



OFFERING MEMORANDUM

LAKE COUNTRY APARTMENTS

23920 Nyberg Road, Siren, WI 54872

Marcus & Millichap

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Activity ID #ZAG0170160

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23920 NYBERG ROAD

EXCLUSIVELY
LISTED BY

DANIEL BOWAR

Associate Director Investments

Milwaukee

Direct: 262.364.1907

Dan.Bowar@marcusmillichap.com

WI #97683-94



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01



EXECUTIVE SUMMARY

Offering Summary
Investment Highlights

Marcus & Millichap



OFFERING SUMMARY

23920 NYBERG RD



Listing Price
\$3,750,000



Cap Rate
6.84%



of Units
24

FINANCIAL

Down Payment	20% / \$750,000
NOI	\$256,380
Total Return	10.72%
Price/SF	\$199.81
Price/Unit	\$156,250

OPERATIONAL

Rentable SF	18,768 SF
Lot Size	5 Acres (217,800 SF)
Occupancy	100%
Year Built	2023



LAKE COUNTRY APARTMENTS

23920 Nyberg Road, Siren, WI 54872

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present Lake Country Apartments, a multifamily residential community located in Siren Village, Wisconsin.

Constructed in 2023, the property consists of 24 two-bedroom, one-bathroom apartments across three eight-unit buildings situated on approximately five acres. Complementing the residential buildings are three garage structures, each with eight enclosed stalls, providing ample parking and tenant convenience. With all units fully leased prior to completion and a demonstrated waitlist of over 150 applications for the initial building, the property reflects extremely strong demand fundamentals in a high-barrier rental market.

The apartments average 782 square feet and feature open floor plans, decks or patios, waterproof laminate flooring, plush carpet, in-unit washer/dryer, hickory cabinetry, sound-dampening between walls and ceilings, and energy-efficient appliances, including dishwasher, microwave, stove, and refrigerator/freezer. Additional property amenities include fiber internet access, Trex decking, LP SmartSide 30-year siding, architectural shingle roofs, “dusk-to-dawn” lighting, on-site pet areas, and built-in grills. Tenants are responsible for electric, water, and sewer, contributing to highly efficient operations with low maintenance. Moreover, the property’s brand-new construction ensures minimal near-term capital expenditures while offering expansion potential, with approvals already in place for two additional eight-unit buildings and possible entitlement for a larger 30-unit development. With Wisconsin’s housing shortage anticipated to persist, Lake Country Apartments provides investors with a stable, income-producing asset and a path to long-term growth.

INVESTMENT HIGHLIGHTS

A 24-Unit, Three-Building Multifamily Complex with 24 Garage Stalls on ±5 Acres of Land

Fully Occupied with Extremely Strong Rental Demand; Over 150 Applications for the First Building Alone

High-Quality 2023 Construction and Features Including Fiber Internet, Trex Decking, 30-Year Siding, and Ample Parking

Desirable Two-Bedroom, One-Bathroom Units Averaging 782 SF with Modern Finishes and In-Unit Washer/Dryers

±5 Acres of Land Featuring Green Space, Resident Amenities, and Expansion Potential for 16-30 Additional Units

Located in a High-Demand Wisconsin Market with Scarce Housing Supply and Stable Long-Term Rental Growth

SECTION 2

02

PROPERTY INFORMATION

Property Photos
Regional Map
Local Map

Marcus & Millichap

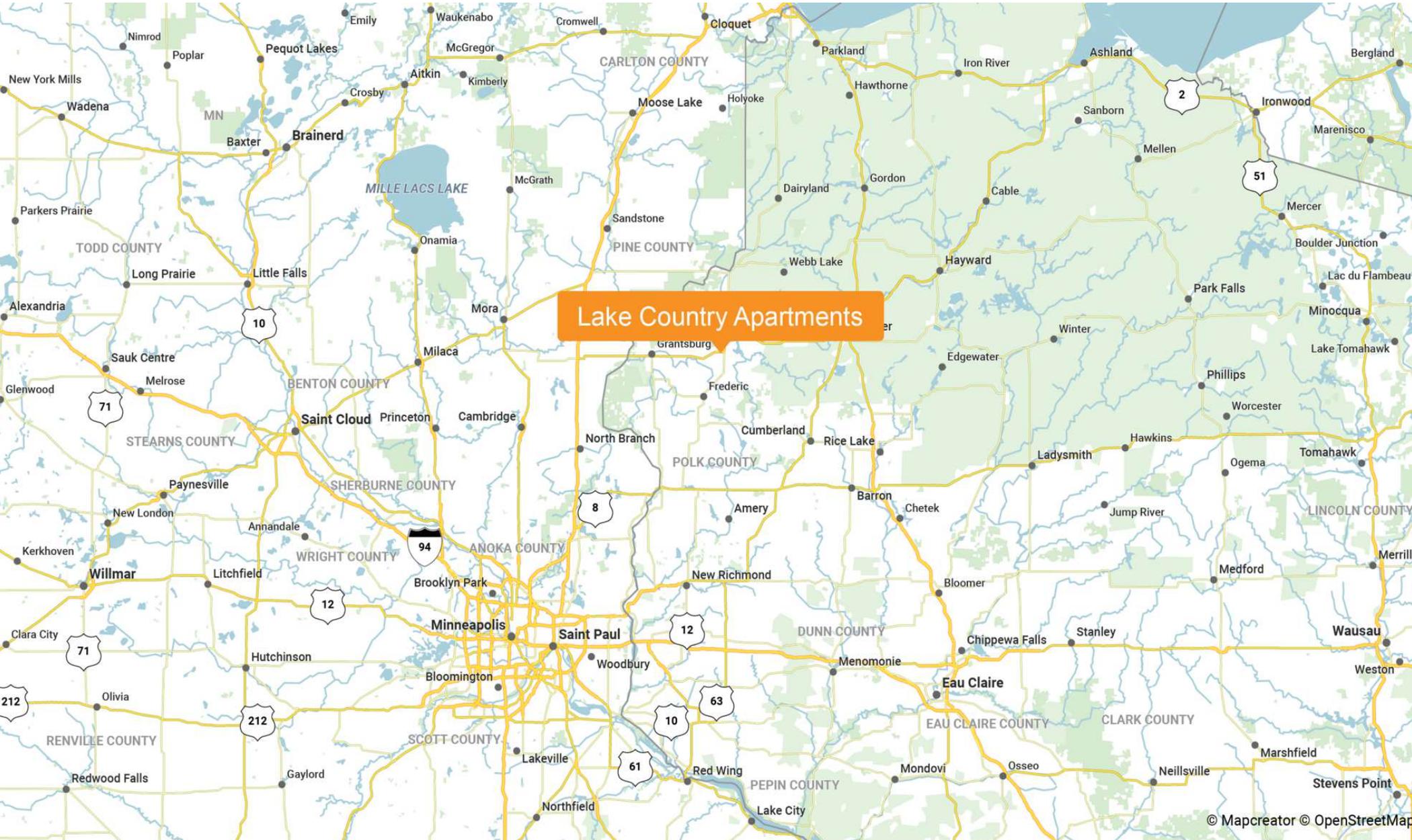
LAKE COUNTRY APARTMENTS

PROPERTY PHOTOS



LAKE COUNTRY APARTMENTS

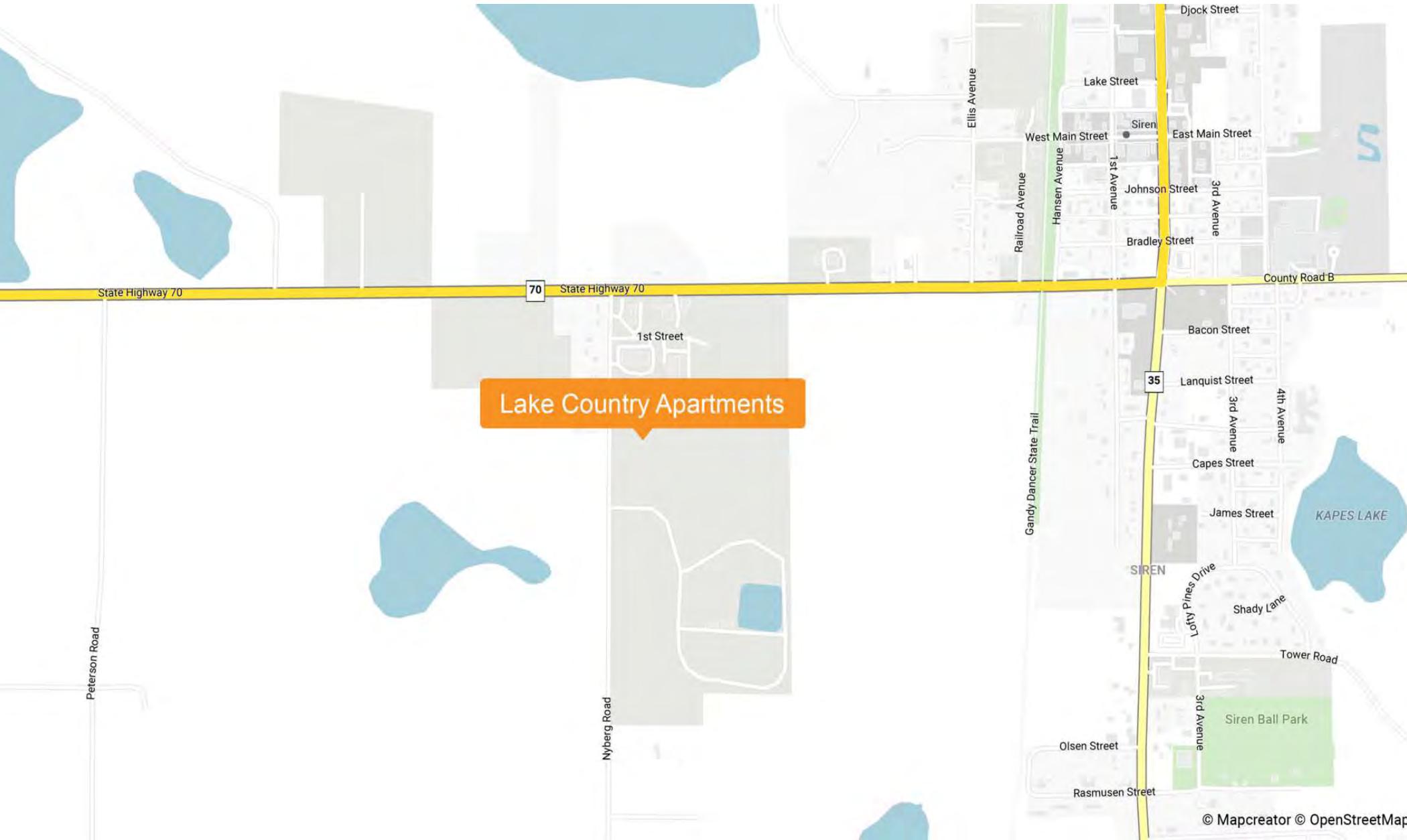
REGIONAL MAP



© Mapcreator © OpenStreetMap

LAKE COUNTRY APARTMENTS

LOCAL MAP



SECTION 3

03

FINANCIAL ANALYSIS

Financial Details

Marcus & Millichap

LAKE COUNTRY APARTMENTS

FINANCIAL DETAILS

As of January ,2026

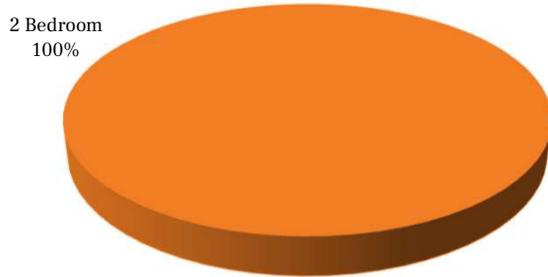
UNIT	UNIT TYPE	SQUARE FEET	CURRENT RENT / MONTH	CURRENT RENT / SF / MONTH	POTENTIAL RENT / MONTH	POTENTIAL RENT / SF / MONTH
23920 - 101	2 Bed / 1 Bath	782	\$1,050	\$1.34	\$1,250	\$1.60
23920 - 102	2 Bed / 1 Bath	782	\$1,150	\$1.47	\$1,250	\$1.60
23920 - 103	2 Bed / 1 Bath	782	\$1,150	\$1.47	\$1,250	\$1.60
23920 - 104	2 Bed / 1 Bath	782	\$1,200	\$1.53	\$1,250	\$1.60
23920 - 201	2 Bed / 1 Bath	782	\$1,200	\$1.53	\$1,250	\$1.60
23920 - 202	2 Bed / 1 Bath	782	\$1,150	\$1.47	\$1,250	\$1.60
23920 - 203	2 Bed / 1 Bath	782	\$1,150	\$1.47	\$1,250	\$1.60
23920 - 204	2 Bed / 1 Bath	782	\$1,200	\$1.53	\$1,250	\$1.60
23294 - 101	2 Bed / 1 Bath	782	\$1,200	\$1.53	\$1,250	\$1.60
23294 - 102	2 Bed / 1 Bath	782	\$1,150	\$1.47	\$1,250	\$1.60
23294 - 103	2 Bed / 1 Bath	782	\$1,150	\$1.47	\$1,250	\$1.60
23294 - 104	2 Bed / 1 Bath	782	\$1,200	\$1.53	\$1,250	\$1.60
23294 - 201	2 Bed / 1 Bath	782	\$1,200	\$1.53	\$1,250	\$1.60
23294 - 202	2 Bed / 1 Bath	782	\$1,150	\$1.47	\$1,250	\$1.60
23294 - 203	2 Bed / 1 Bath	782	\$1,150	\$1.47	\$1,250	\$1.60
23294 - 204	2 Bed / 1 Bath	782	\$1,200	\$1.53	\$1,250	\$1.60
23928 - 101	2 Bed / 1 Bath	782	\$1,200	\$1.53	\$1,250	\$1.60
23928 - 102	2 Bed / 1 Bath	782	\$1,150	\$1.47	\$1,250	\$1.60
23928 - 103	2 Bed / 1 Bath	782	\$1,150	\$1.47	\$1,250	\$1.60
23928 - 104	2 Bed / 1 Bath	782	\$1,200	\$1.53	\$1,250	\$1.60
23928 - 201	2 Bed / 1 Bath	782	\$1,200	\$1.53	\$1,250	\$1.60
23928 - 202	2 Bed / 1 Bath	782	\$1,150	\$1.47	\$1,250	\$1.60
23928 - 203	2 Bed / 1 Bath	782	\$1,150	\$1.47	\$1,250	\$1.60
23928 - 204	2 Bed / 1 Bath	782	\$1,200	\$1.53	\$1,250	\$1.60
Total		18,768	\$28,050	\$1.49	\$30,000	\$1.60

LAKE COUNTRY APARTMENTS

FINANCIAL DETAILS

UNIT TYPE	# OF UNITS	AVG SQ FEET	RENTAL RANGE	SCHEDULED			POTENTIAL		
				AVERAGE RENT	AVERAGE RENT / SF	MONTHLY INCOME	AVERAGE RENT	AVERAGE RENT / SF	MONTHLY INCOME
2 Bed / 1 Bath	24	782	\$1,050 - \$1,200	\$1,169	\$1.49	\$28,050	\$1,250	\$1.60	\$30,000
TOTALS/WEIGHTED AVERAGES	24	782		\$1,169	\$1.49	\$28,050	\$1,250	\$1.60	\$30,000
GROSS ANNUALIZED RENTS				\$336,600			\$360,000		

Unit Distribution



Unit Rent



LAKE COUNTRY APARTMENTS

FINANCIAL DETAILS

INCOME	Current		Pro Forma		NOTES	PER UNIT	PER SF
Rental Income							
Gross Potential Rent	360,000		370,800			15,450	19.76
Loss / Gain to Lease	(23,400)	6.5%	0			0	0.00
Gross Scheduled Rent	336,600		370,800			15,450	19.76
Physical Vacancy	(16,830)	5.0%	(18,540)	5.0%		(773)	(0.99)
TOTAL VACANCY	(\$16,830)	5.0%	(\$18,540)	5.0%		(\$773)	(\$1)
Effective Rental Income	319,770		352,260			14,678	18.77
Other Income							
All Other Income	19,440		19,440		[1]	810	1.04
TOTAL OTHER INCOME	\$19,440		\$19,440			\$810	\$1.04
EFFECTIVE GROSS INCOME	\$339,210		\$371,700			\$15,488	\$19.80
EXPENSES						PER UNIT	PER SF
Real Estate Taxes	29,593		36,991		[2]	1,541	1.97
Insurance	8,605		12,000		[3]	500	0.64
Utilities - Electric	1,440		1,440		[4]	60	0.08
Utilities - Water	360		360		[5]	15	0.02
Garbage	2,856		2,856		[6]	119	0.15
Lawn & Snow	4,200		4,200		[7]	175	0.22
Phone/Internet	816		816		[8]	34	0.04
Repairs & Maintenance	8,400		8,400		[9]	350	0.45
Supplies	4,800		4,800		[10]	200	0.26
Operating Reserves	4,800		4,800		[11]	200	0.26
Management Fee	16,961	5.0%	18,585	5.0%	[12]	774	0.99
TOTAL EXPENSES	\$82,831		\$95,248			\$3,969	\$5.08
EXPENSES AS % OF EGI	24.4%		25.6%				
NET OPERATING INCOME	\$256,380		\$276,452			\$11,519	\$14.73

Notes and assumptions to the above analysis are on the following page.

LAKE COUNTRY APARTMENTS

FINANCIAL DETAILS

NOTES TO OPERATING STATEMENT

- [1] **In Place Garage & Pet Rent Per Seller Financial Statement**
- [2] **ProForma Reflects 25% Increase from Current Taxes**
- [3] **Actual Insurance Premium Per Seller | ProForma Set to \$500 Per Unit**
- [4] **Actual Electric Costs for Utility Rooms**
- [5] **Actual Water Costs for Sprinkler System**
- [6] **Actual Garbage Costs Per Seller from Waste Management**
- [7] **Lawn & Snow Estimated at \$175 Per Unit**
- [8] **Actual Phone & Internet Bill Per Seller**
- [9] **R&M Set to \$350 Per Unit**
- [10] **Supplies Set to \$200 Per Unit**
- [11] **Reserves Set to \$200 Per Unit**
- [12] **Management Set to 5% of EGI**

LAKE COUNTRY APARTMENTS

FINANCIAL DETAILS

SUMMARY

Price	\$3,750,000	
Down Payment	\$750,000	20%
Number of Units	24	
Price Per Unit	\$156,250	
Price Per SqFt	\$199.81	
Rentable SqFt	18,768	
Lot Size	5.00 Acres	
Year Built	2023	

RETURNS

	Current	Pro Forma
CAP Rate	6.84%	7.37%
GRM	11.14	10.11
Cash-on-Cash	5.71%	8.39%
Debt Coverage Ratio	1.20	1.29

FINANCING

	1st Loan
Loan Amount	\$3,000,000
Loan Type	New
Interest Rate	5.90%
Amortization	30 Years
Year Due	2031

Loan information is subject to change. Contact your Marcus & Millichap Capital Corporation representative.

# OF UNITS	UNIT TYPE	SQFT/UNIT	SCHEDULED RENTS	MARKET RENTS
24	2 Bedroom	782	\$1,169	\$1,250

OPERATING DATA

INCOME

		Current		Pro Forma
Gross Scheduled Rent		\$336,600		\$370,800
Less: Vacancy/Deductions	5.0%	\$16,830	5.0%	\$18,540
Total Effective Rental Income		\$319,770		\$352,260
Other Income		\$19,440		\$19,440
Effective Gross Income		\$339,210		\$371,700
Less: Expenses	24.4%	\$82,831	25.6%	\$95,248
Net Operating Income		\$256,380		\$276,452
Cash Flow		\$256,380		\$276,452
Debt Service		\$213,529		\$213,529
Net Cash Flow After Debt Service	5.71%	\$42,850	8.39%	\$62,923
Principal Reduction		\$37,533		\$37,533
TOTAL RETURN	10.72%	\$80,384	13.39%	\$100,456

EXPENSES

	Current	Pro Forma
Real Estate Taxes	\$29,593	\$36,991
Insurance	\$8,605	\$12,000
Utilities - Electric	\$1,440	\$1,440
Utilities - Water	\$360	\$360
Garbage	\$2,856	\$2,856
Lawn & Snow	\$4,200	\$4,200
Phone/Internet	\$816	\$816
Repairs & Maintenance	\$8,400	\$8,400
Supplies	\$4,800	\$4,800
Operating Reserves	\$4,800	\$4,800
Management Fee	\$16,961	\$18,585
TOTAL EXPENSES	\$82,831	\$95,248
Expenses/Unit	\$3,451	\$3,969
Expenses/SF	\$4.41	\$5.08

SECTION 4

04

SALE COMPARABLES

Sale Comps Map
Sale Comps Summary
Sale Comps

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SALE COMPS MAP

★ Lake Country Apartments

A 13026 40th Avenue

B 830 Union Street

C 1453-1477 Emory Circle

D 1319 Rose Marie Street

E 330 Hillside Circle

F 3207 Hidden Pl

G 404 Frances Street

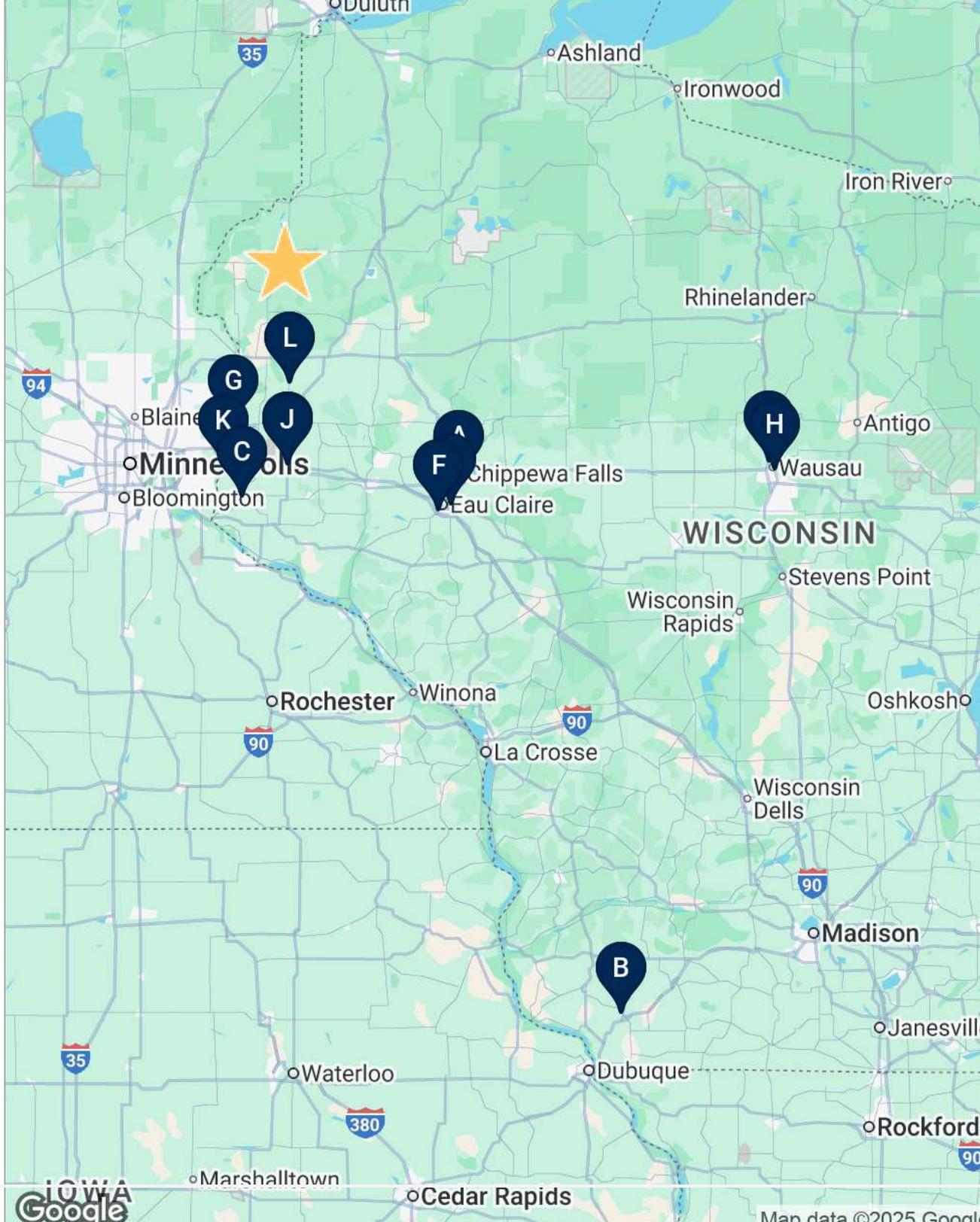
H 1016 Grand Avenue

I 201 N Willson Drive

J 830 11th Avenue

K 1505 Ward Avenue

L 1053 Apple Avenue



LAKE COUNTRY APARTMENTS

SALE COMPS SUMMARY

	SUBJECT PROPERTY	PRICE	PRICE/UNIT	# OF UNITS	CLOSE
	Lake Country Apartments 23920 Nyberg Rd Siren, WI 54872	\$3,750,000	\$156,250	24	On Market
	SALE COMPARABLES	PRICE	PRICE/UNIT	# OF UNITS	CLOSE
	13026 40th Avenue 13026 40th Ave Chippewa Falls, WI 54729	\$1,800,000	\$200,000	9	09/27/2025
	830 Union Street 830 Union St Platteville, WI 53818	\$4,440,125	\$153,107	29	09/20/2024
	1453-1477 Emory Circle 1453-1477 Emory Cir River Falls, WI 54022	\$2,125,000	\$177,083	12	06/06/2025
	1319 Rose Marie Street 1319 Rose Marie St Wausau, WI 54401	\$2,350,000	\$167,857	14	11/11/2022
	330 Hillside Circle 330 Hillside Cir Baldwin, WI 54002	\$1,000,000	\$166,666	6	06/16/2025
	3207 Hidden Pl 3207 Hidden Pl Eau Claire, WI 54701	\$945,000	\$157,500	6	05/02/2024
	404 Frances Street 404 Frances St Somerset, WI 54025	\$1,175,000	\$146,875	8	05/30/2025

LAKE COUNTRY APARTMENTS

SALE COMPS SUMMARY

	SUBJECT PROPERTY	PRICE	PRICE/UNIT	# OF UNITS	CLOSE
H	1016 Grand Avenue 1016 Grand Ave Wausau, WI 54403	\$4,267,636	\$142,254	30	07/23/2024
I	201 N Willson Drive 201 N Willson Dr Altoona, WI 54720	\$7,300,000	\$130,357	56	01/22/2025
J	830 11th Avenue 830 11th Ave Baldwin, WI 54002	\$3,100,000	\$129,166	24	04/10/2025
K	1505 Ward Avenue 1505 Ward Ave Hudson, WI 54016	\$6,330,000	\$166,578	38	04/25/2025
L	1053 Apple Avenue 1053 Apple Ave Amery, WI 54001	\$2,370,000	\$118,500	20	08/18/2025
	AVERAGES	\$3,100,230	\$154,662	21	-

LAKE COUNTRY APARTMENTS

SALE COMPS



★ Lake Country Apartments
23920 Nyberg Rd, Siren, WI 54872

Listing Price:	\$3,750,000	Price/SF:	\$199.81
Property Type:	Multifamily	GRM:	11.14
NOI:	\$256,380	Cap Rate:	6.84%
Occupancy:	100%	Year Built:	2023
Number Of Units:	24	Lot Size:	5 Acres
Price/Unit:	\$156,250	Total SF:	18,768 SF



▲ 13026 40th Avenue
13026 40th Ave Chippewa Falls, WI 54729

Sale Price:	\$1,800,000	Price/SF:	\$180.69
Property Type:	Multifamily	Cap Rate:	-
Year Built:	2005	COE:	09/27/2025
Number Of Units:	9	Price/Unit:	\$200,000
Total SF:	9,962 SF		

LAKE COUNTRY APARTMENTS

SALE COMPS



B 830 Union Street
830 Union St Platteville, WI 53818

Sale Price:	\$4,440,125	Price/SF:	\$200.75
Property Type:	Multifamily	Cap Rate:	-
Year Built:	1997	COE:	09/20/2024
Number Of Units:	29	Price/Unit:	\$153,107
Total SF:	22,118 SF		



C 1453-1477 Emory Circle
1453-1477 Emory Cir River Falls, WI 54022

Sale Price:	\$2,125,000	Price/SF:	\$63.85
Property Type:	Multifamily	Cap Rate:	-
Year Built:	1989	COE:	06/06/2025
Number Of Units:	12	Price/Unit:	\$177,083
Total SF:	33,280 SF		

LAKE COUNTRY APARTMENTS

SALE COMPS



D 1319 Rose Marie Street
1319 Rose Marie St Wausau, WI 54401

Sale Price:	\$2,350,000	Price/SF:	\$111.90
Property Type:	Multifamily	Cap Rate:	-
Year Built:	2003	COE:	11/11/2022
Number Of Units:	14	Price/Unit:	\$167,857
Total SF:	21,000 SF		



E 330 Hillside Circle
330 Hillside Cir Baldwin, WI 54002

Sale Price:	\$1,000,000	Price/SF:	\$105.02
Property Type:	Multifamily	Cap Rate:	-
Year Built:	1980	COE:	06/16/2025
Number Of Units:	6	Price/Unit:	\$166,666
Total SF:	9,522 SF		

LAKE COUNTRY APARTMENTS

SALE COMPS



F 3207 Hidden Pl
3207 Hidden Pl Eau Claire, WI 54701

Sale Price:	\$945,000	Price/SF:	\$145.83
Property Type:	Multifamily	Cap Rate:	-
Year Built:	2002	COE:	05/02/2024
Number Of Units:	6	Price/Unit:	\$157,500
Total SF:	6,480 SF		



G 404 Frances Street
404 Frances St Somerset, WI 54025

Sale Price:	\$1,175,000	Price/SF:	\$185.24
Property Type:	Multifamily	Cap Rate:	-
Year Built:	1975	COE:	05/30/2025
Number Of Units:	8	Price/Unit:	\$146,875
Total SF:	6,343 SF		

LAKE COUNTRY APARTMENTS

SALE COMPS



H 1016 Grand Avenue
1016 Grand Ave Wausau, WI 54403

Sale Price:	\$4,267,636	Price/SF:	\$167.44
Property Type:	Multifamily	Cap Rate:	-
Year Built:	1964	COE:	07/23/2024
Number Of Units:	30	Price/Unit:	\$142,254
Total SF:	25,488 SF		



I 201 N Willson Drive
201 N Willson Dr Altoona, WI 54720

Sale Price:	\$7,300,000	Price/SF:	\$130.36
Property Type:	Multifamily	Cap Rate:	-
Year Built:	2012	COE:	01/22/2025
Number Of Units:	56	Price/Unit:	\$130,357
Total SF:	56,000 SF		

LAKE COUNTRY APARTMENTS

SALE COMPS



J 830 11th Avenue
830 11th Ave Baldwin, WI 54002

Sale Price:	\$3,100,000	Price/SF:	\$116.16
Property Type:	Multifamily	Cap Rate:	7.50%
Year Built:	1986	COE:	04/10/2025
Number Of Units:	24	Price/Unit:	\$129,166
Total SF:	26,688 SF		



K 1505 Ward Avenue
1505 Ward Ave Hudson, WI 54016

Sale Price:	\$6,330,000	Price/SF:	\$599.43
Property Type:	Multifamily	Cap Rate:	-
Year Built:	1970	COE:	04/25/2025
Number Of Units:	38	Price/Unit:	\$166,578
Total SF:	10,560 SF		

LAKE COUNTRY APARTMENTS

SALE COMPS



L 1053 Apple Avenue
1053 Apple Ave Amery, WI 54001

Sale Price:	\$2,370,000	Price/SF:	\$47.40
Property Type:	Multifamily	Cap Rate:	6.31%
Year Built:	1991	COE:	08/18/2025
Number Of Units:	20	Price/Unit:	\$118,500
Total SF:	50,000 SF		

SECTION 5

05

MARKET OVERVIEW

Market Overview
Demographics

Marcus & Millichap

LAKE COUNTRY APARTMENTS

MARKET OVERVIEW

EAU CLAIRE, WI

Located about 90 miles east of the Twin Cities, the Eau Claire metro consists of Eau Claire and Chippewa counties. The city of Eau Claire is the eighth largest in Wisconsin, while Eau Claire County ranks as the 14th most populated in the state. Along with Midwestern connectivity, the Chippewa Valley Regional Airport offers seasonal routes to Las Vegas, Orlando and Fort Myers. By 2029, the metro is anticipated to gain roughly 4,900 residents, resulting in the creation of about 2,600 new households. Eau Claire boasts a younger populace than the national average, due in large part to The University of Wisconsin-Eau Claire's student body. As such, roughly 28 percent of residents in the metro are below the age of 25, while only 18 percent are in the age 65-plus cohort.

QUICK FACTS



POPULATION

178K

Growth 2024-2029*
2.7%



HOUSEHOLDS

73K

Growth 2024-2029*
3.5%



MEDIAN AGE

39.0

U.S. Median:
39.0

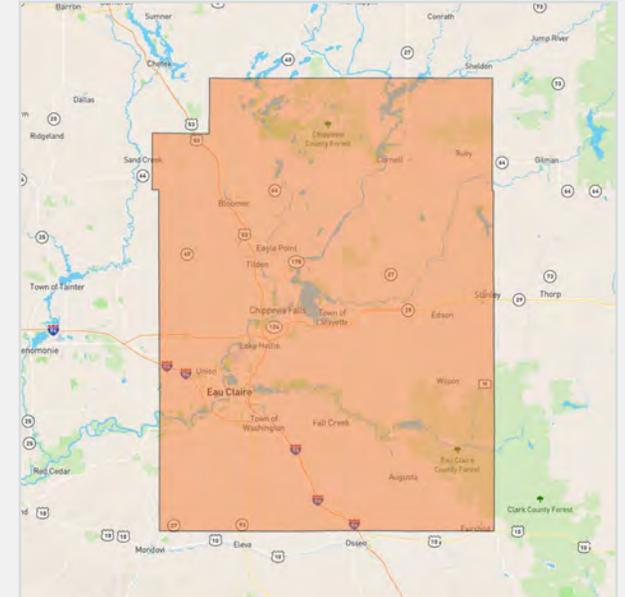


MEDIAN HOUSEHOLD INCOME

\$80,900

U.S. Median:
\$76,100

* Forecast



ECONOMY

- The headquarters for Menards, Inc., a home improvement brand, is located in Eau Claire. The company employs more than 300 residents across corporate and retail locations in the metro.
- Eau Claire's largest employers include the Mayo Clinic, Nestle, Cascades Tissue Group, Market & Johnson, Wisconsin Department of Natural Resources and Marshfield Clinic.
- A sizable share of young adults in the population, along with an overall median household income below the national average, has led to more than one-third of residents renting housing units.

METRO HIGHLIGHTS



OUTDOOR RECREATION

The metro offers locals a variety of outdoor activities with proximity to nearby lakes and rivers for fishing, together with a number of golf courses.



MUSIC FESTIVAL

The Country Jam music festival drew in a record number of attendees in 2023. A new event district completed in 2024 now offers more than 1,000 campsites.



HIGHER EDUCATION

The University of Wisconsin-Eau Claire is home to roughly 10,000 local students and 550 faculty members. The institution's most notable programs include business, health professions and education, helping bolster the local workforce.

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

LAKE COUNTRY APARTMENTS

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Population	681	1,648	3,060
2024 Estimate			
Total Population	688	1,659	3,067
2020 Census			
Total Population	660	1,597	2,970
2010 Census			
Total Population	622	1,511	2,820
Daytime Population			
2024 Estimate	875	1,951	2,930
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Households	274	748	1,415
2024 Estimate			
Total Households	271	739	1,399
Average (Mean) Household Size	2.0	2.1	2.2
2020 Census			
Total Households	267	728	1,374
2010 Census			
Total Households	243	669	1,279
Growth 2024-2029	1.1%	1.2%	1.1%
HOUSING UNITS	1 Mile	3 Miles	5 Miles
Occupied Units			
2029 Projection	374	1,061	2,325
2024 Estimate	370	1,048	2,295
Owner Occupied	228	561	1,077
Renter Occupied	77	200	288
Vacant	99	308	896
Persons in Units			
2024 Estimate Total Occupied Units	271	739	1,399
1 Person Units	39.9%	38.7%	34.0%
2 Person Units	35.8%	36.9%	40.5%
3 Person Units	10.3%	10.3%	10.5%
4 Person Units	8.5%	8.7%	9.5%
5 Person Units	4.1%	3.9%	3.8%
6+ Person Units	1.1%	1.4%	1.7%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2024 Estimate			
\$200,000 or More	3.2%	3.4%	4.0%
\$150,000-\$199,999	2.5%	2.7%	3.6%
\$100,000-\$149,999	9.9%	10.3%	13.3%
\$75,000-\$99,999	7.5%	8.1%	9.5%
\$50,000-\$74,999	21.2%	21.0%	20.8%
\$35,000-\$49,999	13.2%	13.6%	14.6%
\$25,000-\$34,999	11.3%	11.1%	9.8%
\$15,000-\$24,999	12.7%	12.3%	10.9%
Under \$15,000	18.5%	17.6%	13.6%
Average Household Income	\$60,139	\$62,918	\$69,783
Median Household Income	\$43,705	\$46,290	\$52,285
Per Capita Income	\$28,371	\$29,185	\$31,057
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2024 Estimate Total Population	688	1,659	3,067
Under 20	18.6%	18.9%	19.6%
20 to 34 Years	14.9%	14.4%	13.6%
35 to 39 Years	4.3%	4.2%	3.9%
40 to 49 Years	11.3%	11.0%	10.8%
50 to 64 Years	22.4%	22.9%	24.0%
Age 65+	28.6%	28.7%	28.1%
Median Age	47.0	47.0	47.0
Population 25+ by Education Level			
2024 Estimate Population Age 25+	530	1,275	2,337
Elementary (0-8)	0.9%	0.9%	1.0%
Some High School (9-11)	6.6%	6.0%	5.1%
High School Graduate (12)	47.0%	45.5%	43.5%
Some College (13-15)	19.5%	20.9%	22.7%
Associate Degree Only	11.2%	11.2%	10.5%
Bachelor's Degree Only	9.8%	10.4%	11.7%
Graduate Degree	5.0%	5.2%	5.6%
Population by Gender			
2024 Estimate Total Population	688	1,659	3,067
Male Population	50.4%	50.0%	48.7%
Female Population	49.6%	50.0%	51.3%

LAKE COUNTRY APARTMENTS

DEMOGRAPHICS



POPULATION

In 2024, the population in your selected geography is 3,067. The population has changed by 8.76 percent since 2010. It is estimated that the population in your area will be 3,060 five years from now, which represents a change of -0.2 percent from the current year. The current population is 48.7 percent male and 51.3 percent female. The median age of the population in your area is 51.0, compared with the U.S. average, which is 39.0. The population density in your area is 39 people per square mile.



HOUSEHOLDS

There are currently 1,399 households in your selected geography. The number of households has changed by 9.38 percent since 2010. It is estimated that the number of households in your area will be 1,415 five years from now, which represents a change of 1.1 percent from the current year. The average household size in your area is 2.1 people.



INCOME

In 2024, the median household income for your selected geography is \$52,285, compared with the U.S. average, which is currently \$76,141. The median household income for your area has changed by 47.45 percent since 2010. It is estimated that the median household income in your area will be \$56,147 five years from now, which represents a change of 7.4 percent from the current year.

The current year per capita income in your area is \$31,057, compared with the U.S. average, which is \$40,471. The current year's average household income in your area is \$69,783, compared with the U.S. average, which is \$101,307.



EMPLOYMENT

In 2024, 1,234 people in your selected area were employed. The 2010 Census revealed that 48.3 of employees are in white-collar occupations in this geography, and 35.2 are in blue-collar occupations. In 2024, unemployment in this area was 5.0 percent. In 2010, the average time traveled to work was 26.00 minutes.



HOUSING

The median housing value in your area was \$233,570 in 2024, compared with the U.S. median of \$321,016. In 2010, there were 1,001.00 owner-occupied housing units and 278.00 renter-occupied housing units in your area.



EDUCATION

The selected area in 2024 had a lower level of educational attainment when compared with the U.S. averages. 17.1 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.5 percent, and 10.5 percent completed a bachelor's degree, compared with the national average of 21.1 percent.

The number of area residents with an associate degree was higher than the nation's at 15.3 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 1.5 percent vs. 26.2 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 50.9 percent in the selected area compared with the 19.7 percent in the U.S.

23920 NYBERG ROAD

EXCLUSIVELY
LISTED BY

DANIEL BOWAR

Associate Director Investments

Milwaukee

Direct: 262.364.1907

Dan.Bowar@marcusmillichap.com

WI #97683-94



Marcus & Millichap