

HIGH-OCCUPANCY MULTIFAMILY INVESTMENT IN CHILTON, WI.

1810 Memorial Dr, Chilton, WI 53014
OFFERING MEMORANDUM



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OFFERING PRICE:

\$4,312,955



CAP RATE:

6.7



NET OPERATING INCOME:

\$291,707

CURRENT OCCUPANCY: 97.2%

YEAR BUILT: 2023

LOT SIZE: 5.36

TYPE OF OWNERSHIP: Private



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810 Memorial Dr, Chilton, WI 53014

WWW.LOKRE.COM



bantr
chilton



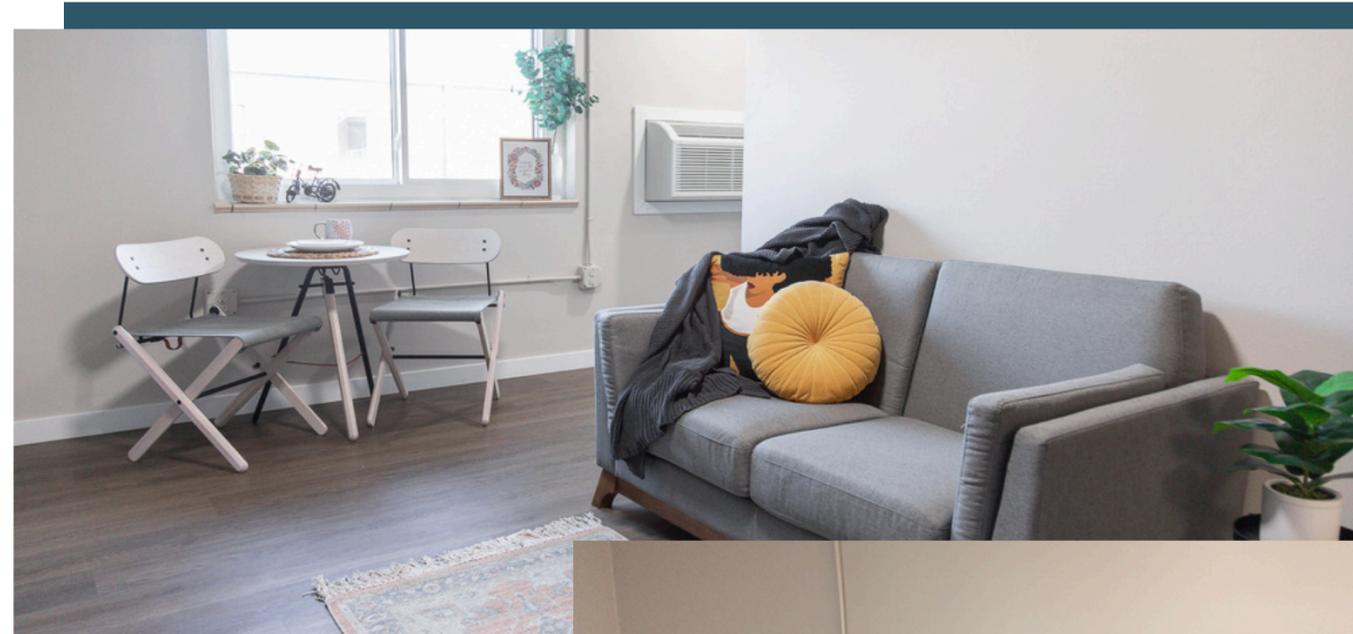
COST EFFECTIVE HOUSING WITH LUXURY-STYLED FINISHES

PRIME LOCATION

- 4,900 CARS, DAILY
- 5 MINUTES FROM LOCAL RESTAURANTS AND PARKS
- 2 MINUTES FROM CHILTON'S HOSPITAL

FEATURED AMENITIES

- LUXURY VINYL TILE FLOORING
- WALL MOUNTED 55" TELEVISION
- QUARTZ COUNTERTOPS
- SPACIOUS BATHROOMS
- BACKLIT MIRRORS
- SLIDING GLASS SHOWER DOORS
- FULL KITCHEN (WITH FULL SIZED APPLIANCES)
- PERFORMANCE GRADE FABRIC
- PREMIUM FURNITURE
- STONE TOP CASE GOODS
- HANDICAP ACCESSIBLE UNITS AVAILABLE



MAXIMIZE GROWTH AND TENANT HAPPINESS WITH BANTR

TRULY FLEXIBLE HOUSING

- ONE OF THE FIRST MIXED USE HOUSING PROVIDERS IN THE STATE, FROM 1 TO 12+ MONTH LEASES
- FURNISHED AND UNFURNISHED OPTIONS
- ADD ON PACKAGES: KITCHENWARE, TOILETRIES, PET SERVICES, AND MORE

TRANSPARENT MARKETING

- PROVEN MARKETING STRATEGY TO DECREASE VACANCY
- DEDICATED MARKETING TEAM TO EVALUATE WHERE AND WHEN TO INCREASE OR REDUCE SPENDING
- FULL FUNNEL TRACKING FROM LEAD TO LEASES SIGNED

DEVOTED TO TENANT HAPPINESS

- 1 TO 3 TENANT EVENTS MONTHLY
- INTENTIONALLY TIMED SURVEYS TO CAPTURE RESIDENT HAPPINESS
- ACCESS TO ALL BANTR AMENITIES, INCLUDING GYMS, CO-WORKING, AND ROOFTOP SPACE + FREE TICKETS TO CONCERTS AT THE CABIN BY BANTR
- A FOCUS ON WELLNESS RELATED SERVICES



HIGH-VISIBILITY LOCATION NEAR ESSENTIAL RETAIL, DINING, SCHOOLS, AND PARKS



DAILY CARS

4,900



25 MILE RADIUS POPULATION

52,626



CALUMET COUNTY HOUSEHOLDS

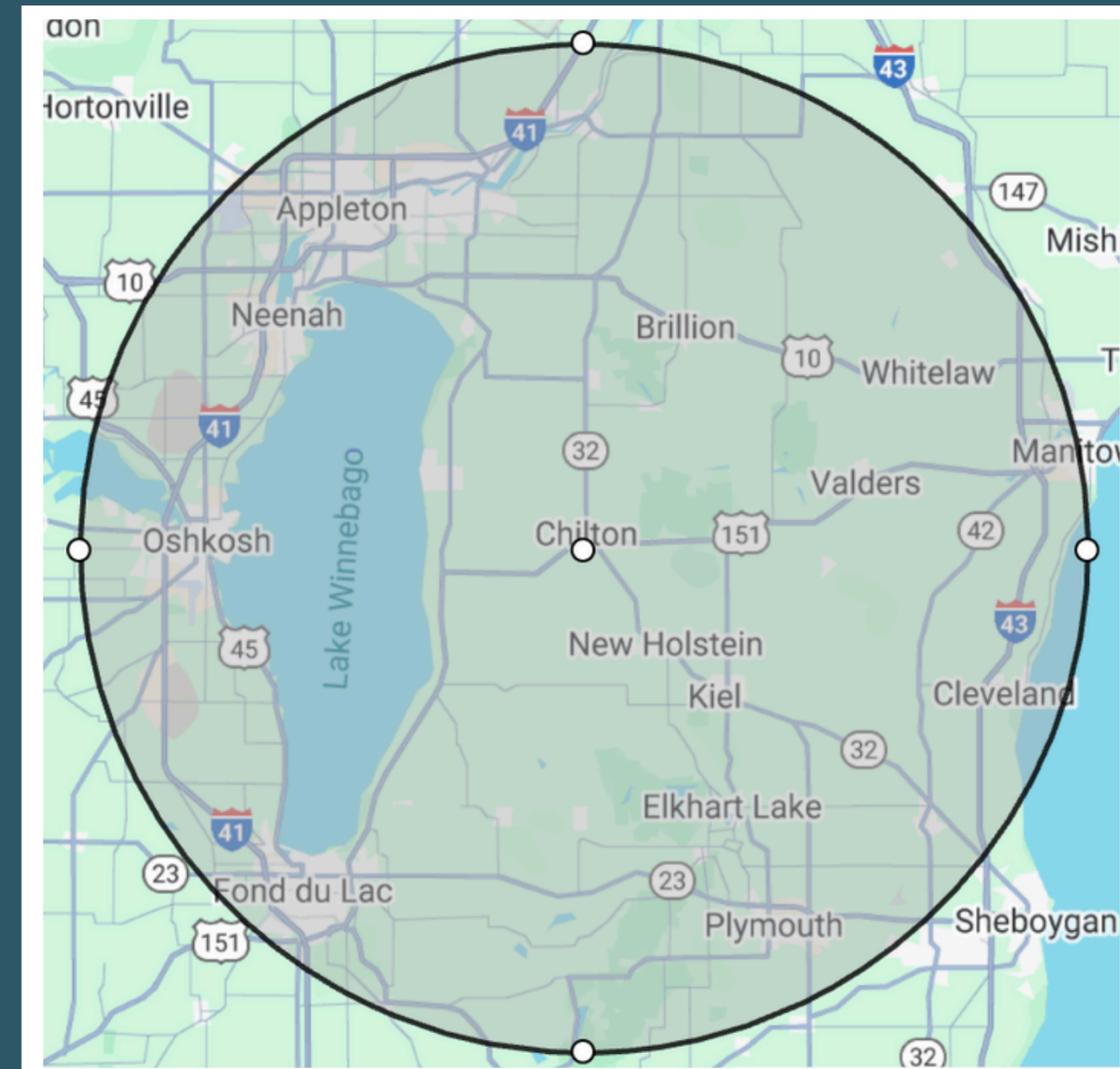
20,975 (2020)



METRO AREA AVG. HOUSEHOLD INCOME

\$87,700 (2023)

25 MILE RADIUS POPULATION



RENT ROLL (RESIDENTIAL)

36 UNITS

97.2% OCCUPANCY

Unit	Tags	BD/...	Status	Sqft	Market R...	Rent	Deposit	Lease F...	Lease To
▼ Bantr - Chilton - 810 Memorial Drive Units 1-36 Chilton, WI 53014									
11		1/1.00	Current		999.00	0.00	0.00	11/10/2025	04/09/2026
36		1/1.00	Current		999.00	0.00	0.00	11/15/2025	11/14/2026
7		1/1.00	Current		999.00	1,099.00	800.00	02/22/2025	02/21/2026
26		2/1.00	Current		1,399.00	1,399.00	900.00	11/01/2025	10/31/2026
24		1/1.00	Current		999.00	1,299.00	300.00	08/07/2025	12/14/2025
28		2/2.00	Current		1,599.00	1,399.00	1,000.00	04/25/2024	04/24/2026
30		1/1.00	Current		999.00	1,099.00	300.00	03/08/2025	02/28/2026
4		1/1.00	Current	430	999.00	1,099.00	300.00	03/08/2025	03/07/2026
3		1/1.00	Current		999.00	1,099.00	500.00	06/01/2025	12/01/2025
8		2/1.00	Current		1,399.00	1,399.00	800.00	08/01/2025	07/31/2026
18		1/1.00	Notice-Unrented		999.00	899.00	0.00	11/08/2024	11/07/2025
23		0/1.00	Current		899.00	1,049.00	300.00	06/06/2025	01/05/2026
25		1/1.00	Current		999.00	1,099.00	300.00	01/20/2025	01/19/2026
31		2/1.00	Current		1,399.00	1,399.00	500.00	04/24/2025	04/23/2026
33		1/1.00	Current		1,250.00	1,299.00	800.00	04/15/2024	04/14/2025
9		1/1.00	Current		999.00	1,099.00	150.00	03/01/2024	02/28/2026
32		1/1.00	Current		999.00	999.00	150.00	03/12/2024	03/11/2025
14		0/1.00	Current		899.00	999.00	700.00	09/08/2023	09/10/2026
13		1/1.00	Current		999.00	999.00	800.00	04/02/2024	04/01/2025
2		1/1.00	Notice-Unrented	430	999.00	1,399.00	0.00	10/03/2025	
16		1/1.00	Current		999.00	999.00	500.00	07/19/2025	07/18/2026
12		1/1.00	Current		999.00	915.00	300.00	02/21/2025	02/22/2026
1		1/1.00	Current		999.00	1,099.00	800.00	03/07/2025	03/06/2026
19		1/1.00	Current		999.00	999.00	300.00	03/13/2025	03/12/2026

29	2/1.00	Current	1,399.00	1,599.00	300.00	02/27/2025	02/26/2026
17	1/1.00	Current	999.00	1,299.00	500.00	09/09/2025	02/08/2026
21	1/1.00	Current	1,250.00	1,299.00	300.00	02/01/2025	01/31/2026
6	2/1.00	Current	1,399.00	1,799.00	500.00	09/09/2025	02/08/2026
35	1/1.00	Current	1,250.00	1,350.00	500.00	09/02/2025	01/02/2026
22	1/1.00	Current	999.00	999.00	800.00	07/24/2025	07/23/2026
20	1/1.00	Current	999.00	999.00	800.00	10/18/2025	10/17/2026
5	1/1.00	Current	999.00	1,099.00	300.00	01/24/2025	01/23/2026
34	1/1.00	Current	1,250.00	1,099.00	150.00	04/01/2024	03/31/2026
10	1/1.00	Current	999.00	1,199.00	0.00	10/27/2023	10/26/2024
27	1/1.00	Current	999.00	1,199.00	300.00	05/15/2025	01/15/2026
15	1/1.00	Vacant-Rented	1,250.00		0.00		
36 Units		97.2% Occupied	860	39,619.00	39,084.00		
36 Units		97.2% Occupied	860	39,619.00	39,084.00	14,950.00	

INCOME & EXPENSES

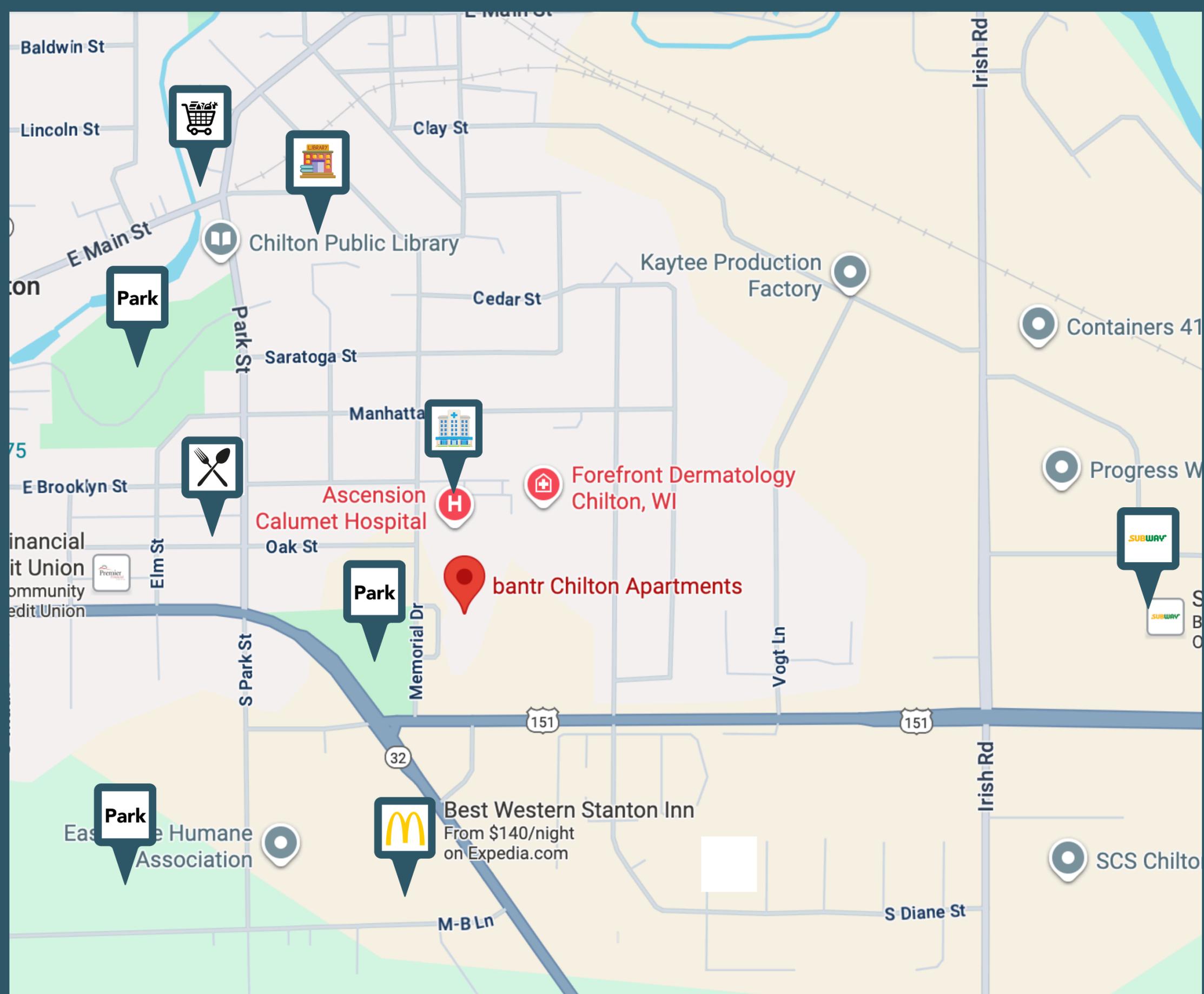


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	Average Monthly	Annual	Per Unit	Per S.F.	Percentage of EGI						
GROSS INCOME						EXPENSES					
Total Projected Market Rents	\$46,714	\$560,568	\$15,571	\$31.30	105.61%	Controllable Expenses					
Lease Rents Below Market Rents	(\$467)	(\$5,606)	(\$156)	(\$0.31)	(1.06%)	Payroll	(\$3,549)	(\$42,589)	(\$1,183)	(\$2.38)	(8.02%)
TOTAL MINIMUM RENT	\$46,247	\$554,962	\$15,416	\$30.99	104.56%	Repairs & Maintenance	(\$1,959)	(\$23,514)	(\$653)	(\$1.31)	(4.43%)
Vacancy Loss	(\$2,312)	(\$27,748)	(\$771)	(\$1.55)	(5.23%)	Turnover	(\$48)	(\$570)	(\$16)	(\$0.03)	(0.11%)
Other Rental Credits						Utilities	(\$6,180)	(\$74,161)	(\$2,060)	(\$4.14)	(13.97%)
Model / Office Units	\$0	\$0	\$0	\$0.00	0.00%	Marketing and Advertising	(\$522)	(\$6,269)	(\$174)	(\$0.35)	(1.18%)
Employee Units	\$0	\$0	\$0	\$0.00	0.00%	General/Administrative	(\$1,437)	(\$17,246)	(\$479)	(\$0.96)	(3.25%)
Rent Concessions	(\$2,544)	(\$30,523)	(\$848)	(\$1.70)	(5.75%)	Landscaping/Grounds	(\$1,846)	(\$22,147)	(\$615)	(\$1.24)	(4.17%)
Bad Debt	(\$116)	(\$1,387)	(\$39)	(\$0.08)	(0.26%)	Controllable Expenses Total	(\$15,541)	(\$186,497)	(\$5,180)	(\$10.41)	(35.14%)
Total Other Rental Credits	(\$2,659)	(\$31,910)	(\$886)	(\$1.78)	(6.01%)	Fixed Expenses					
EFFECTIVE RENTAL INCOME	\$41,275	\$495,304	\$13,758	\$27.66	93.32%	Insurance	(\$551)	(\$6,617)	(\$184)	(\$0.37)	(1.25%)
Other Income	\$1,397	\$16,763	\$466	\$0.94	3.16%	Real Estate Taxes	(\$2,502)	(\$30,026)	(\$834)	(\$1.68)	(5.66%)
Utility Reimbursements	\$0	\$0	\$0	\$0.00	0.00%	Management Fees	(\$1,327)	(\$15,923)	(\$442)	(\$0.89)	(3.00%)
Damages/Late Fees/Termination Fee	\$1,559	\$18,703	\$520	\$1.04	3.52%	Fixed Expenses Total	(\$4,380)	(\$52,566)	(\$1,460)	(\$2.94)	(9.90%)
EFFECTIVE GROSS INCOME	\$44,231	\$530,770	\$14,744	\$29.64	100.00%	TOTAL EXPENSES	(\$19,922)	(\$239,063)	(\$6,641)	(\$13.35)	(45.04%)
						NET OPERATING INCOME	\$24,309	\$291,707	\$8,103	\$16.29	54.96%

SITE MAP

810 Memorial Dr,
Chilton, WI 53014



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