

TRANSWESTERN

OFFERING MEMORANDUM

SILVERNAIL VILLAGE SHOPPING CENTER

PEWAUKEE, WI | RETAIL PROPERTY OPPORTUNITY

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Pewaukee, WI

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OFFERING

Silvernail Village Shopping Center

Pewaukee, WI

Silvernail Village Shopping Center, 2301-2359 Silvernail Road, is a two-story, 44,941-square-foot, mixed-use office and retail building in Pewaukee, Wisconsin. Situated on an 8.8-acre parcel, the two-level building includes a front and back approach, each with grade-level access and parking. Located in Waukesha's highly desirable residential and commercial district, the shopping center is visible from I-94, with ideal accessibility centered between two nearby freeway exit ramps. Amenities include a mix of dining, entertainment, shopping, medical, wellness and fitness.

Transwestern, on behalf of the owner, is offering for sale a 68% controlling interest of the Silvernail Village Shopping Center condo association entity. This controlling interest comprises ten of the twelve front-side and six of the ten back-side units totaling 29,427 square feet.

INVESTMENT HIGHLIGHTS

- Highway frontage on busy I-94 with two nearby freeway exit ramps
- Ideal location in a stable suburban area
- Large pylon sign and prominent facade signage identifying property and tenants visible from highway
- Dense retail area, with neighboring retailers including a Pick'n Save, McDonald's, Culver's, AT&T, Walgreens, Office Depot, and Papa Murphy's.
- GE Healthcare campus, Waukesha County Airport and Waukesha County Expo Center located nearby
- Below-market rates in the building, with opportunities for rent increases with current tenants to equalize to current market rates
- Opportunities to acquire the last two front retail units , as well as the few remaining back units to bring control to 100%. Currently one front-side unit is for sale.
- Recent improvements include resurfacing of the parking lot in 2022

THE OFFERING	
BUILDING NAME	SILVERNAIL VILLAGE SHOPPING CENTER
BUILDING ADDRESS	2301-2359 SILVERNAIL ROAD, PEWAUKEE, WI
% CONTROLLING INTEREST FOR SALE	68%
SIZE	29,427 SF
CURRENT OCCUPANCY	90%
OFFERING PRICE	$2,325,000
PRICE PER SQ FT	$79.00/SF

PARCEL IDs:
WAKC0974017, WAKC0974018, WAKC0974019, WAKC0974020, WAKC0974021, WAKC0974024, WAKC0974025, WAKC0974026, WAKC0974027, WAKC0974028, WAKC0974029, WAKC0974030, WAKC0974031, WAKC0974032, WAKC0974033, WAKC0974034, WAKC0974035, WAKC0974036001, WAKC0974036, WAKC0974038, WAKC0974039



BUILDING

FRONT SIDE



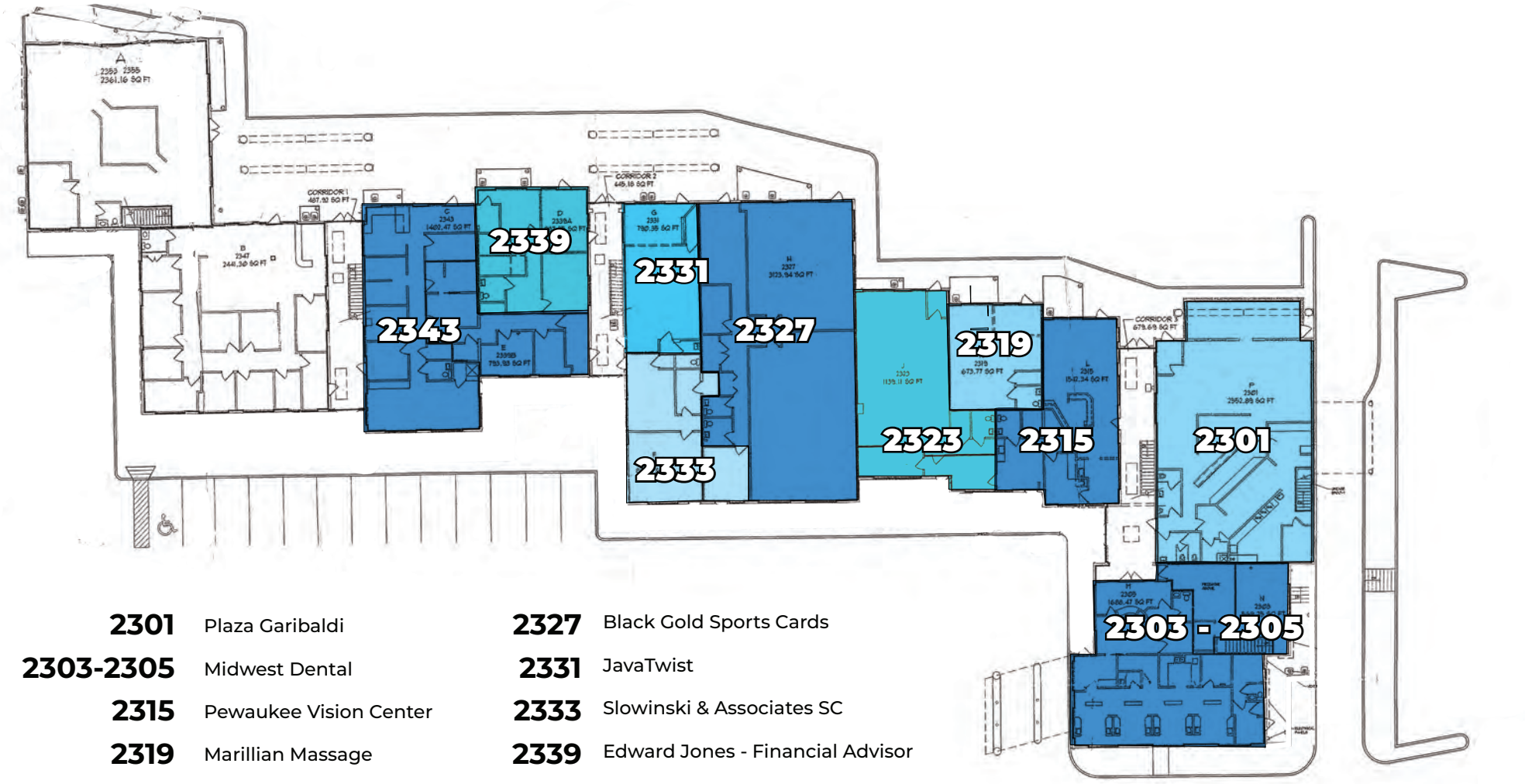
BACK SIDE



CURRENT OCCUPANCY

FRONT SIDE

Silvernail Village Shopping Center
Pewaukee, WI

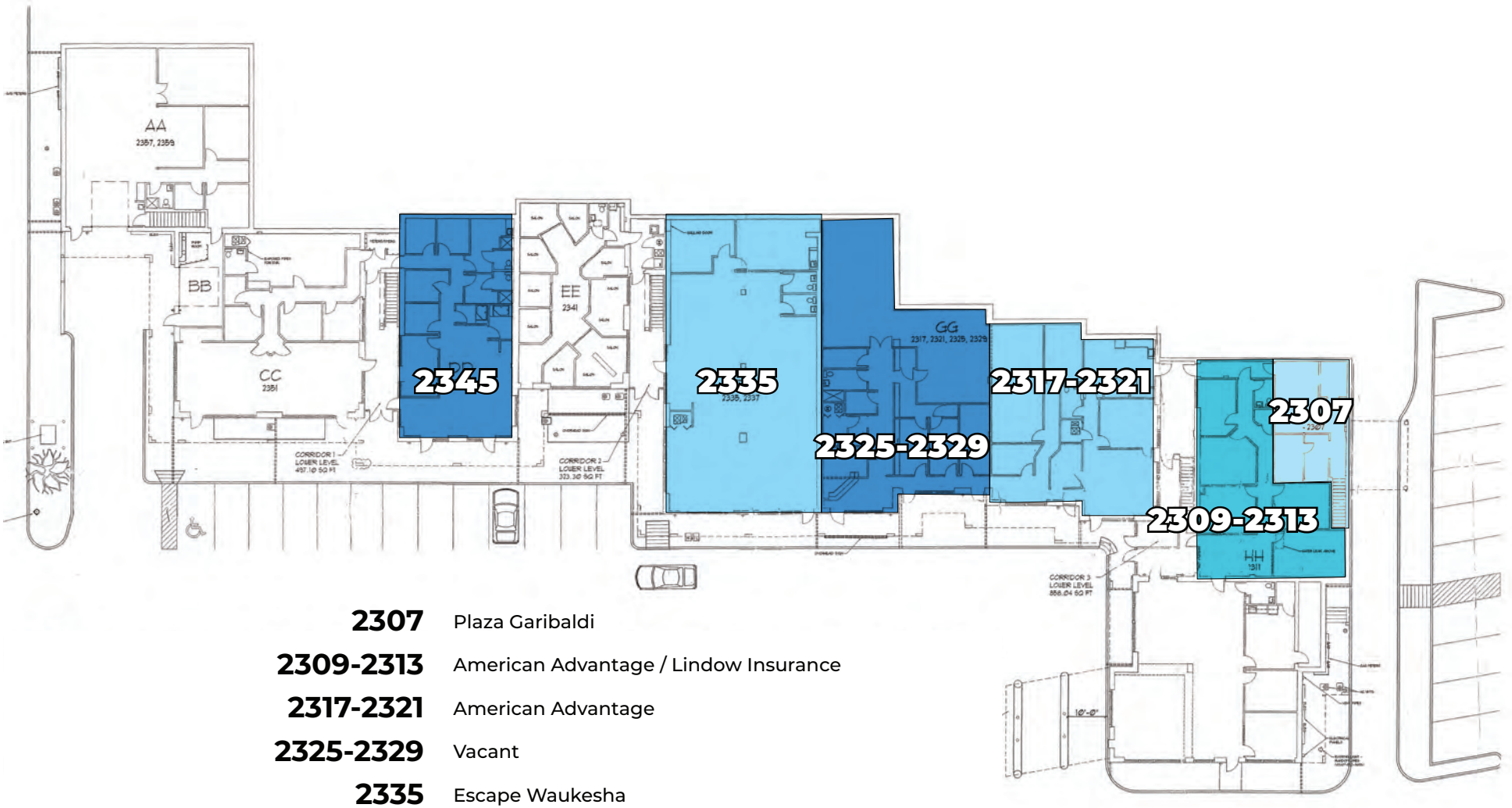


2301	Plaza Garibaldi	**2327**	Black Gold Sports Cards
2303-2305	Midwest Dental	**2331**	JavaTwist
2315	Pewaukee Vision Center	**2333**	Slowinski & Associates SC
2319	Marillian Massage	**2339**	Edward Jones - Financial Advisor
2323	Chasin' Vapor and CBD	**2343**	Shephard Chiropractic Center

CURRENT OCCUPANCY

BACK SIDE

Silvernail Village Shopping Center
Pewaukee, WI



2307	Plaza Garibaldi
2309-2313	American Advantage / Lindow Insurance
2317-2321	American Advantage
2325-2329	Vacant
2335	Escape Waukesha
2345	Two Maids

RENT ROLL

Silvernail Village Shopping Center

Pewaukee, WI

SUITE	TENANT	GLA	% GLA	LEASE EXPIRATION	RENT/SF	ANNUAL RENT	MONTHLY RENT	LEASE TYPE	UPPER UNIT/LOWER UNIT (U/L)
OCCUPIED									
2301	Plaza Garibaldi	2,552	9.3%	3/31/2025	$13.61	$34,733	$2,894	MG	Upper
2305	Midwest Dental	2,446	8.9%	1/31/2026	$16.56	$40,506	$3,375	Net	Upper
2307	Plaza Garibaldi	611	2.2%	3/1/2025	$0.00	$0	$0	MG	Lower
2309	American Advantage Ins.	450	1.6%	4/30/2028	$16.00	$7,200	$600	MG	Lower
2313	Zach Lindow Insurance	650	2.4%		$13.29	$8,639	$720	MG	Lower
2315	Pewaukee Vision	1,250	4.6%	8/31/2026	$19.47	$24,338	$2,028	MG	Upper
2317	American Advantage Ins.	2,142	7.8%	4/30/2024	$10.00	$21,420	$1,785	MG	Lower
2319	Marillian Massage	672	2.4%	3/31/2027	$15.30	$10,282	$857	Net	Upper
2323	Chasin Vapor	1,250	4.6%	mtm	$13.84	$17,300	$1,442	MG	Upper
2327	Black Gold Sports Cards	2,974	10.8%	7/31/2029	$14.25	$42,380	$3,532	Net	Upper
2329	Vacant	2,850	10.4%		$0.00	$0	$0	MG	Lower
2331	JavaTwist	790	2.9%	9/30/2028	$15.00	$11,850	$988	Net	Upper
2333	Slowinski & Asociates	971	3.5%	mtm	$14.08	$13,672	$1,139	Net	Upper
2335	Mission Breakout	3,058	11.1%	12/31/2027	$13.00	$39,754	$3,313	MG	Lower
2339A	Edward Jones	937	3.4%	5/31/2028	$18.57	$17,400	$1,450	MG	Upper
2343	Shepard Chiropractic	2,198	8.0%	1/31/2024	$14.00	$30,772	$2,564	Net	Upper
2345	Two Clean Group	1,657	6.0%	10/31/2025	$13.12	$21,740	$1,812	MG	Lower
Total		**27,458**	**89.6%**			**$341,983**	**$28,499**		
Total Occupied		27,458	89.6%						
Total Vacant		-	0.0%						



OPERATING EXPENSES

Silvernail Village Shopping Center

Pewaukee, WI

	2023	$/SF
Income		
Base Rent	$341,983	$11.62
Expense Reimbursement	$26,484	$0.90
Total Rent	$368,467	$12.52
Total Income	$368,467	$12.52
Operating Expenses		
Maintenance, Repairs and Replacements	$13,072	$0.44
Insurance	$7,998	$0.27
Utilities (Electric & Gas)	$17,405	$0.59
Sewer & Water	$12,607	$0.43
Snow Removal	$17,408	$0.59
Lawn Care	$5,372	$0.18
Grounds Maintenance	$7,734	$0.26
Waste Management	$5,916	$0.20
Real Estate Taxes	$47,580	$1.62
Pest Control	$1,047	$0.04
Fire Protection	$1,017	$0.03
Management Fee	$20,460	$0.70
Misc. (mat rentals, signs, etc)	$1,564	$0.05
Janitorial	$4,284	$0.15
Total Operating Expenses	$163,464	$5.55
Net Operating Income	$205,004	$6.97
Replacement Reserves		$0.00
Cash Flow before Debt Service	$205,004	
Building Size	**29,427**	



AREA RETAIL

Silvernail Village Shopping Center
Pewaukee, WI



THE MILWAUKEE-WAUKESHA METRO AREA

Everything the 1,559,792-populace Milwaukee-Waukesha metropolitan area offers is within reach. The area is a font of museums, including the Milwaukee Art Museum, the Science and Technology Museum, and the Milwaukee Public Museum, not to mention the historical locales related to the area's rich, beer-brewing roots. And, known as the City of Festivals, the area's summer festivals big and small stand out. Food Truck Night, the Milwaukee Brewfest, Milwaukee Taco Fest, and the Wisconsin State Fair are just a few notable events. But Summerfest is Milwaukee's highest-profile event, which sports the mood of a state fair with nightly concerts featuring the biggest bands between September 2 and 18. And award-winning restaurants can easily be navigated via car or robust public transit.

ABOUT PEWAUKEE

Pewaukee is a suburb to the west of Milwaukee with a population of approximately 15,589. Located in Waukesha County, the city is considered one of the best places to live in Wisconsin. Redsidents enjoy a suburban feel, as well as thriving bars and parks, as well as a highly rated public school system.

#13 of 110 Best Suburb to Buy a House in Wisconsin

#17 of 110 Best Suburb to Raise a Family in Wisconsin

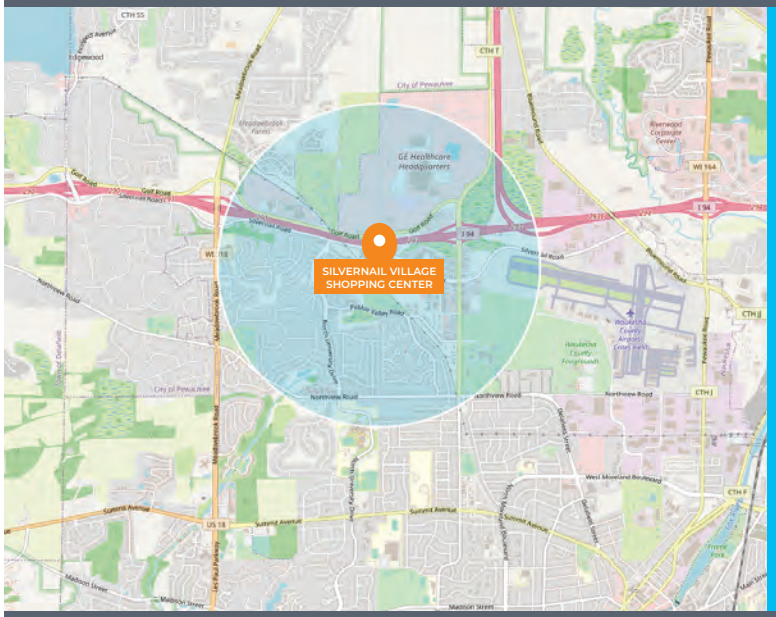
#18 of 406 Best Place to Raise a Family in Wisconsin

Source: Niche.com

DEMOGRAPHICS

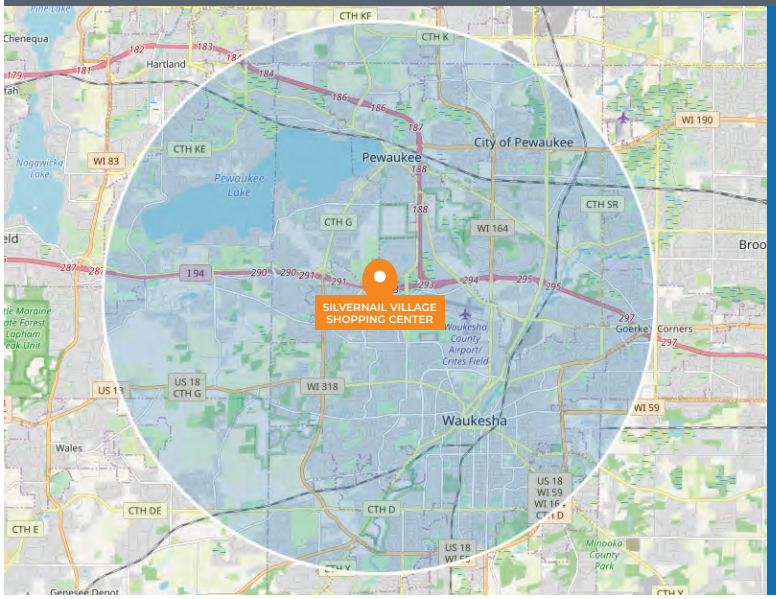
Silvernail Village Shopping Center
Pewaukee, WI

1.0 MILE RADIUS



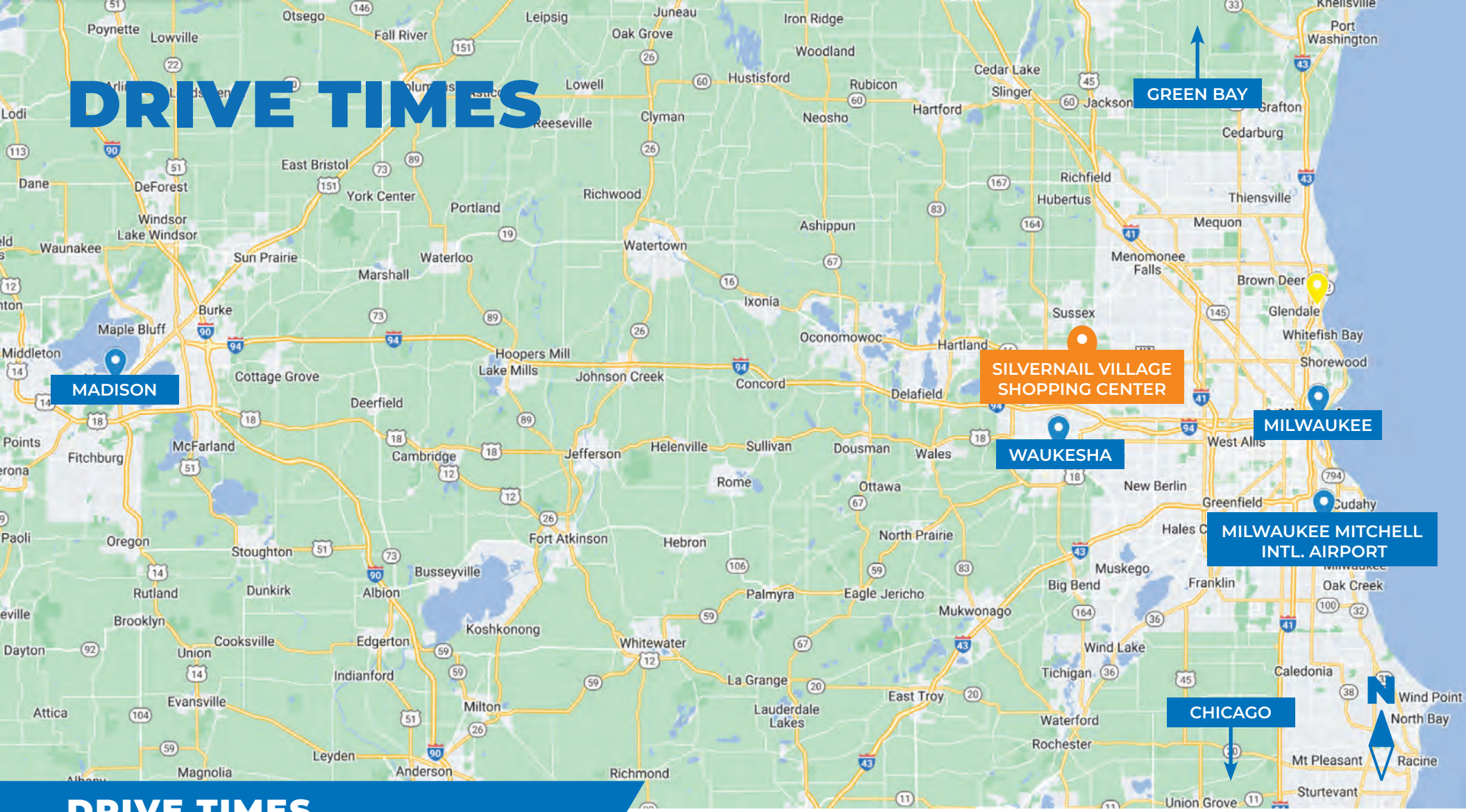
6,445 Population	**38.1** Median Age	**240** Total Businesses	**3,037** Total Employees
2.14 Average Household Size	**$90,731** Median Household Income	**$55,900** Per Capita Income	**$195,315** Median Net Worth

5.0 MILE RADIUS



109,378 Population	**40.5** Median Age	**5,003** Total Businesses	**86,088** Total Employees
2.32 Average Household Size	**$82,436** Median Household Income	**$53,066** Per Capita Income	**$202,729** Median Net Worth

DRIVE TIMES



DRIVE TIMES

19.7
MILES
22-28 MINUTES
to Downtown Milwaukee

25.7
MILES
28-35 MINUTES
to Milwaukee Mitchell Intl. Airport

108
MILES
100-150 MINUTES
to downtown Chicago

3.8
MILES
9-14 MINUTES
to Waukesha

60.3
MILES
55-75 MINUTES
to Madison

129
MILES
120-150 MINUTES
to Green Bay

CONFIDENTIALITY & CONDITIONS

The information contained in this Offering Memorandum ("Brochure") is confidential and is provided for the sole purpose of allowing persons to evaluate whether there is interest in proceeding with further discussions with the Owner regarding a possible transaction with respect to the subject property (the "Property"). The information contained herein shall not be photocopied or disclosed to any other party and shall not be used for any other purpose. If the person receiving this Brochure does not elect to pursue such a transaction, same person agrees that this material is to be returned to Transwestern ("Broker").

Neither the Owner, nor Broker, nor any of their respective officers, directors, partners, employees, agents or affiliates, assume any responsibility or make any representations or warranties, whether express or implied, by operation of law or otherwise, with respect to the Property or this Brochure or any information or statements (including financial statements and projections) contained herein or relating hereto, including but not limited to the accuracy or completeness of such information or statements and the condition, quality or fitness of the Property. Such information and statements have in many circumstances been obtained from outside sources, have not been tested or verified and may be subject to errors or omissions. Projections, in particular, are based upon various assumptions and subjective determinations as to which no guaranty or assurances can be given. Without limiting the foregoing, in the event this Brochure contains information relating to asbestos or any other hazardous, toxic or dangerous materials in relation to the Property, such information shall in no manner be construed as creating warranties or representations, express or implied, by operation of law or otherwise, by any party, as to the existence or non-existence or nature of such materials in, under, on or around the Property. Potential investors must perform their own examination and investigation of the Property and information relating to the Property and in its operations, and shall rely solely on such examination and investigation and not on this Brochure or any information or materials contained herein or otherwise provided in making their decisions on whether to proceed with a transaction. The Property is being sold "as is" by the respective Owner, without representation or warranty as to condition or profitability.

The only party authorized to represent the Owner of the Property is Broker, and Owner shall not be obligated to pay any fees or commissions to any other advisor, broker or representative. Any party entering into a transaction with Owner shall be obligated to pay any fees or commissions due any advisor, brokers or representatives, other than Broker, dealing with such a party.

This Brochure is provided subject to prior sale or lease, change of price or terms and other changes to the materials, statements and information contained herein or relating to the Property, and is subject to withdrawal, all without notice or liability. In no event shall the delivery or receipt of this Brochure be deemed to create any legal obligation to enter into any transactions with respect to the Property, and only a definitive agreement signed by all parties shall create a binding commitment to enter into a transaction.

All information is furnished from sources judged to be reliable; however, no guarantee is made as to its accuracy or completeness.

TRANSWESTERN

NON-RESIDENTIAL CUSTOMERS

STATE OF WISCONSIN
BROKER DISCLOSURE

TRANSWESTERN
REAL ESTATE SERVICES

Wisconsin law requires all real estate licensee to give the following information about brokerage services to prospective customers.

Prior to negotiating on your behalf the Brokerage firm or agent associated with the firm, must provide you the following disclosure statement.

DISCLOSURE TO CUSTOMERS

You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- The duty to provide brokerage services to your fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law (see lines 42-51).
- The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties (see lines 23-41).
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you. The following information is required to be disclosed by law:

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

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

CONFIDENTIAL INFORMATION: _____

_____

_____

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

_____

_____

CONFIDENTIALITY NOTICE TO CUSTOMERS

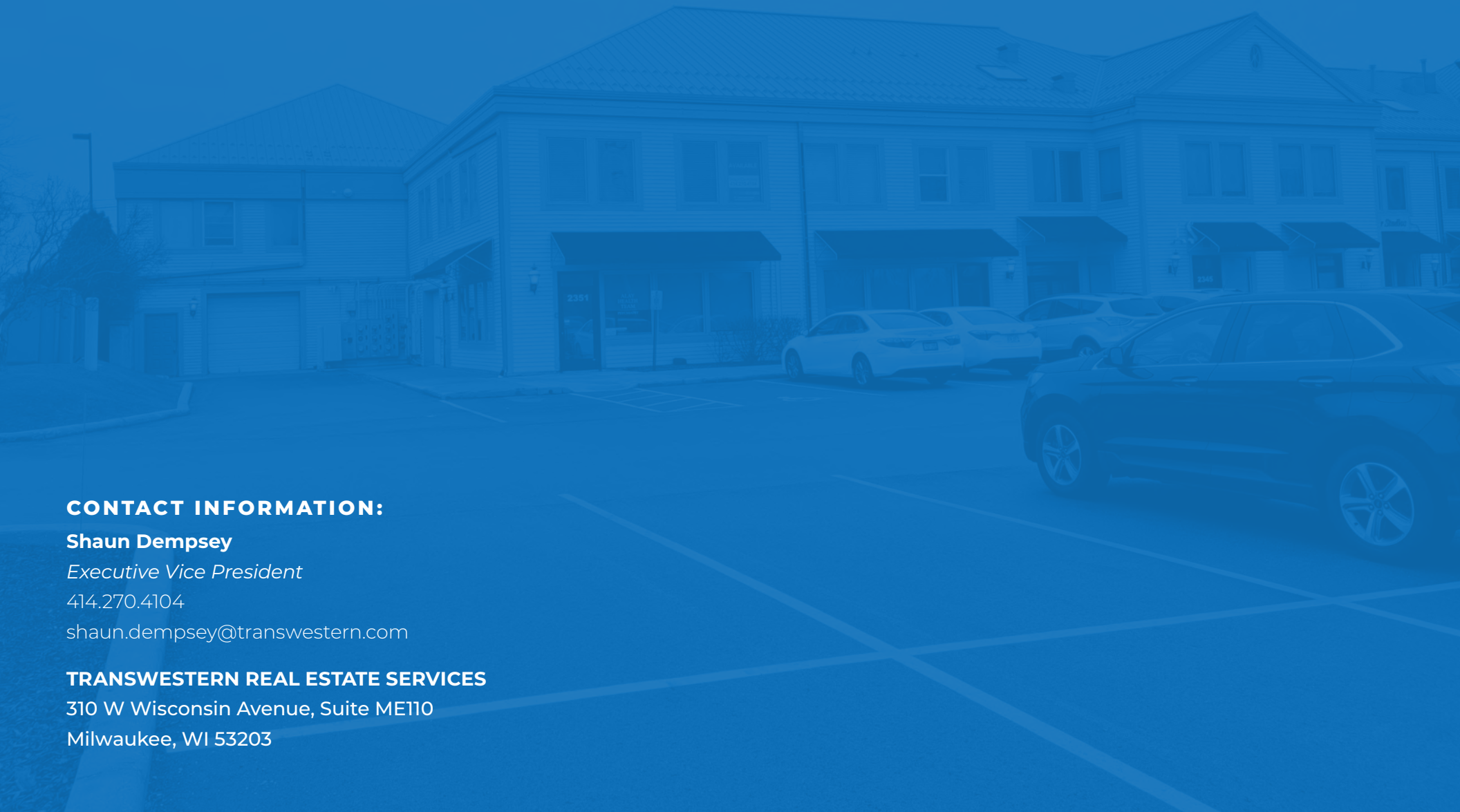
A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement. An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

NOTICE ABOUT SEX OFFENDER REGISTRY

You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at http://www.doc.wi.gov or by telephone at 608-240-5830.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

TRANSWESTERN



CONTACT INFORMATION:

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