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# FULL SERVICE REAL ESTATE

# REAL ESTATE SOLUTIONS. RELATIONSHIPS THAT LAST.



**Alicia Hurst Alexander**  
President  
Managing Broker

Alicia entered the Real Estate Industry in 2001 and joined Ener-Con Companies in 2008. Alicia was named President of Ener-Con in September, 2017. She graduated from UW-Milwaukee in 2008 with majors in marketing and human resources with a focus on real estate. Her years of experience have proven her expertise in property management, brokerage and asset management.



**Kirsten Capps**  
ARM, CMCA, CPM, AMS  
Director of Operations  
Broker

Kirsten Joined Ener-Con Companies in September, 2009 graduating from Waukesha County Technical College in 2014 with Associate's Degree in Business Management and Real Estate and a certificate in Property Management. She has obtained her ARM® and CPM® designations from Institute of Real Estate Management and CMCA® and AMS® designations from Community Association Management International Certification Board.



**Carlee Beier**  
Commercial  
Property Manager  
Sales Associate

Carlee joined Ener-Con Companies in October, 2021. She obtained her real estate sales license in 2023 and is presently working towards her ACOM Certification. Carlee has experience in commercial facilities management including Industrial, Warehouse, Storefront Strip Malls & Commercial Condos.



**Sarah Auer**  
Director of  
Residential  
Management

Sarah joined Ener-Con Companies in 1999 and has since established herself as a seasoned leader in real estate asset management. Over her career, she has managed all asset classes — including multifamily, mixed-use, and luxury residential — with a particular focus on upscale rental communities. Her expertise encompasses the full lifecycle of property operations: strategic planning, lease-up and stabilization, resident relations, budget optimization and capital improvement oversight.

## CONSULTATION & BROKERAGE

### CONSULTATION

**Ener-Con Companies, Inc.** is a professional real estate company providing services to buyers and sellers of residential and commercial properties. *EC Commercial Real Estate* is our commercial division and *Forest Green Realty & Management* is our residential division.

We pride ourselves on many successful transactions and maintaining quality and long-lasting relations with our clients. We strive to provide the best, most efficient services at cost-effective rates.

Ener-Con Companies, Inc. offers real estate consultation services at an hourly rate of \$125.00 per hour billable on a weekly basis from Sunday - Saturday. Consultation services may range from site inspections, 1031 Exchange, property comparisons, investor relations, general contractor, funds procurement, property and tenant management.

### BROKERAGE

Operating as EC Commercial Real Estate for commercial brokerage services and Forest Green Realty & Management for residential brokerage services.



Real Estate Brokerage services from 5% to 10% pending a participating broker. Brokerage services include marketing the property for sale, touring prospective buyers, negotiating contracts, providing due diligence items and coordinating closings.  
Full-Service Leasing Services commission from 4% to 7% of the base rent paid over the term of the lease pending a participating broker.



## PROPERTY MANAGEMENT

Forest Green Realty & Management, a division of Ener-Con Companies, Inc., has a diversified property management division, currently managing apartments, condominium units, single family lots. EC Commercial Real Estate, a division of Ener-Con Companies, Inc. presently manages warehouse, office building and strip malls.

### RESIDENTIAL:

Forest Green Realty & Management, currently manages 1,800+ units, specializing in apartment rentals, condominium and homeowner associations. Not only do we manage our own properties that we have developed, but we also manage for individual owners and outside firms. Our property management specialists have a combined experience of over 40 years. We are a full service property management company providing services from basic rental agents and marketing all the way to financials, collections and reports.

### COMMERCIAL:

EC Commercial Real Estate manages approximately 330,000 sq. ft. of retail/office space, and 750,000 sq. ft. of industrial space. We currently manage several nationally recognized brands: UNFI, Piggly Wiggly, Planet Fitness and other known tenants in strip centers/ malls and free-standing buildings. EC Commercial Real Estate has the experience and ability to provide a higher level of service at the best cost and pass the savings on to our clients.



## PROJECT DEVELOPMENT

EC Commercial Real Estate partners with Ener-Con Companies, Inc., to give you a detail oriented insight of your expectations.

### Services Provided:

- Tenant Improvements
- Building / Space Design
- Development
- Construction
- Contractors / Bidding



## 24/7 EMERGENCY RESPONSE

### No Hidden Costs!

Regular (7:30AM - 3:30PM Mon - Fri): \$75/hour, port to port, plus tax and materials  
 After-Hours: \$112.50/hour, port to port, plus tax and materials  
 Sundays & Holiday: \$150/hour, port to port, plus tax and materials  
 Same Day Emergency Response Fee: \$75.00  
 Services are billed out in 15 minute increments with a 1 hour minimum. All services subject to a \$35.00 Trip Charge.



## REPAIRS & MAINTENANCE

Ener-Con Companies, Inc. has knowledgeable technicians ready for all tasks. Our service technicians have a wide array of skills to tackle most day-to-day maintenance that may arise. From per time services to scheduled weekly or monthly maintenance, our technicians are here to help. 24/7 availability for after-hours emergencies.

Providing maintenance and repair services to communities and individual residences. Our Service Technicians have a wide array of skills to facilitate repair and replacement to most components. Services are extended to individual homeowners in addition to communities managed by Forest Green Realty & Management

- Plumbing & Electrical
- Drywall Repairs
- Carpentry & Doors
- Furnace Filters & Smoke/CO Alarms
- Interior & Exterior Painting
- Roof & shingle repairs
- Gutter cleaning
- Exterior repairs
- Demolition & Cleanup
- ...and more!

EXPERIENCED. RELIABLE. FULL SERVICE REAL ESTATE.  
LET'S BUILD SUCCESS TOGETHER.