

THE PRESERVE AT SILVER SPRING



N56W21318 SILVER SPRING DRIVE, MENOMONEE FALLS, WI

CONTACT & CONFIDENTIALITY

ANDY HESS

414.249.2310 | ahess@founders3.com

COLE WIRTH

414.249.2308 | cwirth@founders3.com

CONFIDENTIALITY & CONDITIONS:

The material contained in this Offering Memorandum is confidential and for the purpose of the Real Estate described herein. It is subject to the terms and provisions of the Confidentiality Agreement signed by the recipient of this material and is not be used for any purpose or made available to any other person without the express written consent of Founders 3 Estate Services (“Broker”).

This Offering Memorandum was prepared by Broker solely for the use of prospective purchasers. Neither the Seller nor any of their respective officers, employees or agents, make any representation or warranty, expressed or implied, as to the completeness or the accuracy of the material contained in the Offering Memorandum or any of its contents and no legal commitments or obligations shall arise by reason of the package or any of its contents. Seller reserves the right to eliminate any portion or all of the Real Estate for any offer for sale at any time prior to the completion of a binding contract of sale executed by both Seller and a prospective purchaser.

Prospective purchasers of the Real Estate are advised (i) that changes may have occurred in the condition of the Real Estate since the time of the Offering Memorandum, or the financial statements therein were prepared and that (ii) all financial projections are provided for general reference purposes only in that they are based on assumptions relating to the general economy, competition, and other factors beyond the control of Broker and the Seller and therefore, are subject to material variation. Prospective purchasers of the Real Estate are advised and encouraged to conduct their own comprehensive review and analysis of the Real Estate.

The Offering Memorandum is a solicitation of interest only and is not an offer to sell the Real Estate. The Seller and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Real Estate and expressly reserve the right, at their sole discretion, to terminate discussions with any entity at any time with or without notice. The Seller shall have no legal commitment or obligations to any entity reviewing the Offering Memorandum or making an offer to purchase the Real Estate unless and until a written agreement satisfactory to the Seller hereunder have been satisfied or waived.

This Offering Memorandum is confidential. By accepting the Offering Memorandum, you agree (i) that you hold and treat the Offering Memorandum and its contents in the strictest confidence, (ii) that you will not photocopy or duplicate any part of the Offering Memorandum, (iii) that you will not disclose the Offering Memorandum or any of its contents to any other entity without the prior written authorization of Broker, and (iv) that you will not use the Offering Memorandum in any fashion or manner detrimental to the Interest of the Seller or Broker.

The terms and conditions stated in the section will relate to all of the sections of the package as if stated independently therein. If, after reviewing this package, you have no further interest in purchasing the Real Estate at this time, kindly return this brochure to Broker at your earliest convenience.



TABLE OF CONTENTS

EXECUTIVE SUMMARY

6

PROPERTY OVERVIEW

8

SITE PLAN

11

LOCATION OVERVIEW

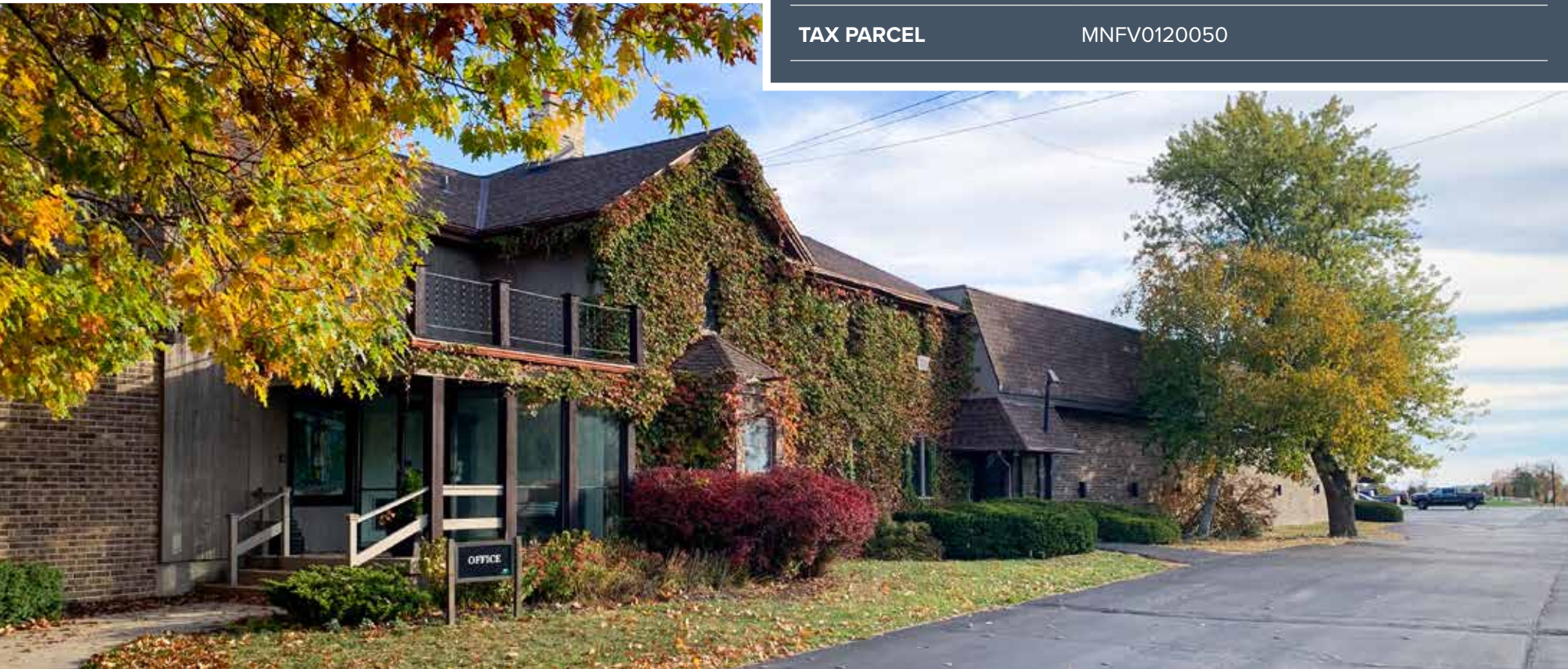
12



OFFERING OVERVIEW

Founders 3 has been exclusively retained to offer the fee simple interest in N56W21318 Silver Spring Drive (the “Property”), a 35,000 square foot (“SF”) restaurant, banquet, and event facility located in Menomonee Falls, WI. The Property is being offered with approximately 10-acres (“AC”) with additional land available if desired.

Originally constructed in 1985, the Property contains four (4) distinct event areas with the largest area, the Tremont Ball Room, capable of seating up to 450 guests. Existing parking includes 200 spaces (5.71 spaces / 1,000 SF).



KEY PROPERTY STATISTICS

ADDRESS	N56W21318 Silver Spring Drive
CITY, STATE	Menomonee Falls, WI
YEAR BUILT	1985
PROPERTY SF	± 35,000 SF
CONSTRUCTION	Masonry
LAND AREA	± 10 AC
PARKING	5.71 / 1,000 SF (200 spaces)
ZONING	PRD (Planned Residential District)
TAX PARCEL	MNFV0120050

INVESTMENT HIGHLIGHTS



TURN-KEY BANQUET & CONFERENCE FACILITY IN BEAUTIFUL SETTING

- Full service commercial kitchen with significant cooler and freezer capacity
- Four (4) unique event areas including the Tremont Ballroom, capable of seating up to 450 guests, the Element Restaurant offering beautiful panoramic views and a connected outdoor patio, a rooftop terrace, and a lower-level wine-cellar complete with a full bar
- The Property offers a true plug-and-play user opportunity for restaurant and event center operators



OPPORTUNITY TO REIMAGINE EXISTING FACILITY OR REDEVELOP SITE

- Formerly part of a full-length 18-hole golf course, the Property offers the potential to acquire and maintain three (3) golf holes that could be used for training or leisure
- Ability to transform into a year-round golf training facility with exterior golf infrastructure already in-place and ample interior space to install simulator bays
- Offering includes approximately 10-AC with additional land available if desired – providing ample space for a full redevelopment



PRIME LOCATION WITH EXCEPTIONAL DEMOGRAPHICS

- Situated along Silver Spring Drive, one of the area’s main thoroughfares with approximately 8,400 vehicles per day
- Centrally positioned within Menomonee Falls, the Property is surrounded by an ample supply of executive housing stock and boasts an average household income of \$175,522 within a 1-mile radius
- Over 77,000 people within a 5-mile radius of the Property



PROPERTY OVERVIEW

EVENT VENUES:

TREMONT BALLROOM

- Floor-to-ceiling windows offering excellent views
- Exposed cedar beams structured throughout a vaulted ceiling
- Bistro lighting and decorative stonework
- Connected to outdoor patio
- Can accommodate up to 450 guests seated

ELEMENT RESTAURANT

- Northern annex of building offering panoramic views with windows surrounding the entire space
- Exposed cedar beams, bistro lighting, vaulted ceilings and a Lannon stone fireplace
- Connected to outdoor patio
- Can accommodate up to 150 guests seated
- Full-service bar

ROOFTOP TERRACE

- Seasonal tented-frame structure with panoramic views of surrounding area
- Can accommodate up to 150 guests (cocktail) or 70-90 guests (seated)

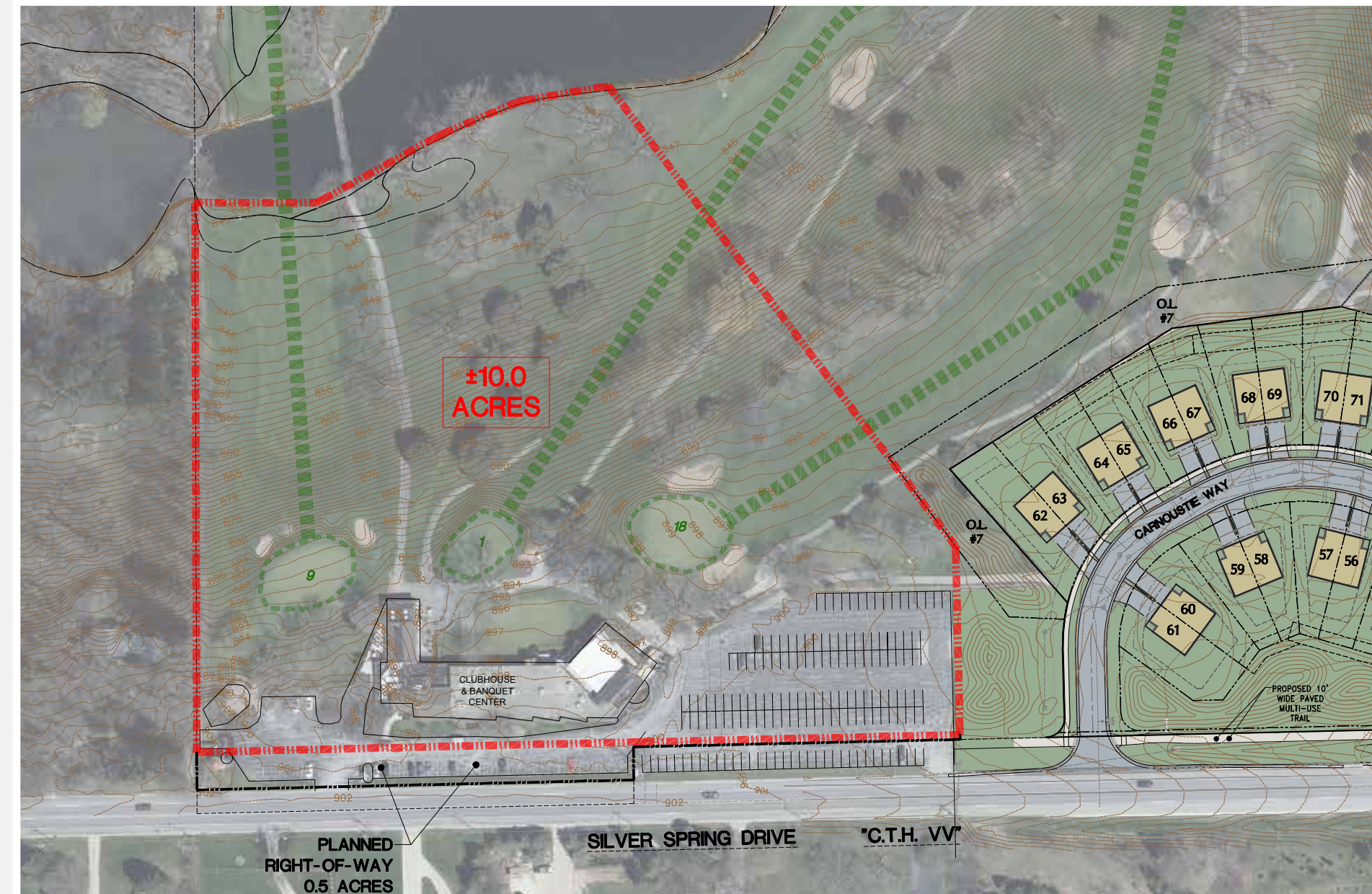
WINE CELLAR

- Lower-level lounge with 45-foot long bar and recreational gathering space
- Garden level access to outdoor space
- Connected to bridal suite and groom's room
- Can accommodate up to 50 guests





SITE PLAN



EXCELLENT ACCESS & LOCATION

