

CASE STUDY

Pewaukee Plaza Retail, Pewaukee, WI

SOLD

SQFT	ACQ.OCC.	SALE OCC.	BUILT:	ACQ \$/SQFT
±69,530	10%	94%	1996	±\$25/SQFT

Purchase Price:
±\$1,750,000

Sale Price:
\$5,500,000

Date Acquired:
Jan. 2017

Date Sold:
Sep. 2018

Fund III IRR:
±63%*

Fund III Equity Multiple:
2.12**

Summary:

- MLG extremely familiar with sub-market.
- Great location - Pewaukee Plaza is situated in the Southwest Corner Westfield Way and Capitol Drive in Pewaukee, WI.
- Local and national tenants at Pewaukee Plaza such as Dominos, US Cellular, and anchor tenant, Ashley Furniture, comprise the tenant mix at this 98-percent-leased project.
- MLG Capital also gave the property a new façade, new parking lot and several other upgrades

*Fund IRR is the interest rate at which the net present value of all Fund contributions into the investment and distributions from the investment equal zero.

** Fund Multiple is calculated by taking the total distributions to the Fund from the investment divided by the total Fund contributions into the investment.

