000	\$85,833	30	10/29/2021
	140 E Thomas St 120 E Thomas St Rice Lake, WI 54868	\$1,545,000	\$96,562	16	12/29/2023
	155 Susan St 165-185 Susan St; 400 Ray St Ellsworth, WI 54011	\$2,700,000	\$108,000	25	04/11/2025
	553 Lemon St N 549 Lemon St N, 1505 Ward Ave, 637 13th St S Hudson, WI 54016	\$6,330,000	\$166,578	38	04/25/2025
	840 10th Ave 830 11th Ave Baldwin, WI 54002	\$3,100,000	\$129,166	24	04/11/2025
	217 E Clayton Ave Clayton, WI 54004	\$785,000	\$49,062	16	11/30/2021

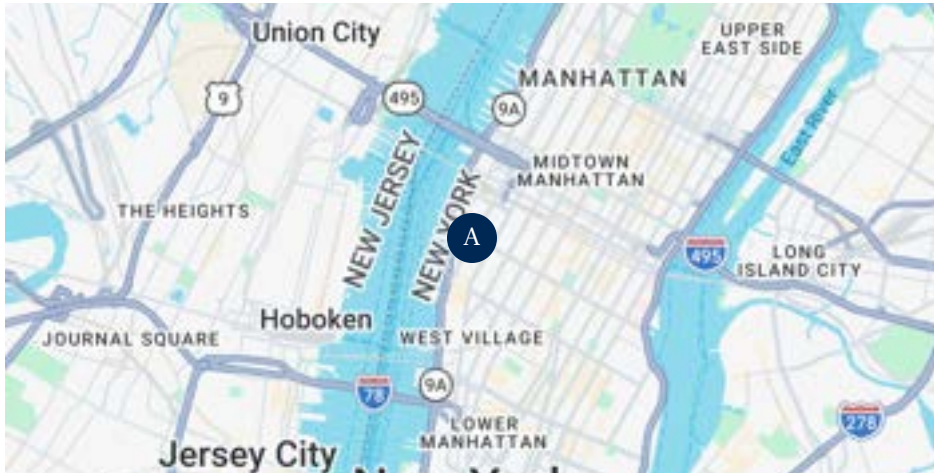
SALE COMPS SUMMARY // Eau Claire Apartments Of HWY 53

	SUBJECT PROPERTY	PRICE	PRICE/UNIT	# OF UNITS	CLOSE
	4922 Coventry Ct Eau Claire, WI 54701	\$935,000	\$77,916	12	06/23/2025
	1401 Namekagon St Hudson, WI 54016	\$8,180,000	\$113,611	72	09/16/2025
	Fourth Avenue Apartments 1601 4th Ave Stevens Point, WI 54481	\$2,050,000	\$85,416	24	11/13/2024
	Mosinee Apartments 1212 Mosinee Ave Mosinee, WI 54455	\$2,350,000	\$97,916	24	11/08/2024
	Platteville Multifamily Portfolio 1215 Lancaster St Platteville, WI 53818	\$5,050,000	\$76,515	66	10/10/2025
	Harvey - Micheels Portfolio 2521 Harvey Dr Menomonie, WI 54751	\$1,275,000	\$35,416	36	01/29/2026
	Crystal Creek Apartments 1914 Eva Rd Kronenwetter, WI 54455	\$3,250,000	\$101,562	32	02/28/2022
	Cassville Heights of the Mississippi River 523 Mulberry Dr Cassville, WI 53806	\$1,355,000	\$41,060	33	06/16/2022

Eau Claire Apartments Of HWY 53 // SALE COMPS SUMMARY

	SUBJECT PROPERTY	PRICE	PRICE/UNIT	# OF UNITS	CLOSE
	W528 Park Dr Spring Valley, WI 54767	\$850,000	\$42,500	20	10/15/2025
	Highway 35 Portfolio 111 Cedar St W Frederic, WI 54837	\$2,100,000	\$87,500	24	05/31/2022
	Colonial Place 625 North Ave Antigo, WI 54409	\$5,500,000	\$85,937	64	05/08/2023
	Arrowhead Apartments 3005 33rd St S La Crosse, WI 54601	\$18,750,000	\$76,219	246	07/24/2023
	AVERAGES	\$3,223,838	\$92,829	37	-

SALE COMPS // Eau Claire Apartments Of HWY 53



A 218 10th Ave
Eau Claire, WI 54703

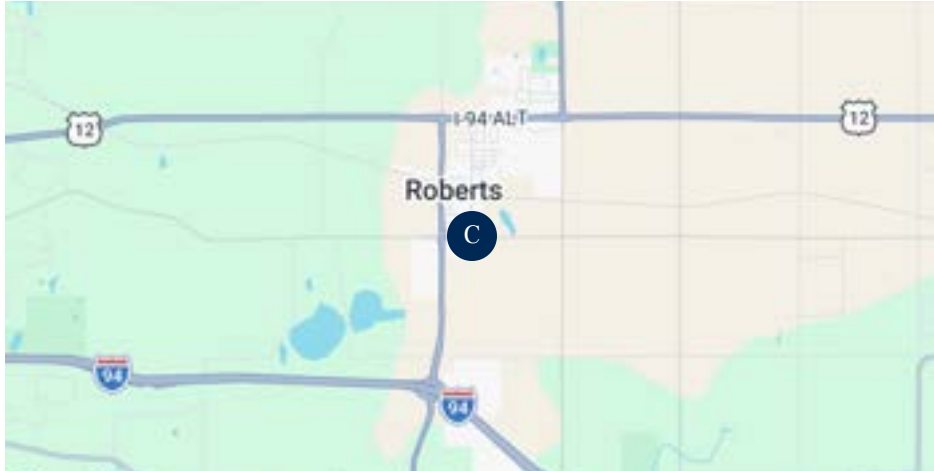
Sale Price:	\$5,540,000	Property Type:	Multifamily
Year Built:	1994	COE:	01/04/2022
Number Of Units:	56	Price/Unit:	\$98,928



B 919 Briar Ln
Altoona, WI 54720

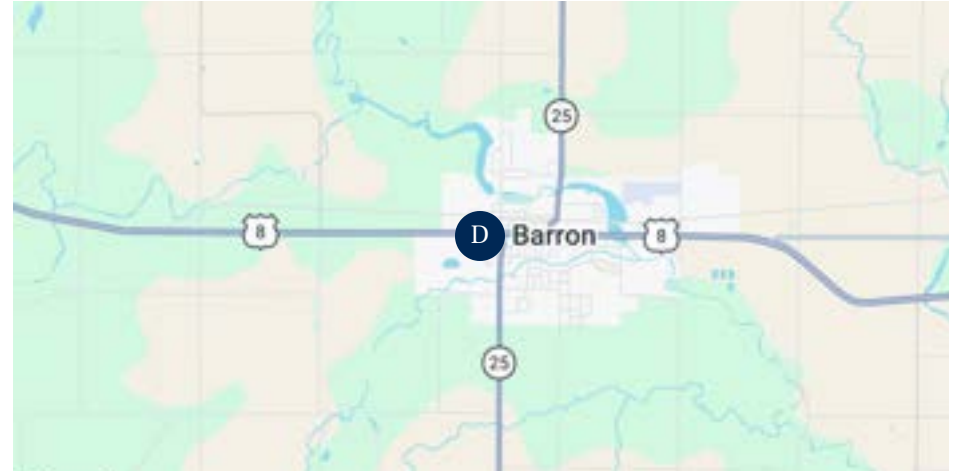
Sale Price:	\$2,200,000	Property Type:	Multifamily
Year Built:	1987	COE:	11/19/2021
Number Of Units:	24	Price/Unit:	\$91,666

Eau Claire Apartments Of HWY 53 // SALE COMPS



C 414 South Division Street
Roberts, WI 54023

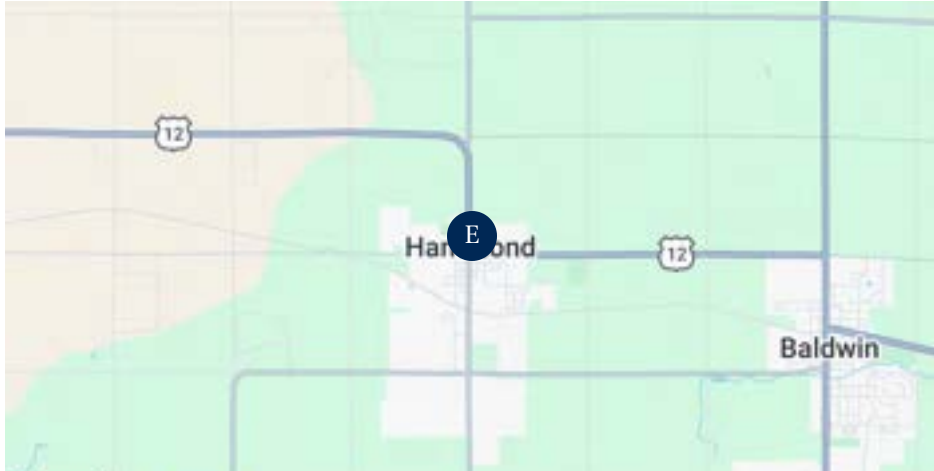
Sale Price:	\$1,390,000	Property Type:	Multifamily
Year Built:	1974	COE:	07/28/2021
Number Of Units:	12	Price/Unit:	\$115,833



D 218 W Division Ave
Barron, WI 54812

Sale Price:	\$1,295,000	Property Type:	Multifamily
Year Built:	1980	COE:	05/31/2022
Number Of Units:	18	Price/Unit:	\$71,944

SALE COMPS // Eau Claire Apartments Of HWY 53



E 925 Norton St
Hammond, WI 54015

Sale Price:	\$1,290,000	Property Type:	Multifamily
Year Built:	1980	COE:	07/14/2025
Number Of Units:	11	Price/Unit:	\$117,272



F 330 Hillside Cir
Baldwin, WI 54002

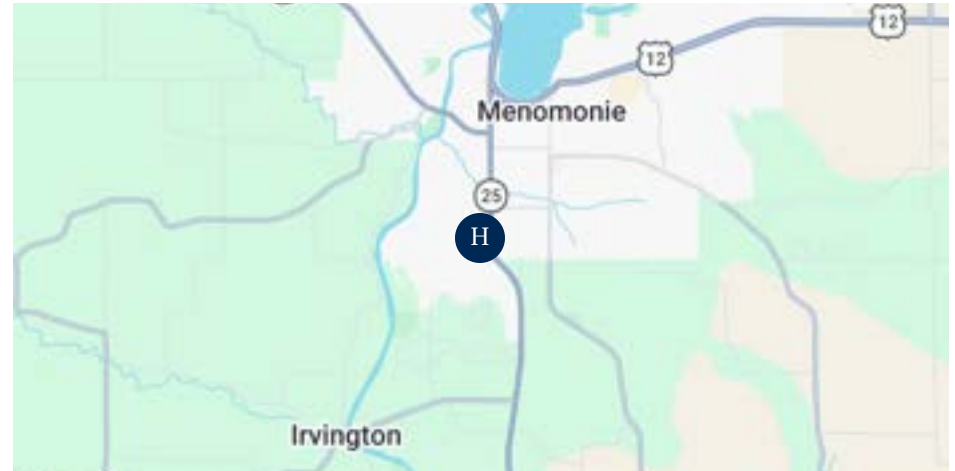
Sale Price:	\$1,000,000	Property Type:	Multifamily
Year Built:	1980	COE:	06/16/2025
Number Of Units:	8	Price/Unit:	\$125,000

Eau Claire Apartments Of HWY 53 // SALE COMPS



G 404 Frances St
Somerset, WI 54025

Sale Price:	\$1,175,000	Property Type:	Multifamily
Year Built:	1976	COE:	05/30/2025
Number Of Units:	8	Price/Unit:	\$146,875



H 208 Bowman Ln 303 Micheels Ln
Menomonie, WI 54751

Sale Price:	\$1,249,800	Property Type:	Multifamily
Year Built:	1994	COE:	09/10/2021
Number Of Units:	14	Price/Unit:	\$89,271

SALE COMPS // Eau Claire Apartments Of HWY 53



I 602 Cross Ave S 300 Scholl St, 660 Harriman Ave S, 240 South St W, 602 Cross Ave S
Amery, WI 54001

Sale Price:	\$2,575,000	Property Type:	Multifamily
Year Built:	1975	COE:	10/29/2021
Number Of Units:	30	Price/Unit:	\$85,833



J 140 E Thomas St 120 E Thomas St
Rice Lake, WI 54868

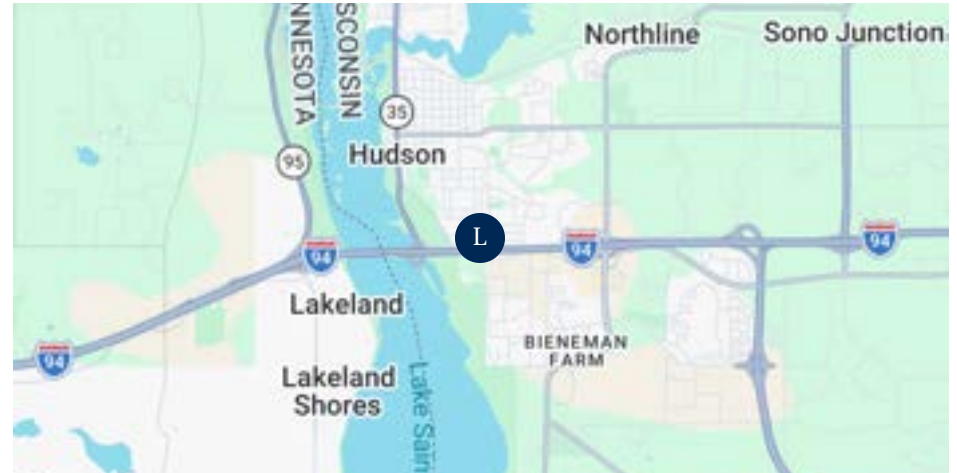
Sale Price:	\$1,545,000	Property Type:	Multifamily
Year Built:	1995	COE:	12/29/2023
Number Of Units:	16	Price/Unit:	\$96,562

Eau Claire Apartments Of HWY 53 // SALE COMPS



K 155 Susan St 165-185 Susan St; 400 Ray St
Ellsworth, WI 54011

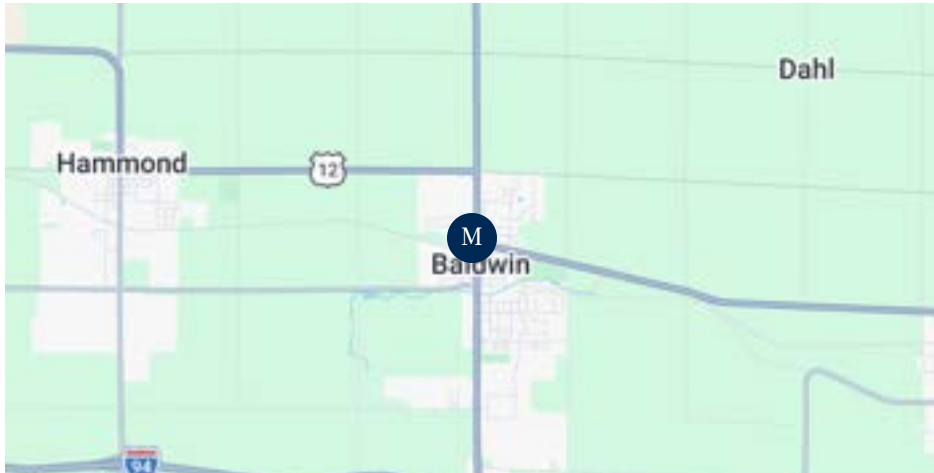
Sale Price:	\$2,700,000	Property Type:	Multifamily
Year Built:	1980	COE:	04/11/2025
Number Of Units:	25	Price/Unit:	\$108,000



L 553 Lemon St N 549 Lemon St N, 1505 Ward Ave, 637 13th St S
Hudson, WI 54016

Sale Price:	\$6,330,000	Property Type:	Multifamily
Year Built:	1970	COE:	04/25/2025
Number Of Units:	38	Price/Unit:	\$166,578

SALE COMPS // Eau Claire Apartments Of HWY 53



M 840 10th Ave 830 11th Ave
Baldwin, WI 54002

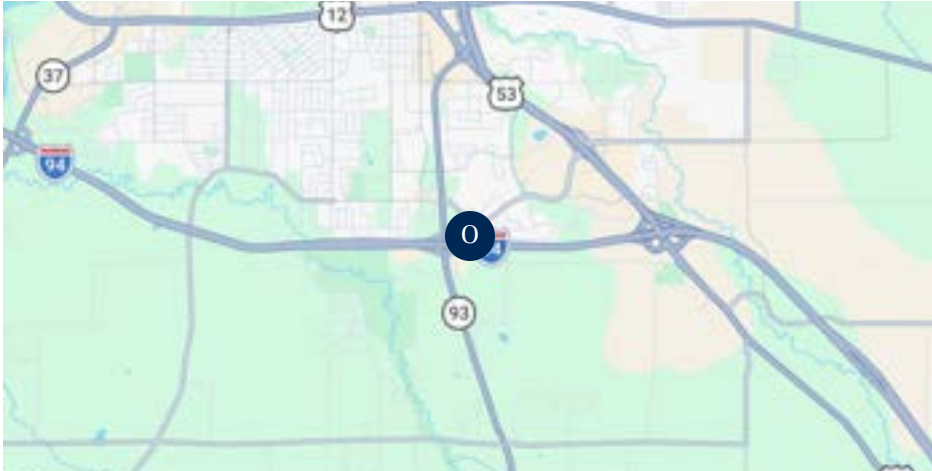
Sale Price:	\$3,100,000	Property Type:	Multifamily
Year Built:	1986	COE:	04/11/2025
Number Of Units:	24	Price/Unit:	\$129,166



N 217 E Clayton Ave
Clayton, WI 54004

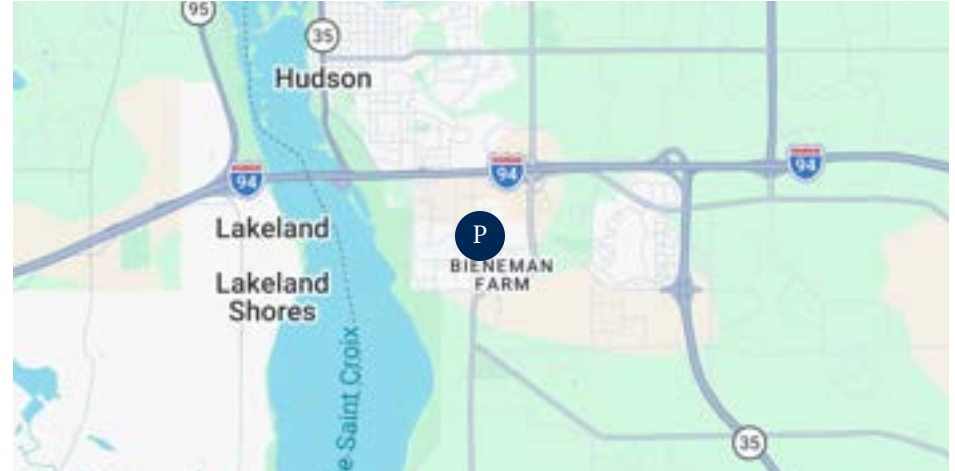
Sale Price:	\$785,000	Property Type:	Multifamily
Year Built:	1980	COE:	11/30/2021
Number Of Units:	16	Price/Unit:	\$49,062

Eau Claire Apartments Of HWY 53 // SALE COMPS



O 4922 Coventry Ct
Eau Claire, WI 54701

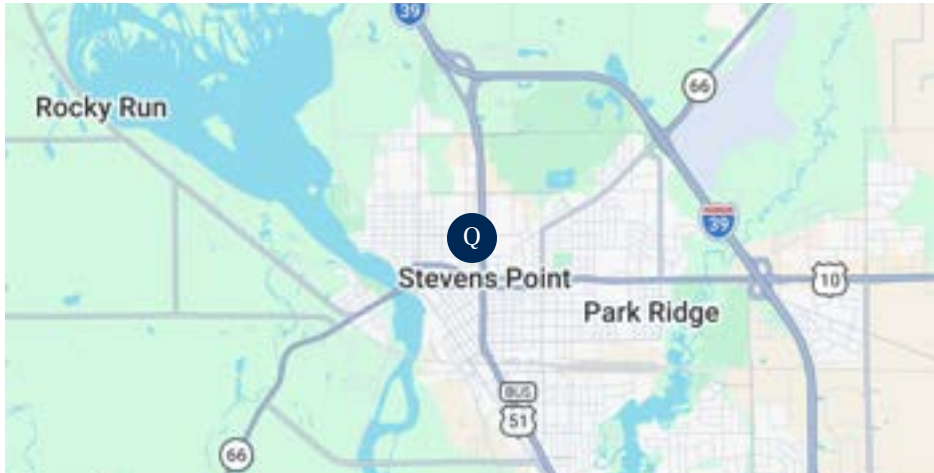
Sale Price:	\$935,000	Property Type:	Multifamily
Year Built:	-	COE:	06/23/2025
Number Of Units:	12	Price/Unit:	\$77,916



P 1401 Namekagon St
Hudson, WI 54016

Sale Price:	\$8,180,000	Property Type:	Multifamily
Year Built:	-	COE:	09/16/2025
Number Of Units:	72	Price/Unit:	\$113,611

SALE COMPS // Eau Claire Apartments Of HWY 53



Q Fourth Avenue Apartments
1601 4th Ave Stevens Point, WI 54481

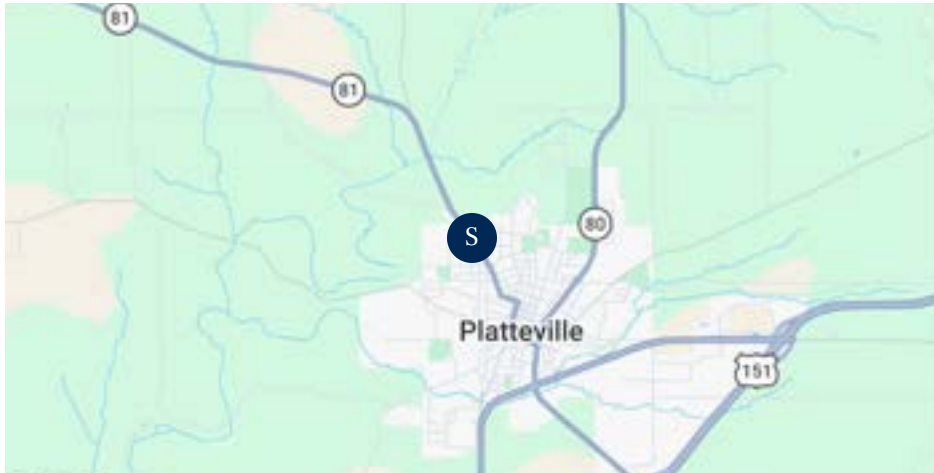
Sale Price:	\$2,050,000	Property Type:	Multifamily
Year Built:	1966	COE:	11/13/2024
Number Of Units:	24	Price/Unit:	\$85,416



R Mosinee Apartments
1212 Mosinee Ave Mosinee, WI 54455

Sale Price:	\$2,350,000	Property Type:	Multifamily
Year Built:	1975	COE:	11/08/2024
Number Of Units:	24	Price/Unit:	\$97,916

Eau Claire Apartments Of HWY 53 // SALE COMPS



S Platteville Multifamily Portfolio
1215 Lancaster St Platteville, WI 53818

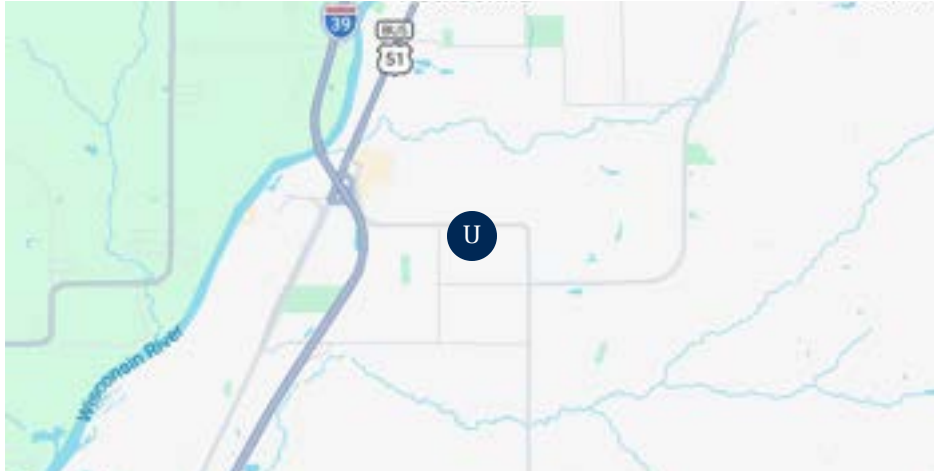
Sale Price:	\$5,050,000	Property Type:	Multifamily
Year Built:	1964	COE:	10/10/2025
Number Of Units:	66	Price/Unit:	\$76,515



T Harvey - Micheels Portfolio
2521 Harvey Dr Menomonie, WI 54751

Sale Price:	\$1,275,000	Property Type:	Multifamily
Year Built:	1982	COE:	01/29/2026
Number Of Units:	36	Price/Unit:	\$35,416

SALE COMPS // Eau Claire Apartments Of HWY 53



U **Crystal Creek Apartments**
1914 Eva Rd Kronenwetter, WI 54455

Sale Price:	\$3,250,000	Property Type:	Multifamily
Year Built:	2004	COE:	02/28/2022
Number Of Units:	32	Price/Unit:	\$101,562



V **Cassville Heights Of The Mississippi River**
523 Mulberry Dr Cassville, WI 53806

Sale Price:	\$1,355,000	Property Type:	Multifamily
Year Built:	1970	COE:	06/16/2022
Number Of Units:	33	Price/Unit:	\$41,060

Eau Claire Apartments Of HWY 53 // SALE COMPS



W **W528 Park Dr**
Spring Valley, WI 54767

Sale Price:	\$850,000	Property Type:	Multifamily
Year Built:	-	COE:	10/15/2025
Number Of Units:	20	Price/Unit:	\$42,500



X **Highway 35 Portfolio**
111 Cedar St W Frederic, WI 54837

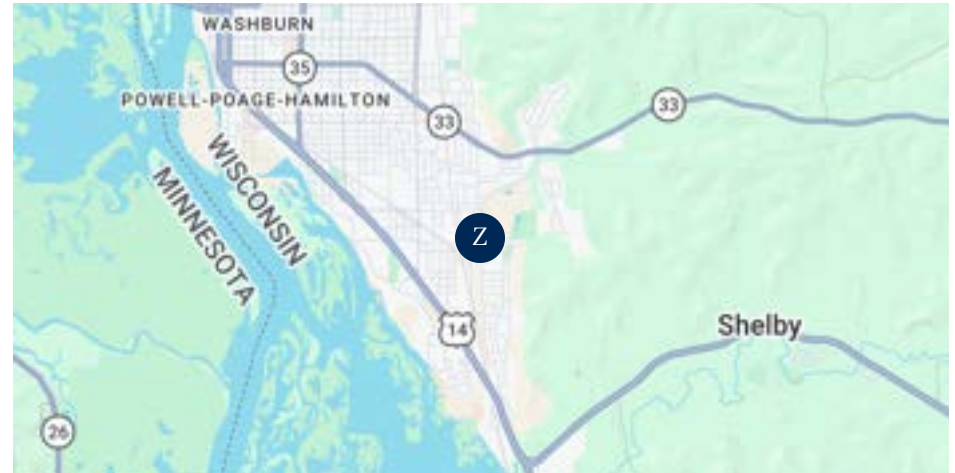
Sale Price:	\$2,100,000	Property Type:	Multifamily
Year Built:	1968	COE:	05/31/2022
Number Of Units:	24	Price/Unit:	\$87,500

SALE COMPS // Eau Claire Apartments Of HWY 53



Y Colonial Place
625 North Ave Antigo, WI 54409

Sale Price:	\$5,500,000	Property Type:	Multifamily
Year Built:	1997	COE:	05/08/2023
Number Of Units:	64	Price/Unit:	\$85,937



Z Arrowhead Apartments
3005 33rd St S La Crosse, WI 54601

Sale Price:	\$18,750,000	Property Type:	Multifamily
Year Built:	1967	COE:	07/24/2023
Number Of Units:	246	Price/Unit:	\$76,219

SECTION 4

Lease Comparables

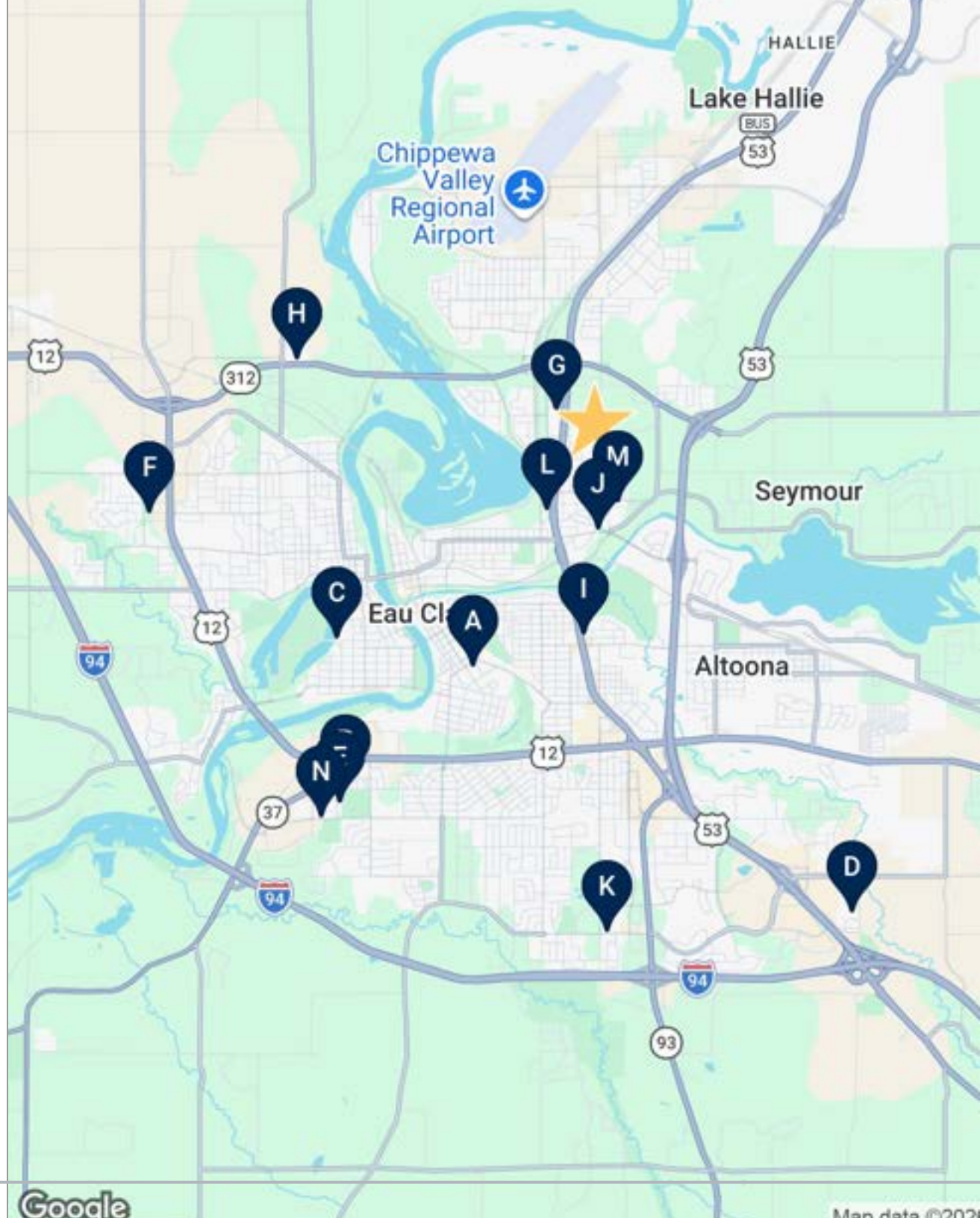
RENT COMPS MAP



RENT COMPS

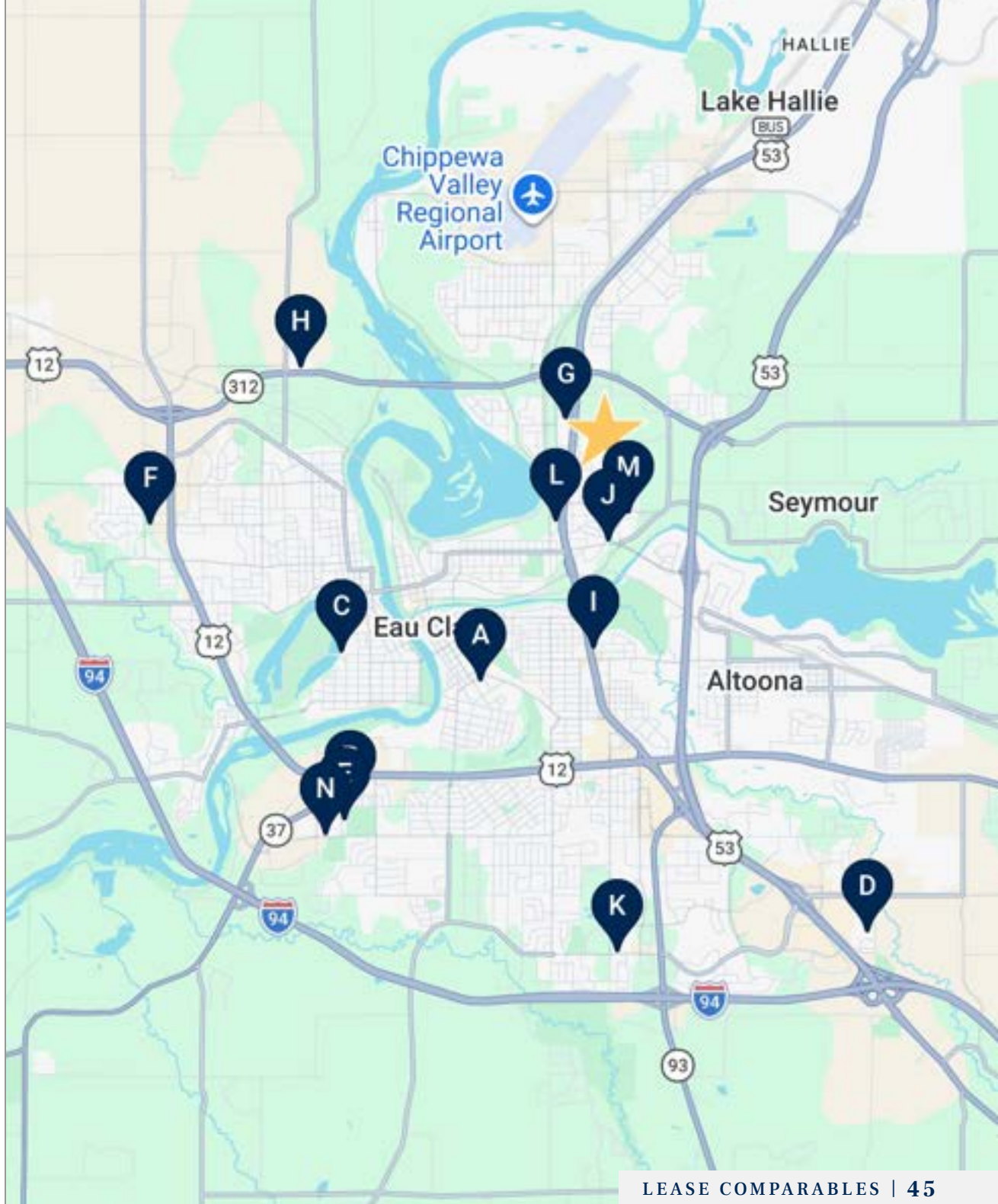
RENT COMPS MAP

★ Eau Claire Apartments of HWY 53

- A 417 Washington St
- B 946 W MacArthur Ave
- C 716 W Grand Ave
- D 5701 Otter Creek Ct
- E 3111 Eldorado Blvd
- F 2338 Dorret Rd
- G 2443 Jackson St
- H 809 Van Es Pkwy
- I 851 S Hastings Way
- J 2908 Birch St
- K 2326 Golf Rd
- L 836 Evergreen St

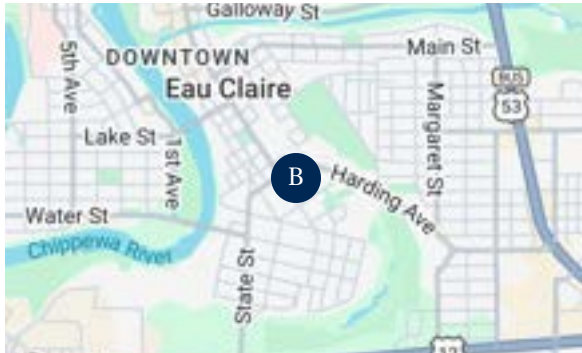


-  3205 Seymour Rd
-  1120 W Hamilton Ave



RENT COMPS // Eau Claire Apartments Of HWY 53

A 417 Washington St
Eau Claire, WI 54701



UNIT TYPE	SIZE SF	RENT	RENT/SF
1 Bedroom/1 Bathroom	600	\$845	\$1.41
TOTAL/AVG	600	\$845	\$1.41

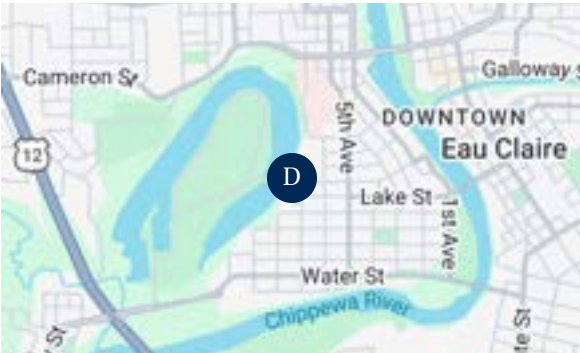
B 946 W MacArthur Ave
Eau Claire, WI 54701



UNIT TYPE	SIZE SF	RENT	RENT/SF
1 Bedroom/1 Bathroom	500	\$975	\$1.95
TOTAL/AVG	500	\$975	\$1.95

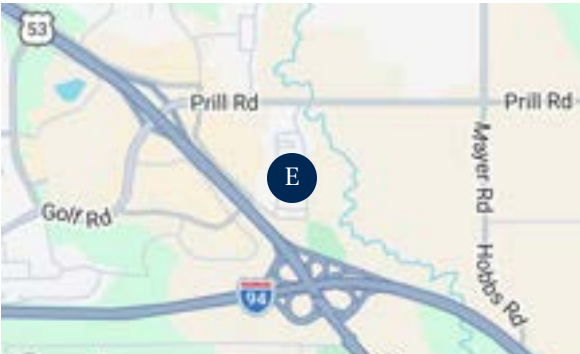
Eau Claire Apartments Of HWY 53 // RENT COMPS

C 716 W Grand Ave
Eau Claire, WI 54703



UNIT TYPE	SIZE SF	RENT	RENT/SF
1 Bedroom/1 Bathroom	624	\$945	\$1.51
TOTAL/AVG	624	\$945	\$1.51

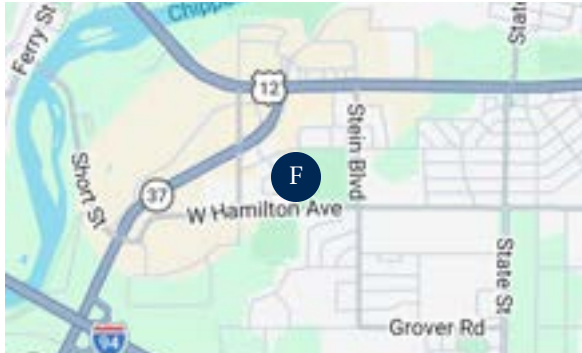
D 5701 Otter Creek Ct
Eau Claire, WI 54701



UNIT TYPE	SIZE SF	RENT	RENT/SF
1 Bedroom/1 Bathroom	800	\$875	\$1.09
TOTAL/AVG	800	\$875	\$1.09

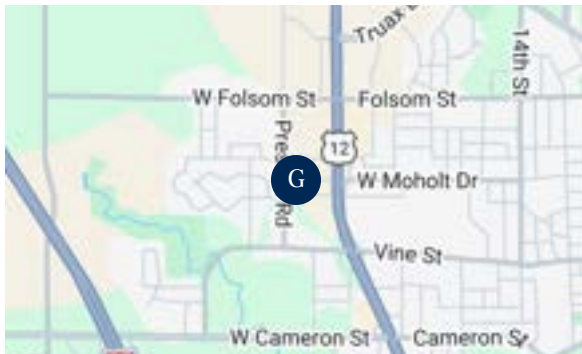
RENT COMPS // Eau Claire Apartments Of HWY 53

E 3111 Eldorado Blvd
Eau Claire, WI 54701



UNIT TYPE	SIZE SF	RENT	RENT/SF
1 Bedroom/1 Bathroom	800	\$850	\$1.06
TOTAL/AVG	800	\$850	\$1.06

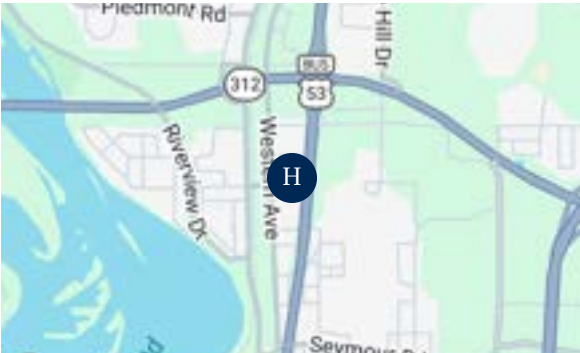
F 2338 Dorret Rd
Eau Claire, WI 54703



UNIT TYPE	SIZE SF	RENT	RENT/SF
1 Bedroom/1 Bathroom	700	\$900	\$1.29
TOTAL/AVG	700	\$900	\$1.29

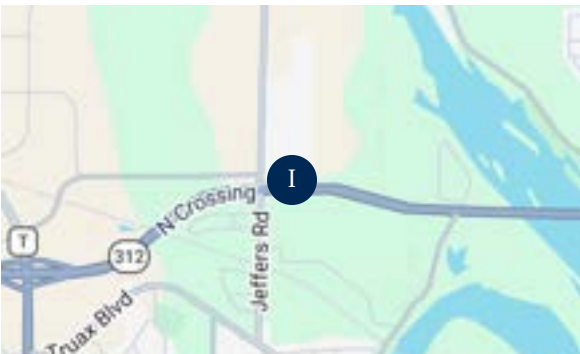
Eau Claire Apartments Of HWY 53 // RENT COMPS

G 2443 Jackson St
Eau Claire, WI 54703



UNIT TYPE	SIZE SF	RENT	RENT/SF
1 Bedroom/1 Bathroom	700	\$775	\$1.11
TOTAL/AVG	700	\$775	\$1.11

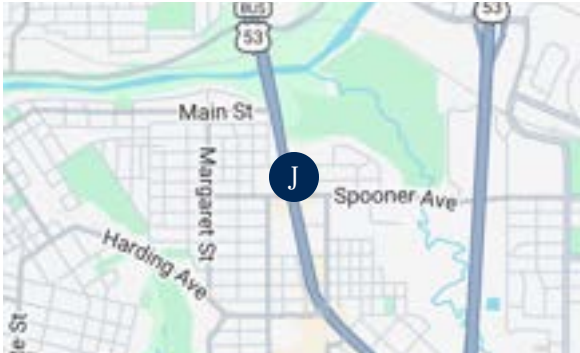
H 809 Van Es Pkwy
Eau Claire, WI 54703



UNIT TYPE	SIZE SF	RENT	RENT/SF
2 Bedroom/1 Bathroom	750	\$950	\$1.27
TOTAL/AVG	750	\$950	\$1.27

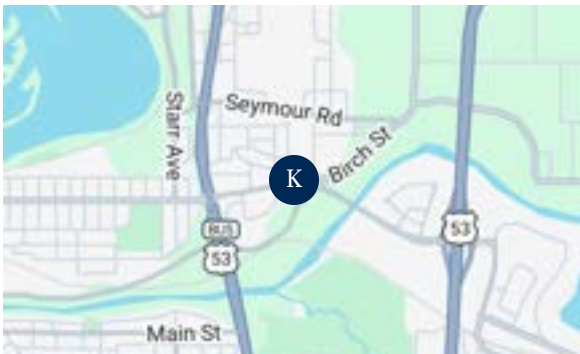
RENT COMPS // Eau Claire Apartments Of HWY 53

I 851 S Hastings Way
Eau Claire, WI 54701



UNIT TYPE	SIZE SF	RENT	RENT/SF
1 Bedroom/1 Bathroom	600	\$850	\$1.42
TOTAL/AVG	600	\$850	\$1.42

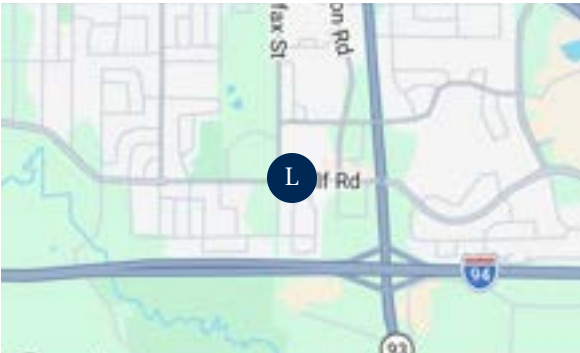
J 2908 Birch St
Eau Claire, WI 54703



UNIT TYPE	SIZE SF	RENT	RENT/SF
2 Bedroom/1 Bathroom	750	\$825	\$1.10
TOTAL/AVG	750	\$825	\$1.10

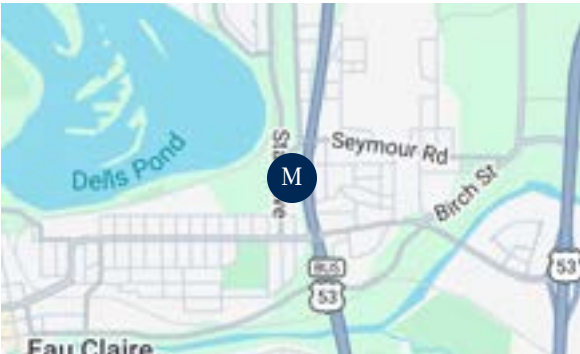
Eau Claire Apartments Of HWY 53 // RENT COMPS

K 2326 Golf Rd
Eau Claire, WI 54701



UNIT TYPE	SIZE SF	RENT	RENT/SF
2 Bedroom/1 Bathroom	750	\$825	\$1.10
TOTAL/AVG	750	\$825	\$1.10

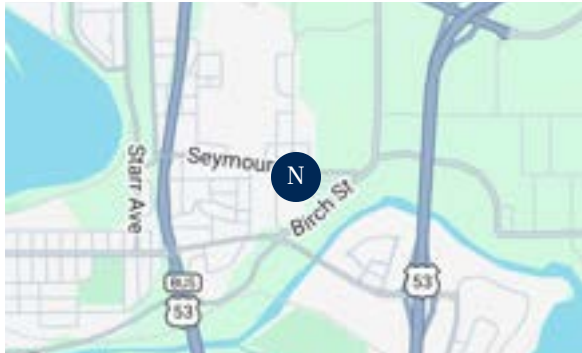
L 836 Evergreen St
Eau Claire, WI 54703



UNIT TYPE	SIZE SF	RENT	RENT/SF
2 Bedroom/1 Bathroom	750	\$1,000	\$1.33
TOTAL/AVG	750	\$1,000	\$1.33

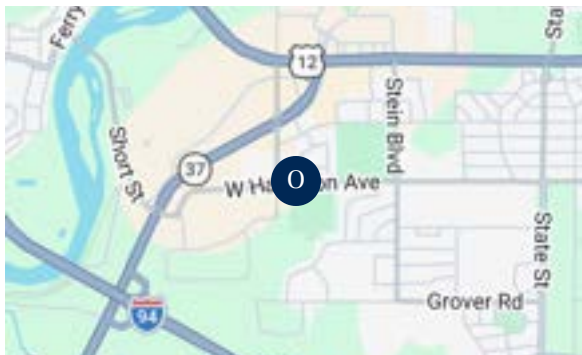
RENT COMPS // Eau Claire Apartments Of HWY 53

M 3205 Seymour Rd
Eau Claire, WI 54703



UNIT TYPE	SIZE SF	RENT	RENT/SF
2 Bedroom/1 Bathroom	750	\$730	\$0.97
TOTAL/AVG	750	\$730	\$0.97

N 1120 W Hamilton Ave
Eau Claire, WI 54701



UNIT TYPE	SIZE SF	RENT	RENT/SF
2 Bedroom/1 Bathroom	650	\$925	\$1.42
TOTAL/AVG	650	\$925	\$1.42

SECTION 5

Market Overview

EAU CLAIRE MARKET OVERVIEW

CITY OF EAU CLAIRE SITES

DEMOGRAPHICS

RETAILER MAP

LOCAL MAP

AERIAL MAP

REGIONAL MAP

MINNEAPOLIS-SAINT PAUL MARKET OVERVIEW

EAU CLAIRE MARKET OVERVIEW // Eau Claire Apartments Of HWY 53

EAU CLAIRE, WI

Located about 90 miles east of the Twin Cities, the Eau Claire metro consists of Eau Claire and Chippewa counties. The city of Eau Claire is the eighth largest in Wisconsin, while Eau Claire County ranks as the 14th most populated in the state. Along with Midwestern connectivity, the Chippewa Valley Regional Airport offers seasonal routes to Las Vegas, Orlando and Fort Myers. By 2029, the metro is anticipated to gain roughly 4,900 residents, resulting in the creation of about 2,600 new households. Eau Claire boasts a younger populace than the national average, due in large part to The University of Wisconsin-Eau Claire's student body. As such, roughly 28 percent of residents in the metro are below the age of 25, while only 18 percent are in the age 65-plus cohort.

QUICK FACTS



POPULATION

178K

Growth 2024-2029*
2.7%



HOUSEHOLDS

73K

Growth 2024-2029*
3.5%



MEDIAN AGE

39.0

U.S. Median:
39.0



MEDIAN HOUSEHOLD INCOME

\$80,900

U.S. Median:
\$76,100

* Forecast



ECONOMY

- The headquarters for Menards, Inc., a home improvement brand, is located in Eau Claire. The company employs more than 300 residents across corporate and retail locations in the metro.
- Eau Claire's largest employers include the Mayo Clinic, Nestle, Cascades Tissue Group, Market & Johnson, Wisconsin Department of Natural Resources and Marshfield Clinic.
- A sizable share of young adults in the population, along with an overall median household income below the national average, has led to more than one-third of residents renting housing units.

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

METRO HIGHLIGHTS



OUTDOOR RECREATION

The metro offers locals a variety of outdoor activities with proximity to nearby lakes and rivers for fishing, together with a number of golf courses.



MUSIC FESTIVAL

The Country Jam music festival drew in a record number of attendees in 2023. A new event district completed in 2024 now offers more than 1,000 campsites.



HIGHER EDUCATION

The University of Wisconsin-Eau Claire is home to roughly 10,000 local students and 550 faculty members. The institution's most notable programs include business, health professions and education, helping bolster the local workforce.

Eau Claire Apartments Of HWY 53 // CITY OF EAU CLAIRE SITES



Downtown is located near multiple rivers, a vast development of residential, and commercial.



In recent years, University of Wisconsin - Eau Claire reported an enrollment of 9,000+ students.



In recent years, Chippewa Valley Technical College reported an enrollment of 8,000+ students.



Menards, Inc. employs thousands across the nation and 300+ locally at their headquarters.

DEMOGRAPHICS // Eau Claire Apartments Of HWY 53

POPULATION	5 Miles	10 Miles	20 Miles
2030 Projection			
Total Population	93,183	133,630	176,252
2025 Estimate			
Total Population	90,589	129,840	171,936
2020 Census			
Total Population	86,489	123,567	164,655
2010 Census			
Total Population	81,704	115,143	153,908
Daytime Population			
2025 Estimate	122,686	161,215	190,790
HOUSEHOLDS			
2030 Projection			
Total Households	39,969	56,578	73,660
2025 Estimate			
Total Households	38,577	54,577	71,354
Average (Mean) Household Size	2.3	2.3	2.4
2020 Census			
Total Households	35,912	50,742	66,935
2010 Census			
Total Households	33,298	46,481	61,494
Growth 2025-2030	3.6%	3.7%	3.2%
HOUSING UNITS			
Occupied Units			
2030 Projection	41,649	58,920	77,082
2025 Estimate	40,188	56,824	74,661
Owner Occupied	22,263	33,688	47,230
Renter Occupied	16,202	20,913	24,071
Vacant	1,611	2,248	3,306
Persons in Units			
2025 Estimate Total Occupied Units	38,577	54,577	71,354
1 Person Units	32.4%	30.9%	29.1%
2 Person Units	37.7%	38.4%	39.0%
3 Person Units	13.3%	13.2%	13.4%
4 Person Units	10.0%	10.5%	10.9%
5 Person Units	4.5%	4.8%	5.2%
6+ Person Units	2.1%	2.2%	2.4%

HOUSEHOLDS BY INCOME	5 Miles	10 Miles	20 Miles
2025 Estimate			
\$200,000 or More	6.0%	6.6%	7.0%
\$150,000-\$199,999	7.0%	7.9%	8.3%
\$100,000-\$149,999	21.3%	22.1%	22.9%
\$75,000-\$99,999	14.9%	15.7%	15.9%
\$50,000-\$74,999	17.8%	17.1%	16.6%
\$35,000-\$49,999	12.1%	11.2%	10.7%
\$25,000-\$34,999	7.4%	6.9%	6.6%
\$15,000-\$24,999	6.8%	6.5%	6.2%
Under \$15,000	6.7%	6.0%	5.8%
Average Household Income	\$93,327	\$97,527	\$99,988
Median Household Income	\$78,118	\$82,278	\$84,856
Per Capita Income	\$39,350	\$40,624	\$41,114
POPULATION PROFILE			
Population By Age			
2025 Estimate Total Population	90,589	129,840	171,936
Under 20	23.3%	23.3%	23.6%
20 to 34 Years	26.9%	24.2%	22.1%
35 to 39 Years	6.6%	6.6%	6.5%
40 to 49 Years	10.9%	11.5%	11.8%
50 to 64 Years	15.2%	16.7%	17.8%
Age 65+	17.1%	17.8%	18.3%
Median Age	38.0	39.0	40.0
Population 25+ by Education Level			
2025 Estimate Population Age 25+	57,905	85,677	115,357
Elementary (0-8)	1.6%	1.4%	1.6%
Some High School (9-11)	2.3%	2.8%	3.1%
High School Graduate (12)	25.2%	26.3%	27.9%
Some College (13-15)	20.1%	19.8%	19.7%
Associate Degree Only	14.9%	15.7%	15.6%
Bachelor's Degree Only	23.5%	22.5%	21.6%
Graduate Degree	12.4%	11.5%	10.5%
Population by Gender			
2025 Estimate Total Population	90,589	129,840	171,936
Male Population	49.1%	49.5%	49.9%
Female Population	50.9%	50.5%	50.1%



POPULATION

In 2025, the population in your selected geography is 171,936. The population has changed by 11.71 percent since 2010. It is estimated that the population in your area will be 176,252 five years from now, which represents a change of 2.5 percent from the current year. The current population is 49.9 percent male and 50.1 percent female. The median age of the population in your area is 39.0, compared with the U.S. average, which is 40.0. The population density in your area is 136 people per square mile.



EMPLOYMENT

In 2025, 95,294 people in your selected area were employed. The 2010 Census revealed that 60.7 of employees are in white-collar occupations in this geography, and 20.3 are in blue-collar occupations. In 2025, unemployment in this area was 3.0 percent. In 2010, the average time traveled to work was 20.00 minutes.



HOUSEHOLDS

There are currently 71,354 households in your selected geography. The number of households has changed by 16.03 percent since 2010. It is estimated that the number of households in your area will be 73,660 five years from now, which represents a change of 3.2 percent from the current year. The average household size in your area is 2.3 people.



HOUSING

The median housing value in your area was \$270,760 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 41,346.00 owner-occupied housing units and 20,149.00 renter-occupied housing units in your area.



INCOME

In 2025, the median household income for your selected geography is \$84,856, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 85.70 percent since 2010. It is estimated that the median household income in your area will be \$97,626 five years from now, which represents a change of 15.0 percent from the current year.

The current year per capita income in your area is \$41,114, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$99,988, compared with the U.S. average, which is \$103,571.



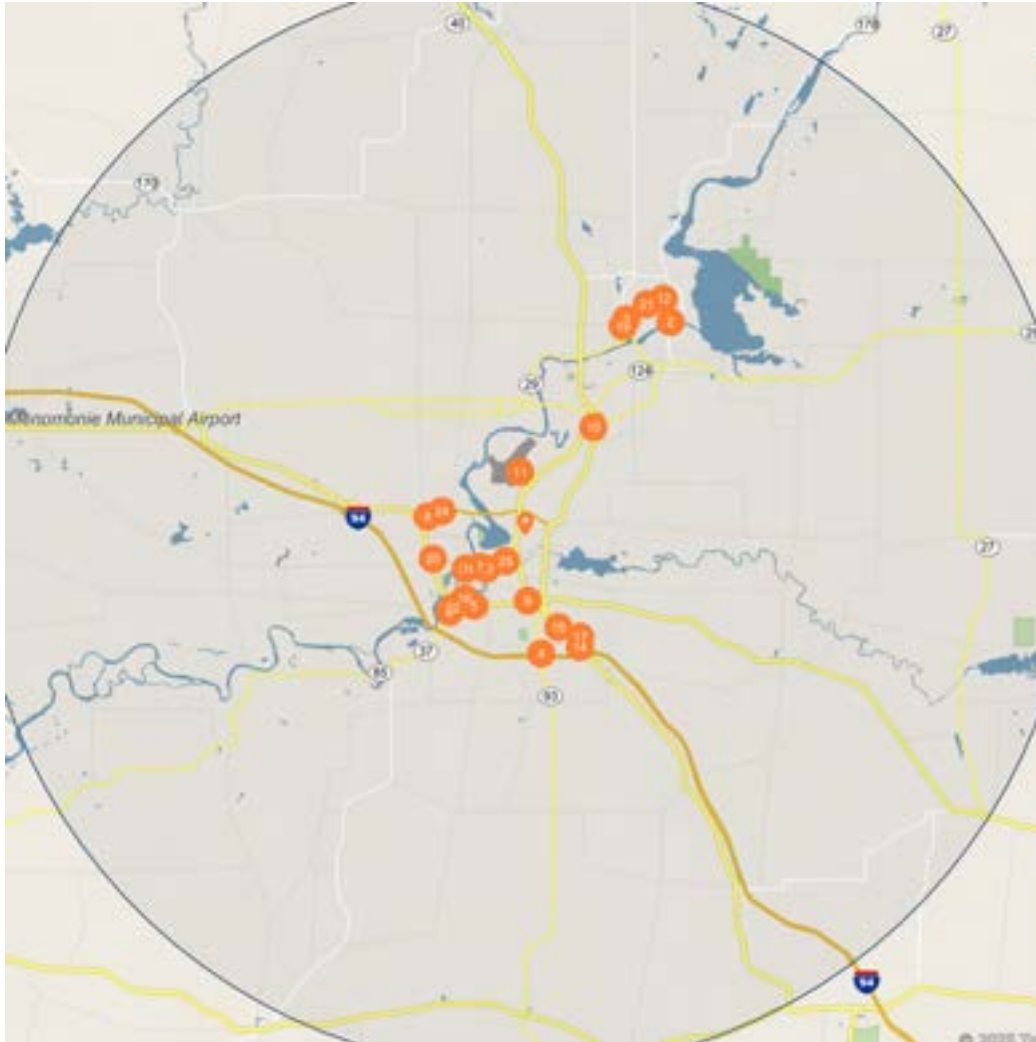
EDUCATION

The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. 30.7 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 15.6 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 13.4 percent vs. 8.8 percent, respectively.

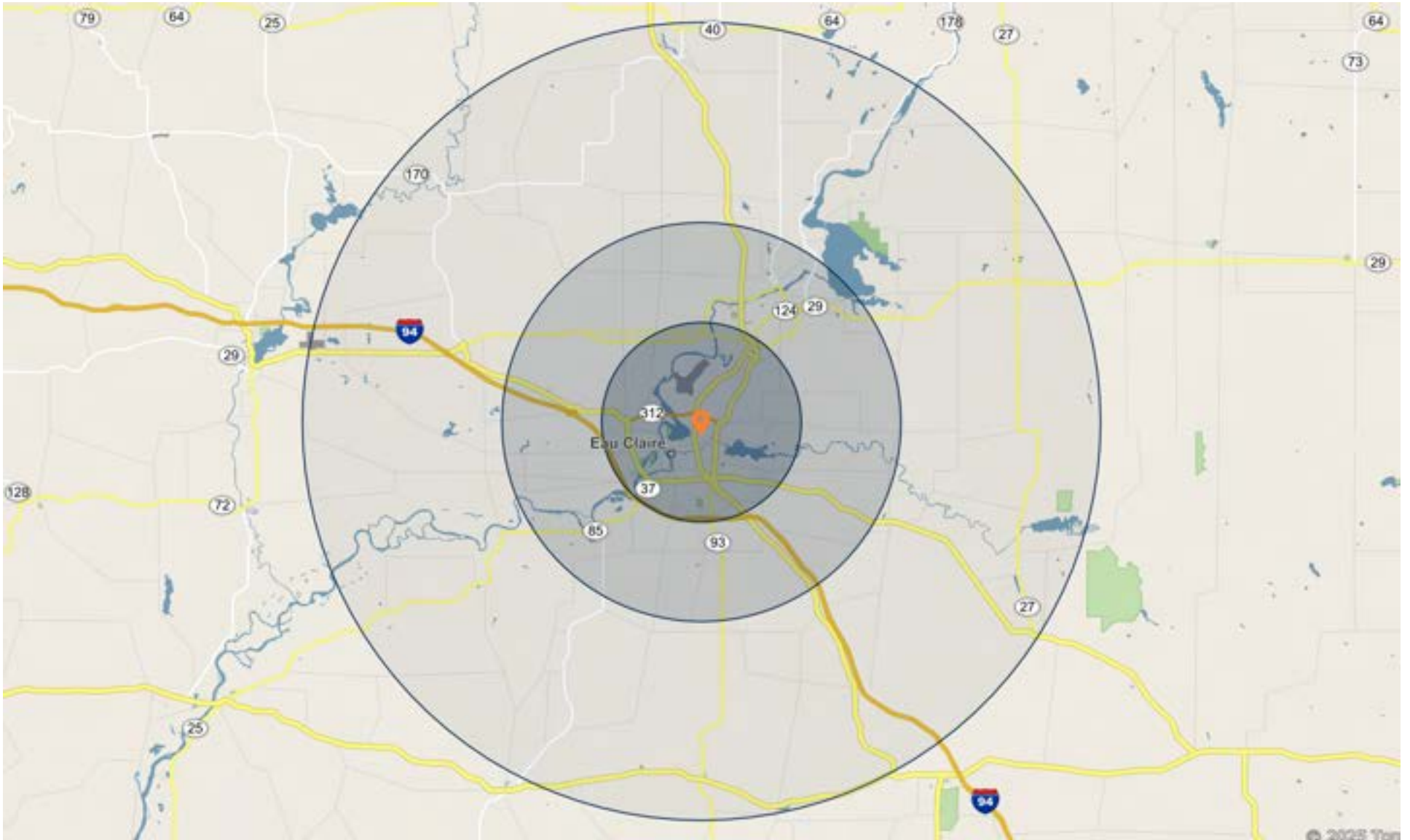
The area had fewer high-school graduates, 1.2 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 34.2 percent in the selected area compared with the 19.6 percent in the U.S.

DEMOGRAPHICS // Eau Claire Apartments Of HWY 53

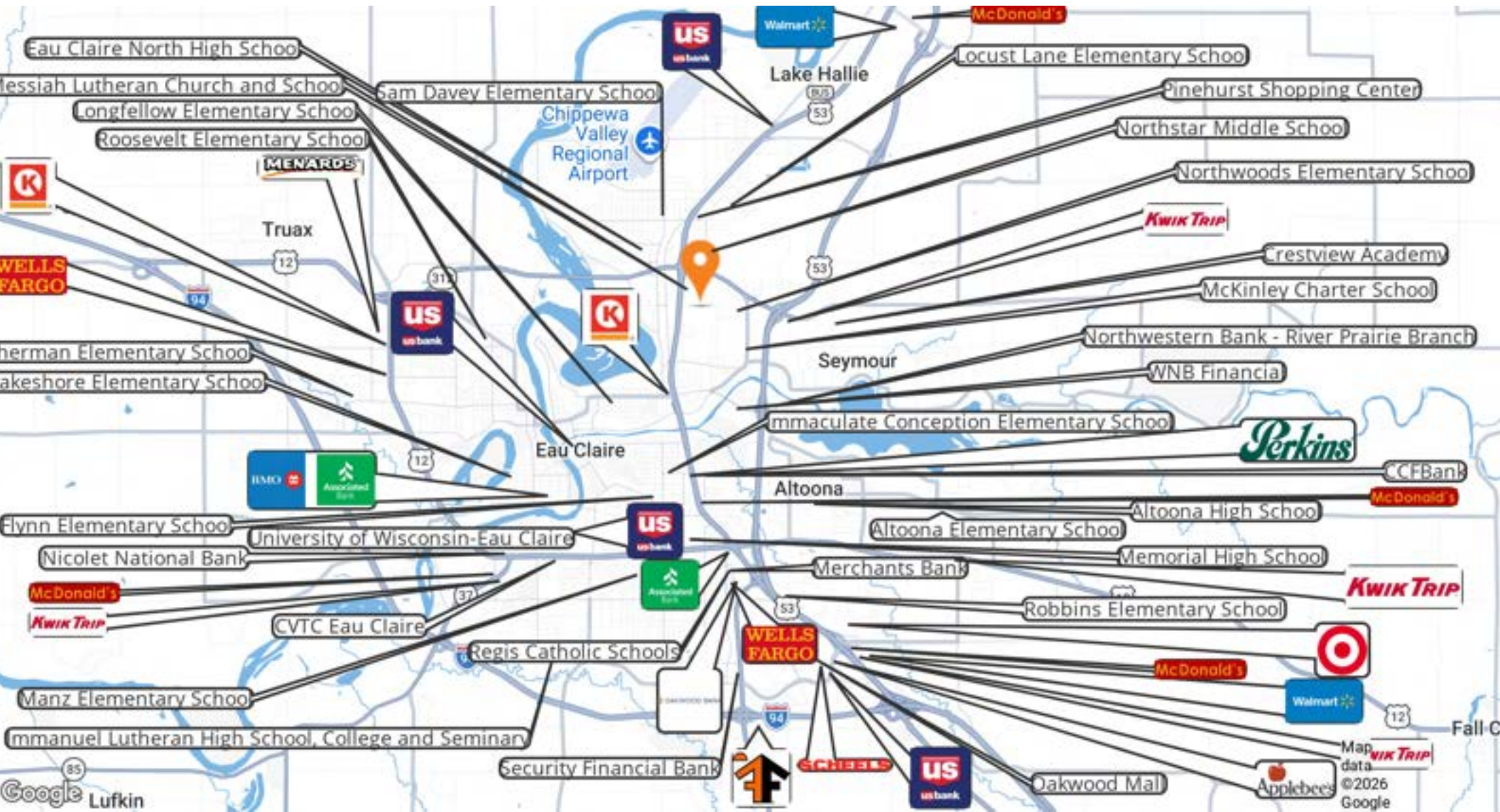


Major Employers		Employees
1	Mayo Clinic Hlth Sys - NW Wscns-Eau Claire Hospital	1,278
2	Ttm Advanced Circuits Inc-	1,200
3	Molson Coors Bev Co USA LLC-	1,035
4	Wmk LLC-Mobilityworks	1,000
5	Luther Midelfort Mayo Hlth Sys-	986
6	Phillips-Medisize LLC-Magnesium Injection Molding	766
7	Royal Credit Union-Rcu	742
8	Hutchinson Technology Inc-	600
9	Holiday Companies-Holiday Stationstores 3712	513
10	Shopko Stores Operating Co LLC-Shopko	507
11	Veritas Steel LLC-	500
12	General Beer-Northwest Inc-	485
13	City of Eau Claire-	483
14	Texas Roadhouse Inc-Long John Silvers	483
15	Promedica Health System Inc-Heartland HM Hlth Care Hspice	469
16	Prevea Health Services Inc-	457
17	Walmart Inc-Walmart	445
18	Walmart Inc-Walmart	441
19	County of Chippewa-	420
20	Eau-D Inc-Burger King	400
21	Mason Companies Inc-	400
22	Veolia Envmtl Svcs N Amer Corp-	394
23	Mayo Clinic Health System-MAYO CLINIC	390
24	Compass Group Usa Inc-Canteen La Crosse Eau Claire	371
25	L E Phillips Creer Dev Ctr In-	319

Eau Claire Apartments Of HWY 53 // DEMOGRAPHICS



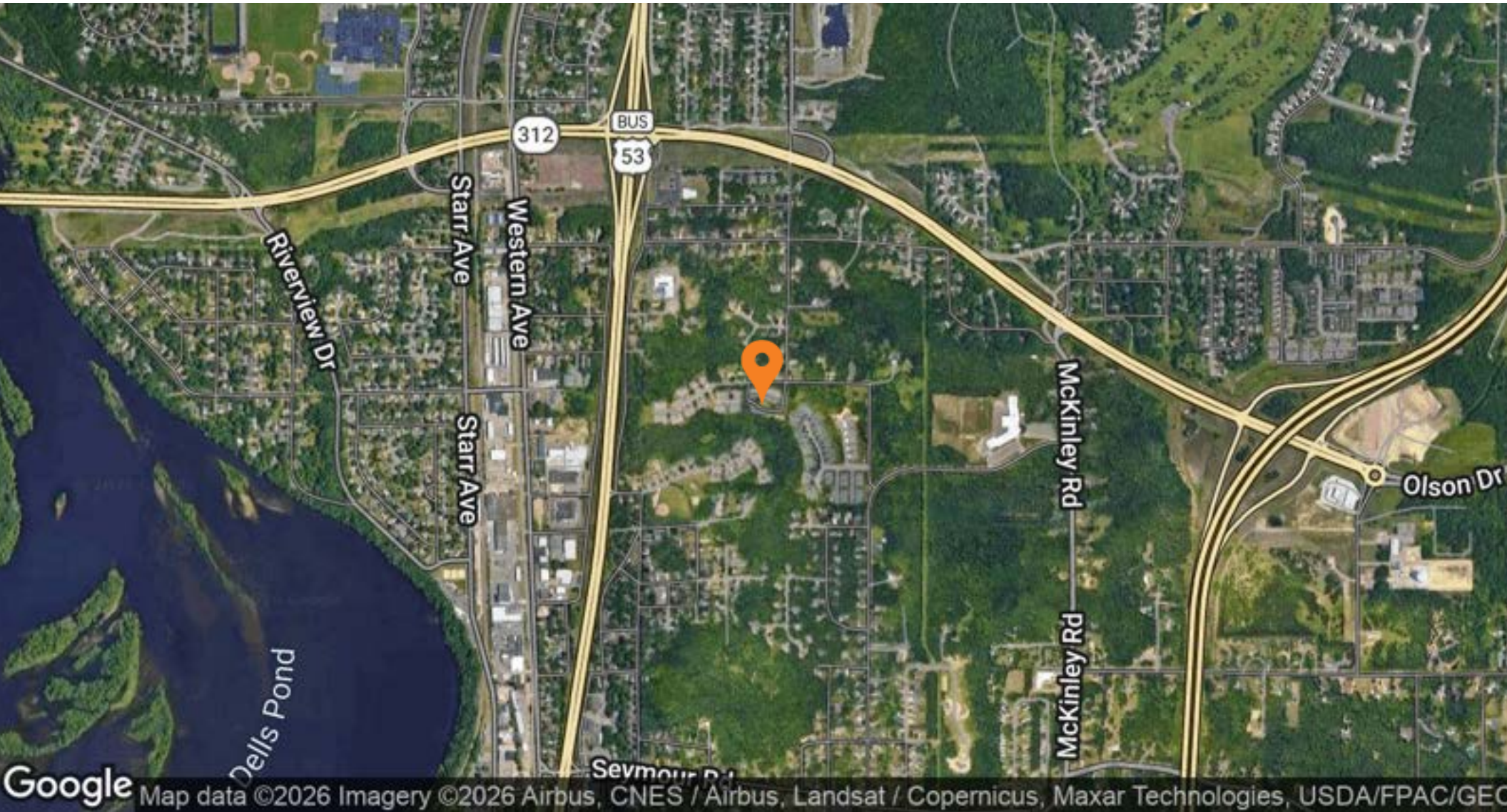
RETAILER MAP // Eau Claire Apartments Of HWY 53



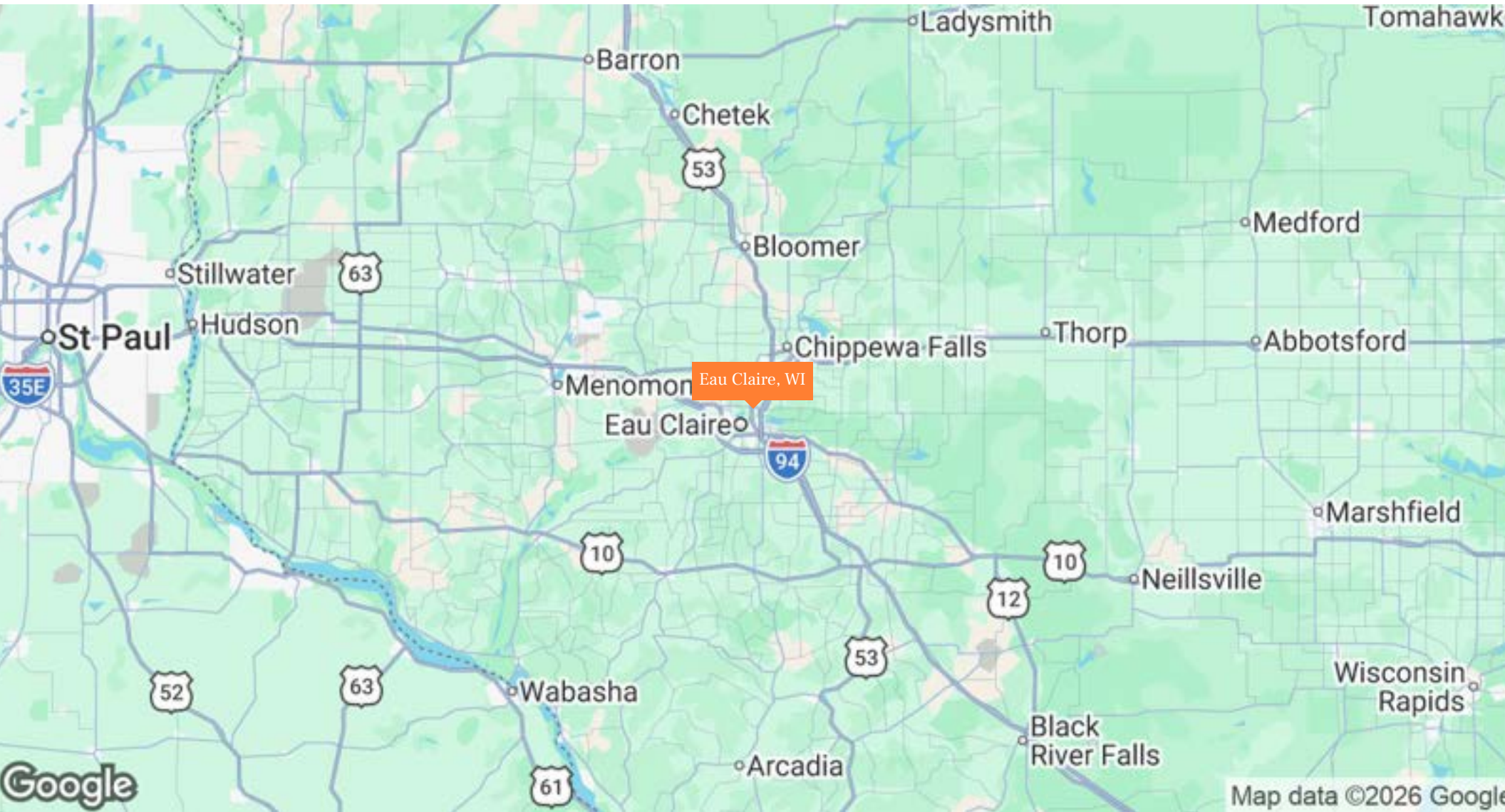
Eau Claire Apartments Of HWY 53 // LOCAL MAP



AERIAL MAP // Eau Claire Apartments Of HWY 53



Eau Claire Apartments Of HWY 53 // REGIONAL MAP



MINNEAPOLIS-ST. PAUL

The Minneapolis-St. Paul metro consists of 16 counties in the southeastern portion of central Minnesota. The metro has a population of more than 3.8 million people and covers 6,364 square miles. Nearly 1,000 of Minnesota's 10,000 lakes are located within the metro, along with the Mississippi, Minnesota and St. Croix rivers. The Twin Cities of Minneapolis and St. Paul straddle the Mississippi River and encompass the seven core counties of the region. The most populous is Hennepin County with almost 1.3 million residents. At roughly 425,000 citizens, Minneapolis is the city that has the most residents in the state. Following this was St. Paul, the capital city, which has approximately 304,000 people. The metro's average annual temperature is one of the lowest of the U.S. major markets. Bloomington's Mall of America has the distinction of being the largest shopping mall in the western hemisphere.

METRO HIGHLIGHTS



DIVERSE ECONOMIC BASE

Key industries in the Twin Cities include food production and delivery, information technology, biomedical technology, retail, finance, and logistics.



MAJOR AIR TRAVEL HUB

Minneapolis-St. Paul International Airport was the 17th busiest in the United States in 2024 by passenger count. It serves both passenger travel and air freight and is a major hub for Delta Airlines and FedEx.



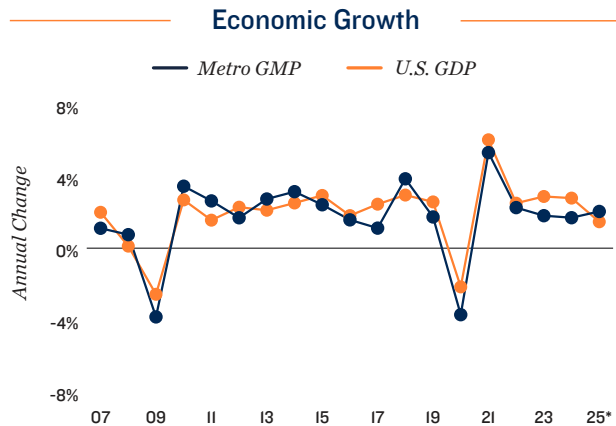
ABUNDANCE OF HIGHER EDUCATION

More than 20 colleges and universities are located throughout the metro, providing a highly educated pool of workers. The strong enrollment at these institutions also produces demand for housing and goods and services.



ECONOMY

- The metro’s diverse economic base includes 14 Fortune 500 companies, such as Target Corp., Land O’Lakes, Best Buy, 3M Company, U.S. Bancorp and General Mills.
- Medical institutions, including the University of Minnesota and the nearby Mayo Clinic in Rochester, underpin a growing biomedical research and development sector.
- Minneapolis, with its strong financial base, houses the Ninth Federal Reserve District overseeing Montana, North and South Dakota, Minnesota, and parts of Wisconsin and Michigan.



* Forecast

MAJOR AREA EMPLOYERS

- Target Corp.
- University of Minnesota
- Allina Health
- Fairview Health Services
- CentraCare Health System
- Wells Fargo
- 3M Co.
- UnitedHealth Group, Inc.
- HealthPartners
- U.S. Bancorp



SHARE OF 2025 TOTAL EMPLOYMENT

- 10% MANUFACTURING
- 18% TRADE, TRANSPORTATION AND UTILITIES
- 12% GOVERNMENT
- 18% EDUCATION AND HEALTH SERVICES
- 8% FINANCIAL ACTIVITIES
- 16% PROFESSIONAL AND BUSINESS SERVICES
- 4% CONSTRUCTION
- 9% LEISURE AND HOSPITALITY
- 2% INFORMATION
- 4% OTHER SERVICES

Note: Figures are rounded to nearest whole percentage point

DEMOGRAPHICS

- The metro will add over 114,000 people through 2028, resulting in the formation of approximately 52,000 households and generating demand for housing.
- Incomes above the national average contribute to a homeownership rate of 69 percent, compared with 65 percent for the United States.
- Roughly 44 percent of the population older than 25 holds at least a bachelor's degree.

QUALITY OF LIFE

The growing urban region is home to six professional sports teams: the Minnesota Vikings, the Minnesota Twins, the Minnesota Timberwolves, the Minnesota Lynx, the Minnesota Wild and the Minnesota United. College sports are enjoyed at the University of Minnesota — Twin Cities and St. Thomas campuses. The metropolitan area is noted for its vast array of cultural amenities that contribute to a high quality of life, including orchestras, art museums and gardens. Strong arts education is supported by the Minneapolis College of Art and Design, the Children's Theatre Company, MacPhail Center for Music and the Perpich Center for Arts Education. A two-hour drive from the metro, Duluth provides boating and fishing vacation opportunities for Twin Cities residents.

SPORTS

Baseball | **MLB** | Minnesota Twins
 Football | **NFL** | Minnesota Vikings
 Basketball | **NBA** | Timberwolves



EDUCATION

- University of Minnesota
- Hamline University
- University of St. Thomas
- Macalaster College



ARTS & ENTERTAINMENT

- Minneapolis Institute of Art
 - Guthrie Theatre
 - Orpheum Theatre
 - Walker Art Centre



QUICK FACTS



POPULATION
3.8M
 Growth 2025-2029*
3%



HOUSEHOLDS
1.5M
 Growth 2025-2029*
3.4%



MEDIAN AGE
39
 U.S. Median:
39

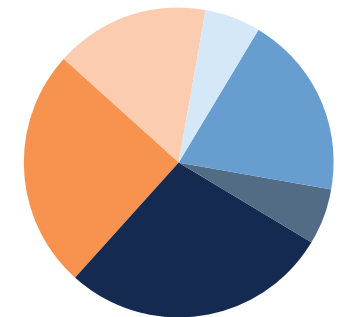


MEDIAN HOUSEHOLD INCOME
\$102,000
 U.S. Median:
\$76,000

*Forecast

2025 Population by Age

- 6% 0-4 years
- 19% 5-19 years
- 6% 20-24 years
- 28% 25-44 years
- 25% 45-64 years
- 16% 65+ years



*Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau