

THE HEIGHTS

202 17th Avenue West · Menomonie, Wisconsin



Bender
COMMERCIAL

EXCLUSIVE OFFERING MEMORANDUM

\$7,000,000

\$40,936/BED

SOUTH DAKOTA

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COMMUNICATION

Direct all communication, questions, and inquiries to the Bender team as the Seller's designated representatives. Please do not reach out directly to the property management.

PROPERTY TOURS

Prospective investors must arrange an appointment with the Bender team for a property walkthrough and to review the investment opportunity. For any questions, reach out to Alex Soundy or Reggie Kuipers.

UNDERWRITING & FINANCIAL ANALYSIS

Questions related to financial projections and underlying assumptions, comparable properties, operating costs, and past financial data should be directed to Alex Soundy at alex@benderco.com or 605-376-3700.

DUE DILIGENCE

Upon accepting the confidentiality agreement's terms and conditions, investors will receive access to a Due Diligence folder containing digital copies of the offering memorandum, financial statements, tenant information, and additional relevant materials.

To access additional information and the full offering materials, please visit benderco.com/theheights



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UNIVERSITY OF WISCONSIN-STOUT

MENOMONIE, WI

The University of Wisconsin–Stout is a public polytechnic university with enrollment of approximately 7,000 students, known for its career-focused academic model and strong alignment with workforce and industry needs.

The university attracts a mix of in-state and regional out-of-state students, with a high percentage reliant on off-campus housing beyond their first year.

As Menomonie’s primary economic and employment anchor, UW–Stout provides a stable and predictable housing demand base supported by consistent enrollment trends and specialized academic programs.

The university’s applied-learning focus and regional importance underpin steady multifamily demand and long-term investment stability in the surrounding market.



INVESTMENT HIGHLIGHTS

Price	\$7,000,000
Address	202 17th Avenue West Menomonie, WI 54751
Year Built	2020
Number of Units	171 Beds / 53 Units
Number of Stories	4
Parking	155 Surface Stalls

UNIT TYPE	UNITS	BEDS	RENT
1 Bed · 1 Bath	3	3	\$1,050-\$1,075/mo
2 Bed · 1 Bath	16	32	\$775-\$850/bed/mo
4 Bed · 2 Bath	34	136	\$550-\$675/bed/mo

PROPERTY DETAILS:

- Directly adjacent to the University of Wisconsin-Stout.
- Land: 1.9 acres, 3 total parcels (1 Main Parcel, 1 Parking, 1 Drainage).
- Amenities: Rooftop Patio, Pool, Study Rooms, Game Room, and Conference Room.
- Financial: Contact broker for financials.
- Leasing: 69.6% Occupied / 71% Pre-leased for 2026-27 school year.

PROPERTY DETAILS

STRUCTURAL

Foundation	Slab
Frame	Wood
Exterior Skin	Hardy panel, long board siding
Roof	Membrane
Subfloor & Decking	Wood and gypcrete subflooring with plywood decking
Windows	Windsor Next Dimension
Doors	Wood & hollow metal entry & exterior, sliding patio
Patios/Balconies	Concrete patios, no balconies

MECHANICAL

Heating	Forced air furnace MiniSplits (common areas)
Cooling	DX Cool - electric
Hot Water Heaters	Bradford White BRE250T61NCWW – electric – 50 gal units
Electrical	Square D wiring varies 3 phase to building
Plumbing	Water supply - PEX, Waste - PVC
Fire Protection/ Life Safety	Fire Sprinkler - Wet NFPA 13, monitored fire alarm system Hardwired combo fire/CO in each unit

UTILITIES

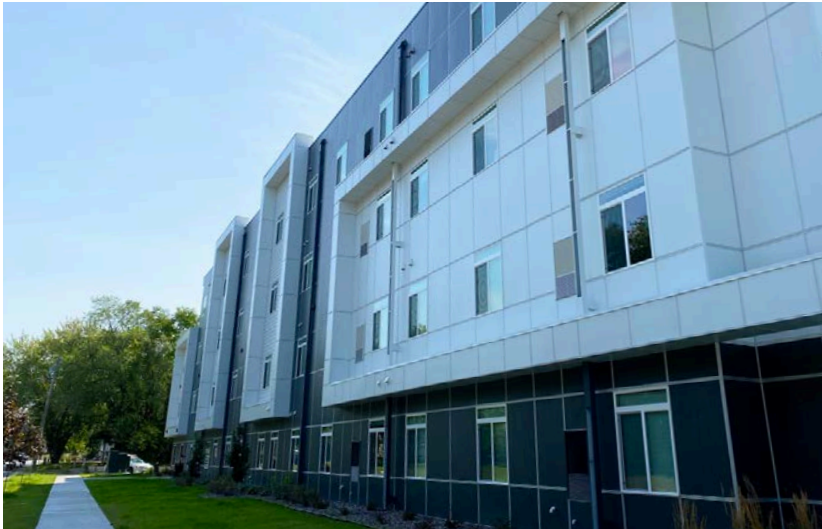
Type	Paid By	Provider
Gas	Owner	Xcel Energy
Electric	Owner	Xcel Energy
Water/Sewer	Owner	City of Menomonie
Cable	Owner	AT&T
Internet	Owner	AT&T
Phone	Owner	AT&T
Pest Control	Owner	1 st Choice Pest Solutions
Trash Removal	Owner	GFL Environmental

UNIT FURNISHINGS

Living Room	Sofa, chair, side table, coffee table, TV stand, smart TV
Kitchen	Island table, 4 bar stools
Each Bedroom	Twin size bed frame, twin size mattress with waterproof mattress protector, 2-drawer dresser

Note: Furnishings are currently included in rent.

PROPERTY EXTERIOR



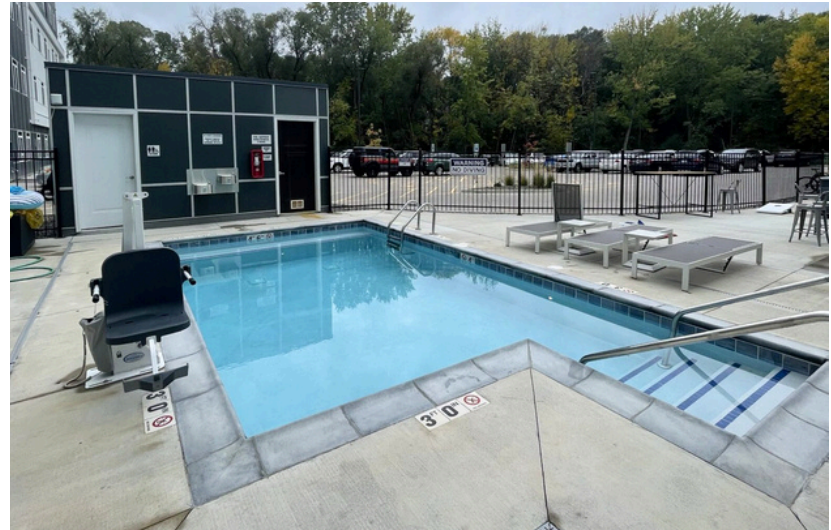
PROPERTY INTERIOR



PROPERTY AMENITIES



PROPERTY AMENITIES



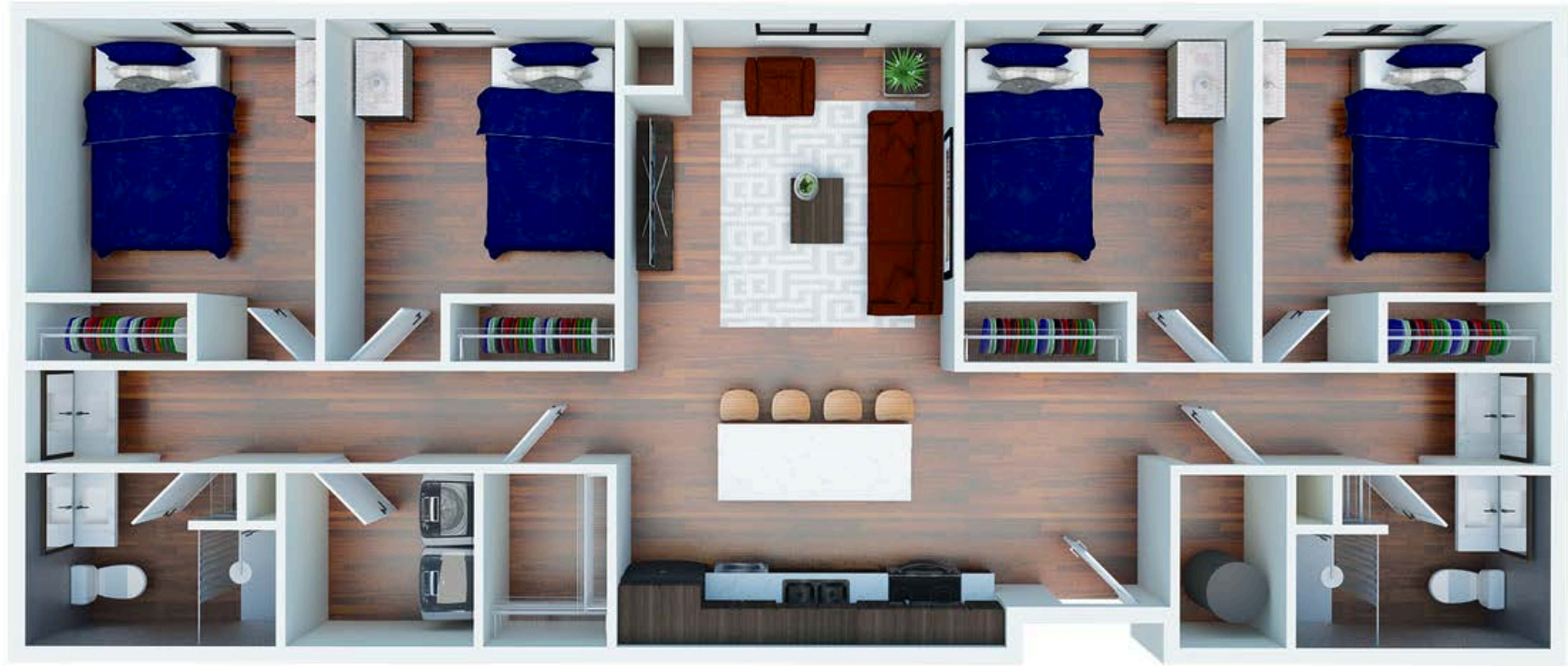
1 BED • 1 BATH FLOORPLANS



2 BED • 1 BATH FLOORPLAN



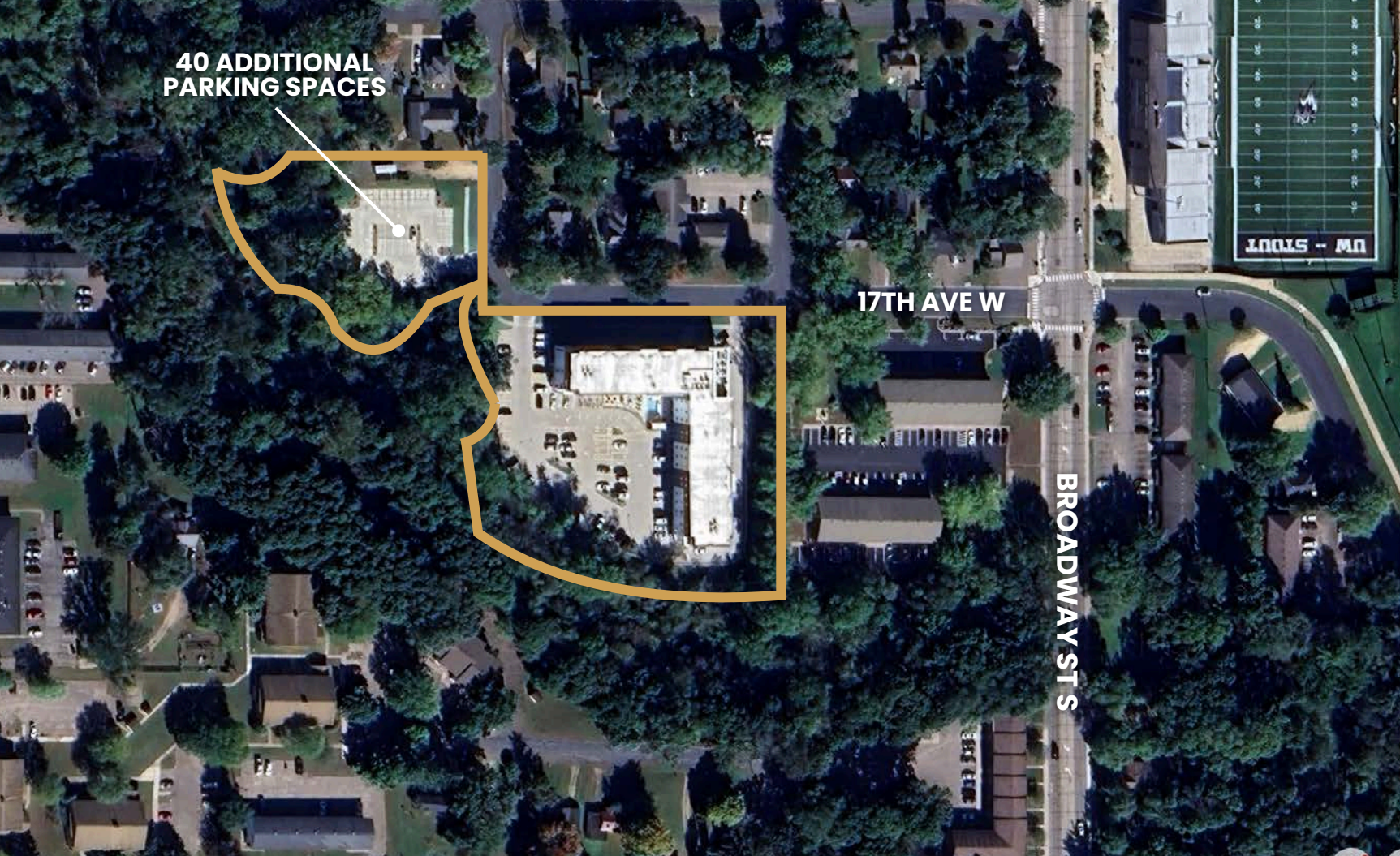
4 BED • 2 BATH FLOORPLAN



SITE PLAN



PROPERTY LOCATION



PROPERTY LOCATION



FIVE YEAR OPERATING PROFORMA

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
EFFECTIVE GROSS INCOME (EGI)					
Gross Potential Rent	\$1,210,815	\$1,341,543	\$1,370,624	\$1,398,037	\$1,425,997
Loss to Vacancy	(\$121,082)	(\$134,154)	(\$137,062)	(\$139,804)	(\$142,600)
GROSS SCHEDULED RENT	\$1,089,734	\$1,207,388	\$1,233,562	\$1,258,233	\$1,283,398
OTHER INCOME					
RUBS	\$37,351	\$41,715	\$42,966	\$44,255	\$45,583
Other Income	\$67,500	\$69,356	\$71,611	\$73,759	\$75,972
EFFECTIVE GROSS INCOME (EGI)	\$1,194,585	\$1,318,460	\$1,348,139	\$1,376,247	\$1,404,953
OPERATING EXPENSES					
Management Fee	\$54,487	\$60,369	\$61,678	\$62,912	\$64,170
Utilities	\$90,000	\$92,700	\$95,481	\$98,345	\$101,296
Administrative & Misc.	\$30,000	\$30,900	\$31,827	\$32,782	\$33,765
Payroll	\$100,000	\$103,000	\$106,090	\$109,273	\$112,551
R&M	\$52,000	\$53,560	\$55,167	\$56,822	\$58,526
Contract Services	\$150,000	\$154,500	\$159,135	\$163,909	\$168,826
Insurance	\$50,000	\$51,500	\$53,045	\$54,636	\$56,275
Real Estate Taxes	\$142,514	\$159,630	\$164,419	\$166,314	\$158,171
Replacement Reserves & CapEx	\$20,000	\$20,600	\$21,218	\$21,855	\$22,510
OPERATING EXPENSES	\$689,001	\$726,759	\$748,060	\$766,848	\$776,092
NET OPERATING INCOME (NOI)	\$505,584	\$591,700	\$600,079	\$609,400	\$628,861

5 MILE RADIUS DEMOGRAPHICS

KEY FACTS

21,889
Population



Average
Household Size

30.1

Median Age

\$65,000

Median Household
Income

BUSINESS



1,021

Total Businesses



16,083

Total Employees

EMPLOYMENT



White Collar

54.4%



Blue Collar

26.9%



Services

18.7%



Unemployment
Rate

INCOME



\$65,000
Median Household
Income



\$32,217
Per Capita Income



\$97,959
Median Net Worth

EDUCATION



No High School
Diploma



30.0%
High School
Graduate



26.4%
Some College/
Associate's
Degree



38.7%
Bachelor's/Grad/
Prof Degree

HOUSING STATS



\$244,921
Median Home
Value



\$8,297
Average Spent on
Mortgage & Basics



\$784
Median Contract
Rent

For more information, please contact:



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