

ADAPTIVE REUSE PROPOSAL

Building a Real Estate Project for Long-Term
Investment and Stable Returns



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EXECUTIVE SUMMARY

This proposal aims to build a real estate project that offers profitable investment opportunities through the development of climate-controlled storage, data center conversion, market rate apartments, or a mixed-use project.



01

Vision

To offer a product that has a significant return while reducing the cost of ground up construction. An adaptive reuse is ideal to capitalize on an already existing structure that's in great shape.

02

Mission

1. Provide the best development opportunity for this site.
2. Use adaptive reuse to create a great build out.
3. Execute the build out and stabilize the investment.

ANALYSIS

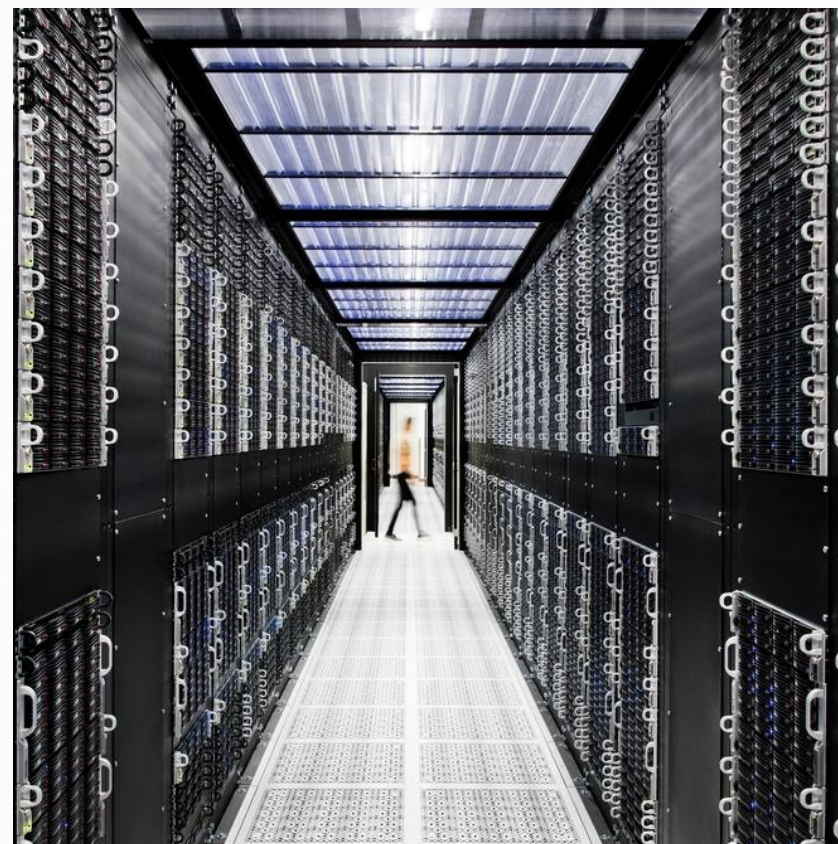
Real Estate Market Trends

The demand for residential and commercial properties is increasing in urban areas. Investors are seeking opportunities to invest in developing and strategic locations. Rapid infrastructure development opens up new opportunities for the real estate sector.

Market Segmentation

1. Climate Controlled Units for New Entry Apartments
2. Data Center Needs for AI
3. Mixed Use and Market Rate Apartments
4. Luxury High-End Condominiums





DESCRIPTION

01 Climate Controlled Storage

554 Climate Controlled Storage Units

02 Data Center - AI Expansion

Large Space / Fiber Optic / Tall Ceilings

03 Apartments / Condominiums

Market Rate / LIHTC / Historical Tax Credits Available

554 CLIMATE CONTROLLED STORAGE UNITS



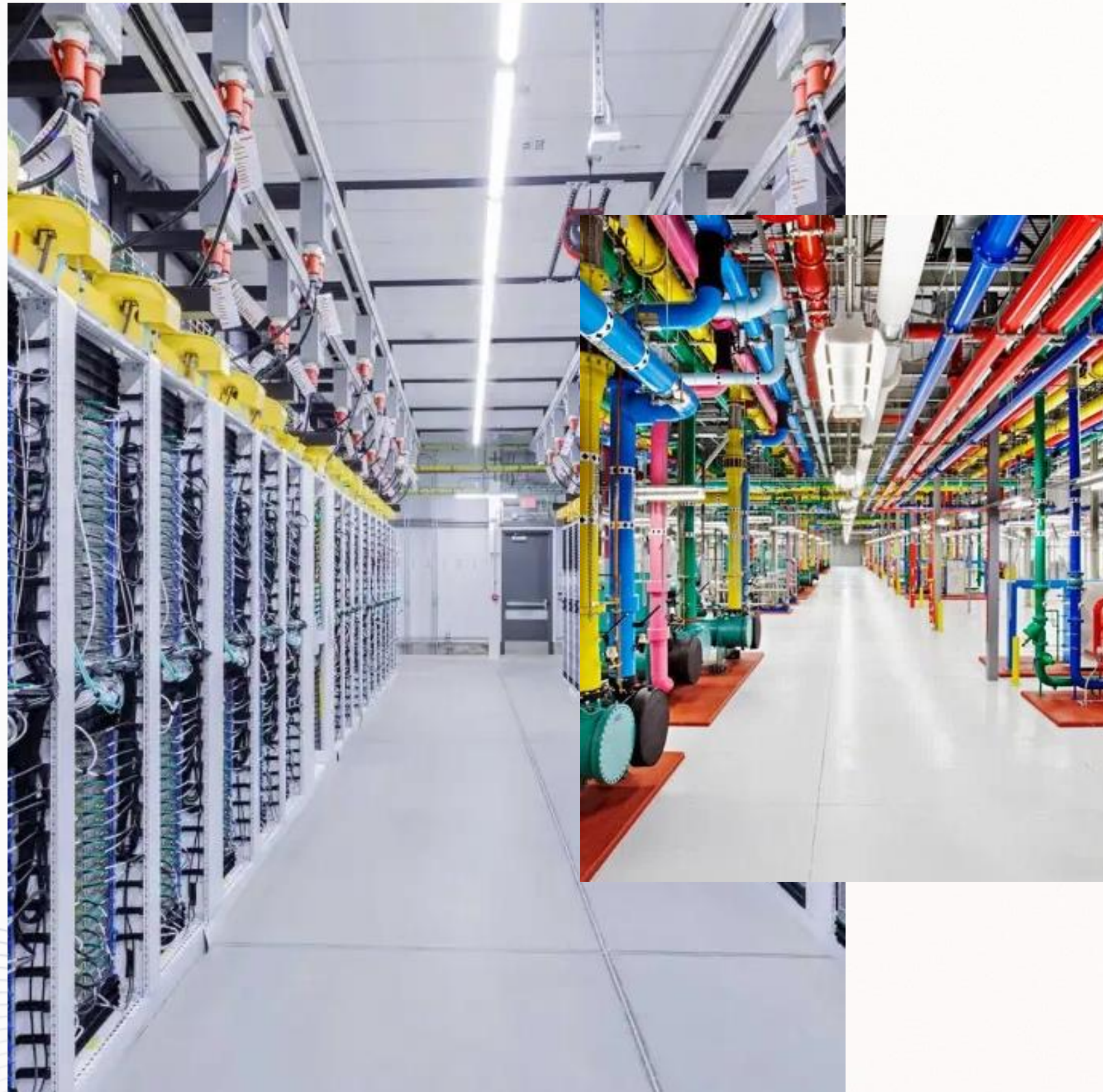
Climate Controlled Storage

1. Capitalize on the lack of Climate Controlled Storage in the area.
2. Pre-existing shell with minimum build out costs.
3. Multiple drive-in bays both internal and external available.
4. Two elevators available with ADA compliant on street access.

Storage Operators and Benefits

1. CubeSmart has offered to manage the project.
2. Operators help with marketing & management.
3. Deliver higher ramp up speed for occupancy.
4. Hands free management with quarterly reports.





DATA CENTER

Property Construction Benefits

- Large open space with 30,000 Sq/Ft per floor to redevelop into a data center.
- Prior use was industrial therefore load bearing is more accommodating.
- High Fiber Optic line runs directly into the building.
- First floor can be converted to cooling systems and main power can be used to manage utility and water usage.
- Tall ceilings to run equipment vertical and two access elevators to service different parts of the facility.

MARKET RATE APARTMENTS | CONDOS



Market Rate Apartments & Condominiums

- 1.Plans available for 76 or 81 Unit Mix Apartments.
- 2.Exposed brick layouts with historical preservation.
- 3.City has approved a Conditional Use Permit for the build.
- 4.City to offer Tax Incremental Funding.
- 5.Historical Tax Credits Available.





LEARN MORE



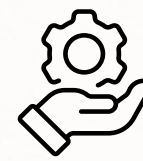
High growth Potential

We have available a conservative pro forma from CubeSmart for 554 Climate Controlled Storage units with an **IRR of 18%-20%**. Trachte storage has plans available for floor layouts. Available at request.



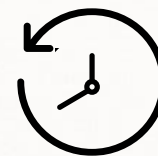
Historical Tax Credits

The building sits in the historical tax registry and has qualified for credits to be used for renovations.



City Approvals

The city has approved conditional use permits for the build out of 76 or 81 unit apartments. Build out plans can be sent over at request for review.



Interest Rates

Lower interest rates make the feasibility of these projects favorable. Climate Controlled Storage has the lowest build out cost and shows a significant return in investment. Storage operators can be utilized to create a hands off approach to any group.

DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the 2following disclosure statement:

3**DISCLOSURE TO CUSTOMERS**You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent
4of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A
5broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is
6providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the
7customer, the following duties: 8(a)The duty to provide brokerage services to you fairly and honestly. 9(b)The duty to
exercise reasonable skill and care in providing brokerage services to you.

10(c)The duty to provide you with accurate information about market conditions within a reasonable time if you request
11it, unless disclosure of the information is prohibited by law.

12(d)The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
13information is prohibited by law (see lines 42-51).

14(e)The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
15confidential information or the confidential information of other parties (see lines 23-41).

16(f)The duty to safeguard trust funds and other property held by the Firm or its Agents.

17(g)The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
18advantages and disadvantages of the proposals.

19Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services, 20but if you
need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home 21inspector. This
disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a 22plain-language summary
of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

23**CONFIDENTIALITY NOTICE TO CUSTOMERS**The Firm and its Agents will keep confidential any information given to the
24Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person 25would
want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to 26disclose particular
information. The Firm and its Agents shall continue to keep the information confidential after the 27Firm is no longer providing
brokerage services to you.

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

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

32To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may 33list that
information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a 34later 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 _____
41 _____ **(Insert information you authorize to be disclosed, such as financial qualification**
42**DEFINITION OF MATERIAL ADVERSE FACTS****ation.)** _____

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

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

52**NOTICE ABOUT SEX OFFENDER REGISTRY**You may obtain information about the sex offender registry and persons
53registered 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.

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

