

HIGH-OCCUPANCY MULTIFAMILY INVESTMENT IN CENTRAL WISCONSIN

6001 Alderson St, Schofield, WI 54476
OFFERING MEMORANDUM



CLICK TO VISIT WWW.BANTRWESTON.COM



 LOKRE



OFFERING PRICE:

\$7,234,088



CAP RATE:

6.8



NET OPERATING INCOME:

\$492,679

GROSS LEASABLE AREA: 26,979 SF

CURRENT OCCUPANCY: 94.9%

YEAR BUILT: 2022

LOT SIZE: 4.04

TYPE OF OWNERSHIP: Private



[CLICK TO VIEW ON GOOGLE MAPS](#)



[CLICK TO VISIT APARTMENTS.COM](#)



6001 Alderson St, Schofield, WI 54476

WWW.LOKRE.COM



bantr
weston

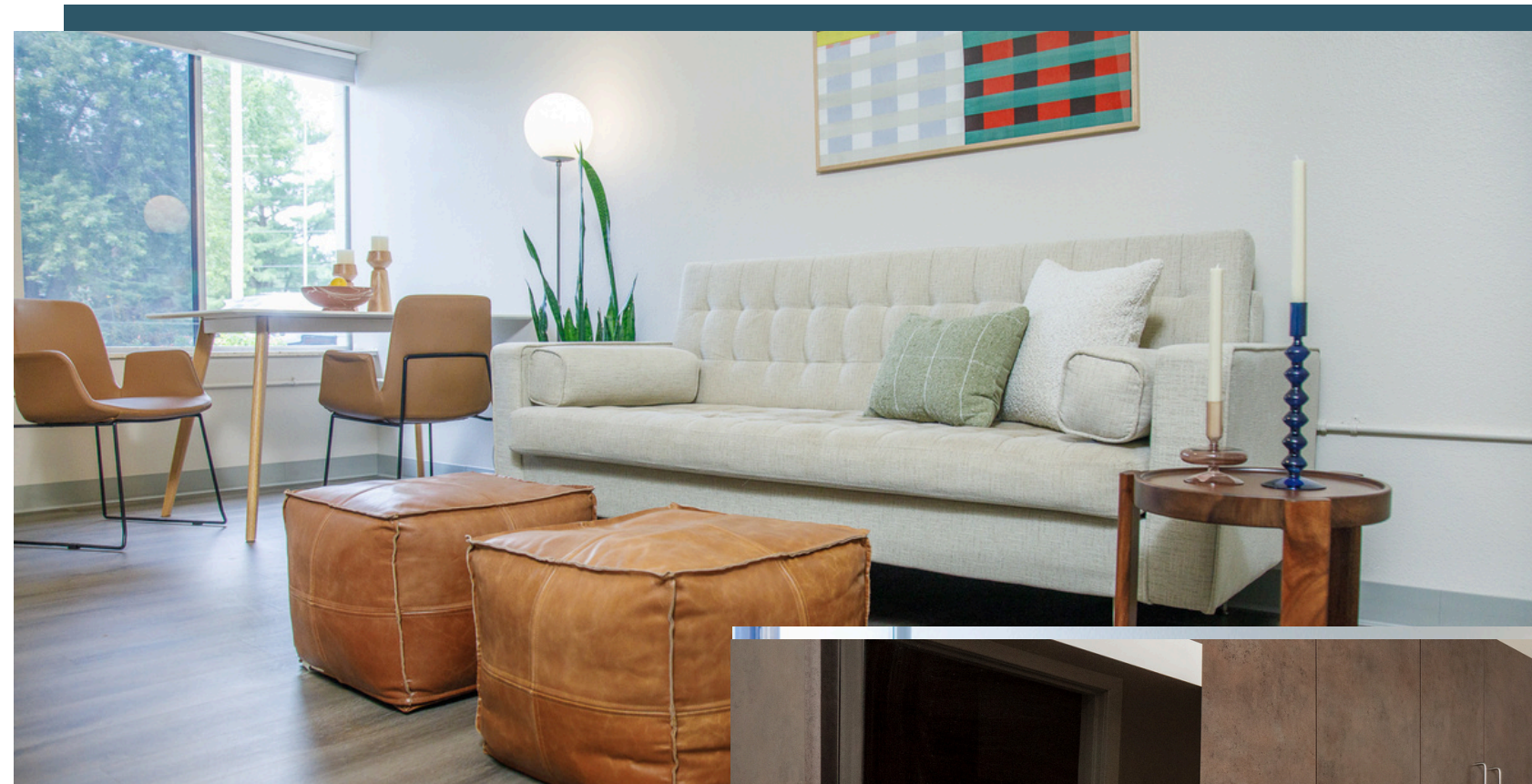
COST EFFECTIVE HOUSING WITH LUXURY-STYLED FINISHES

PRIME LOCATION

- 7,800 CARS, DAILY
- 2 MINUTES FROM TARGET, PICK N' SAVE, CVS PHARMACY, ACE HARDWARE, AND MORE

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

7,800



25 MILE RADIUS
POPULATION

139,091



MARATHON COUNTY
HOUSEHOLDS

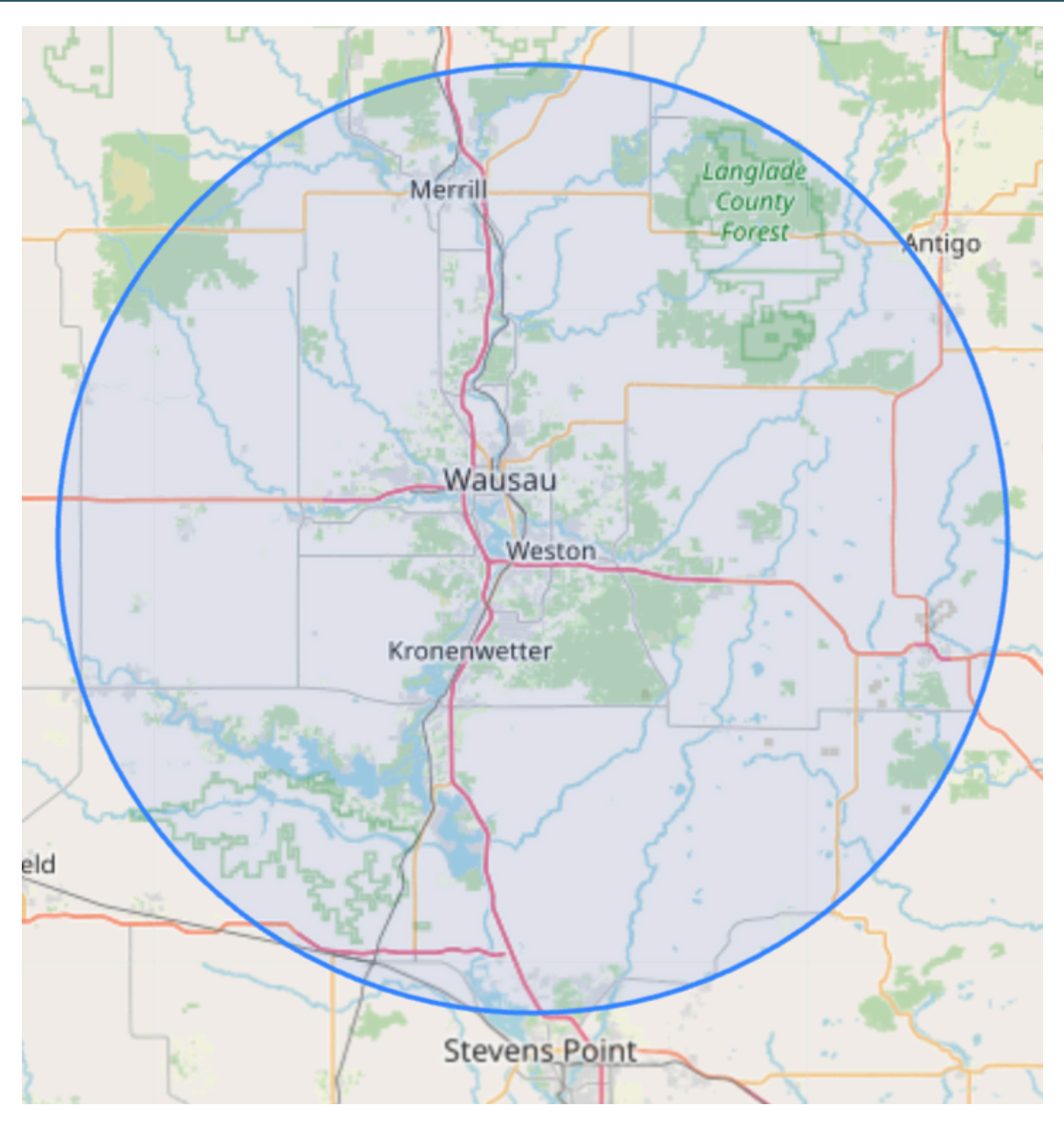
56,900



METRO AREA AVG.
HOUSEHOLD INCOME

\$74,505

25 MILE RADIUS POPULATION



RENT ROLL (RESIDENTIAL)

59 UNITS

94.9% OCCUPANCY

26,979 TOTAL SQUARE FEET

U..	↑	Tags	BD/...	Status	Sqft	Market R...	Rent	Deposit	Lease F...	Lease To
▼ Bantr - Weston - 6001 Alderson St Units 1-59 Schofield, WI 54476										
01			0/1.00	Current	462	1,149.00	1,099.00	300.00	09/10/2025	
02			0/1.00	Current	462	1,149.00	1,149.00	300.00	11/09/2025	02/16/2026
03			0/1.00	Current	462	1,149.00	949.00	300.00	01/16/2025	04/12/2025
04			0/1.00	Vacant-Unrented	462	1,149.00		0.00		
05			0/1.00	Notice-Rented	462	1,149.00	1,099.00	300.00	09/03/2025	11/21/2025
06			0/1.00	Current	462	1,149.00	1,099.00	300.00	10/02/2024	06/03/2026
07			0/1.00	Current	300	999.00	899.00	300.00	09/18/2024	09/17/2025
08			0/1.00	Current	300	999.00	999.00	300.00	11/04/2025	02/01/2026
09			0/1.00	Current	300	999.00	999.00	600.00	10/24/2025	01/23/2026
10			0/1.00	Current	300	999.00	899.00	999.00	02/01/2025	06/30/2026
11			0/1.00	Current	300	999.00	899.00	899.00	05/25/2022	05/26/2026
12			0/1.00	Current	300	999.00	999.00	300.00	02/06/2025	
13			0/1.00	Current	300	999.00	0.00	300.00	10/11/2025	05/31/2026
14			0/1.00	Current	300	999.00	899.00	600.00	05/01/2024	09/30/2024
15			0/1.00	Current	300	999.00	999.00	300.00	11/01/2025	10/31/2026
16			0/1.00	Vacant-Unrented	300	999.00		0.00		
17			0/1.00	Current	300	999.00	949.00	300.00	10/03/2025	10/02/2026
18			0/1.00	Current	300	999.00	799.00	300.00	06/13/2024	12/31/2025
19			0/1.00	Current	300	999.00	899.00	600.00	05/20/2024	
20			0/1.00	Current	300	999.00	949.00	300.00	08/31/2025	04/30/2026
21			1/1.00	Vacant-Unrented	650	1,399.00		0.00		
22			0/1.00	Notice-Rented	462	1,149.00	1,049.00	300.00	08/23/2025	12/20/2025
23			0/1.00	Current	462	1,149.00	1,149.00	300.00	09/25/2025	03/24/2026
24			0/1.00	Current	462	1,149.00	999.00	300.00	12/01/2023	

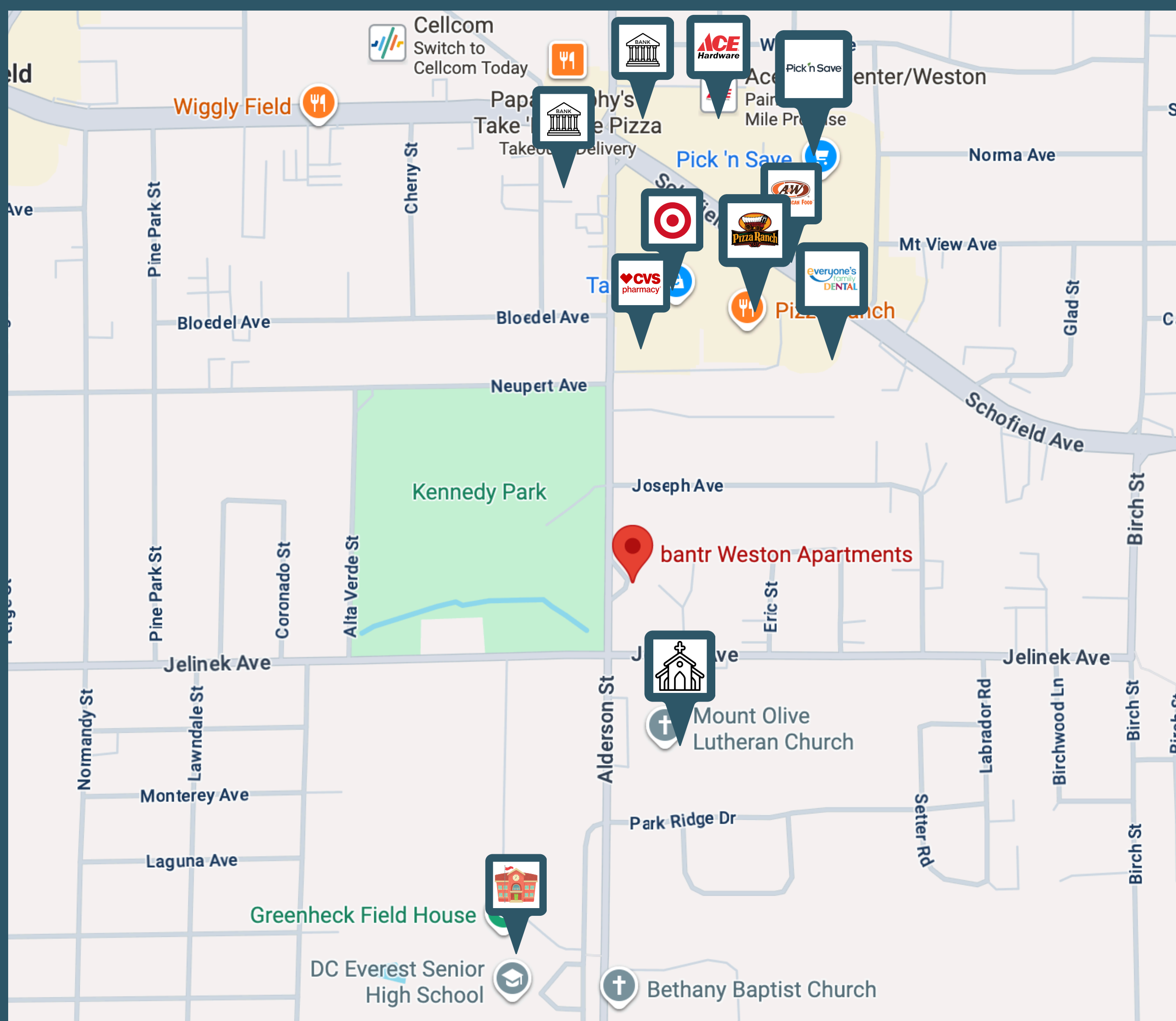
25	0/1.00	Current	462	1,149.00	999.00	300.00	10/18/2024	02/28/2025
26	0/1.00	Current	462	1,149.00	1,099.00	300.00	09/07/2025	10/31/2025
27	2/1.00	Current	720	1,799.00	1,599.00	0.00	07/23/2025	07/22/2026
28	0/1.00	Current	462	1,149.00	949.00	499.00	05/01/2022	05/31/2026
29	1/1.00	Current	670	1,399.00	1,299.00	0.00	08/14/2025	08/13/2026
30	1/1.00	Current	670	1,399.00	1,195.00	300.00	12/01/2023	
31	3/1.00	Current	865	2,299.00	2,199.00	300.00	07/09/2024	07/31/2026
32	1/1.00	Current	490	1,299.00	1,250.00	300.00	09/25/2024	
33	1/1.00	Current	490	1,299.00	1,149.00	300.00	10/07/2024	08/06/2026
34	1/1.00	Current	490	1,299.00	1,299.00	300.00	11/06/2025	02/06/2027
35	1/1.00	Current	490	1,299.00	1,149.00	300.00	04/12/2025	06/30/2025
36	1/1.00	Current	490	1,299.00	1,149.00	300.00	07/03/2024	07/31/2026
37	1/1.00	Current	490	1,299.00	1,299.00	300.00	11/06/2025	05/05/2026
38	1/1.00	Current	490	1,299.00	1,199.00	300.00	09/07/2025	12/07/2025
39	1/1.00	Current	490	1,299.00	1,149.00	300.00	04/18/2025	04/17/2026
40	1/1.00	Current	490	1,299.00	1,149.00	300.00	09/01/2025	08/31/2026
41	1/1.00	Current	490	1,299.00	1,199.00	1,199.00	09/08/2025	03/07/2026
42	1/1.00	Notice-Rented	490	1,299.00	1,199.00	300.00	06/06/2025	08/30/2025
43	1/1.00	Current	490	1,299.00	1,299.00	300.00	10/13/2025	02/16/2026
44	2/1.00	Current	720	1,799.00	1,599.00	300.00	04/01/2025	03/31/2026
45	0/1.00	Current		1,149.00	1,099.00	300.00	08/30/2025	
46	1/1.00	Current	490	1,299.00	1,149.00	0.00	05/03/2025	05/02/2026
47	1/1.00	Current	490	1,299.00	1,149.00	300.00	08/02/2025	08/01/2026
48	1/1.00	Current	490	1,299.00	1,244.00	300.00	07/03/2025	10/20/2025
49	1/1.00	Current	490	1,299.00	1,099.00	300.00	01/01/2024	
50	1/1.00	Current	650	1,399.00	1,299.00	300.00	09/27/2025	12/28/2025
51	1/1.00	Notice-Unrented	490	1,299.00	1,199.00	300.00	09/29/2025	11/24/2025
52	1/1.00	Current	490	1,299.00	999.00	300.00	01/01/2025	12/31/2025
53	1/1.00	Current	490	1,299.00	1,199.00	300.00	08/31/2025	
54	2/1.00	Current	720	1,799.00	1,599.00	300.00	02/07/2025	03/31/2026
55	1/1.00	Current	490	1,299.00	1,149.00	899.00	03/01/2024	04/30/2026
56	1/1.00	Current	490	1,299.00	1,149.00	300.00	06/07/2025	06/06/2026
57	1/1.00	Current	490	1,299.00	1,299.00	300.00	09/30/2025	10/30/2025
58	1/1.00	Current	490	1,299.00	1,199.00	175.00	07/22/2025	
59	0/1.00	Current	300	999.00	999.00	300.00	02/07/2025	02/06/2026
59 Units		94.9% Occupied	26,979	73,091.00	63,037.00	19,670.00		

INCOME & EXPENSES

	Average Monthly	Annual	Per Unit	Per S.F.	Percentage of EGI	EXPENSES					
GROSS INCOME						Controllable Expenses					
Total Projected Market Rents	\$74,033	\$888,395	\$15,058	\$32.57	104.91%	Payroll	(\$3,641)	(\$43,688)	(\$740)	(\$1.60)	(5.16%)
Lease Rents Below Market Rents	(\$740)	(\$8,884)	(\$151)	(\$0.33)	(1.05%)	Repairs & Maintenance	(\$3,687)	(\$44,249)	(\$750)	(\$1.62)	(5.23%)
						Turnover	(\$868)	(\$10,416)	(\$177)	(\$0.38)	(1.23%)
TOTAL MINIMUM RENT	\$73,293	\$879,511	\$14,907	\$32.24	103.86%	Utilities	(\$9,640)	(\$115,685)	(\$1,961)	(\$4.24)	(13.66%)
Vacancy Loss	(\$3,665)	(\$43,976)	(\$745)	(\$1.61)	(5.19%)	Marketing and Advertising	(\$1,547)	(\$18,567)	(\$315)	(\$0.68)	(2.19%)
						General/Administrative	(\$1,264)	(\$15,164)	(\$257)	(\$0.56)	(1.79%)
Other Rental Credits						Landscaping/Grounds	(\$2,164)	(\$25,968)	(\$440)	(\$0.95)	(3.07%)
Model / Office Units	\$0	\$0	\$0	\$0.00	0.00%	Controllable Expenses Total	(\$22,811)	(\$273,737)	(\$4,640)	(\$10.03)	(32.32%)
Employee Units	\$0	\$0	\$0	\$0.00	0.00%						
Rent Concessions	(\$1,283)	(\$15,391)	(\$261)	(\$0.56)	(1.82%)	Fixed Expenses					
Bad Debt	(\$183)	(\$2,199)	(\$37)	(\$0.08)	(0.26%)	Insurance	(\$820)	(\$9,835)	(\$167)	(\$0.36)	(1.16%)
						Real Estate Taxes	(\$3,482)	(\$41,779)	(\$708)	(\$1.53)	(4.93%)
Total Other Rental Credits	(\$1,466)	(\$17,590)	(\$298)	(\$0.64)	(2.08%)	Management Fees	(\$2,117)	(\$25,405)	(\$431)	(\$0.93)	(3.00%)
						Fixed Expenses Total	(\$6,418)	(\$77,020)	(\$1,305)	(\$2.82)	(9.09%)
EFFECTIVE RENTAL INCOME	\$68,162	\$817,945	\$13,863	\$29.98	96.59%						
Other Income	\$508	\$6,097	\$103	\$0.22	0.72%	TOTAL EXPENSES	(\$29,230)	(\$350,757)	(\$5,945)	(\$12.86)	(41.42%)
Utility Reimbursements	\$0	\$0	\$0	\$0.00	0.00%						
Damages/Late Fees/Termination Fee	\$1,900	\$22,801	\$386	\$0.84	2.69%						
						NET OPERATING INCOME	\$41,341	\$496,086	\$8,408	\$18.19	58.58%
EFFECTIVE GROSS INCOME	\$70,570	\$846,843	\$14,353	\$31.04	100.00%						

SITE MAP

6001 Alderson St,
Schofield, WI 54476



SHORT-FORM DISCLAIMER

This Marketing Brochure and any related materials are provided by Lokre Development Company solely for informational purposes. The information contained herein is proprietary and confidential, provided to prospective purchasers to establish preliminary interest in the property. It is not a substitute for independent due diligence, and Lokre Development Company makes no warranty or representation as to the accuracy, completeness, or future performance of the property.

All prospective buyers are advised to conduct their own investigations with legal, financial, and other professional advisors prior to any purchase decision. Seller reserves the right, in its sole discretion, to accept or reject any offer and shall only be bound by a fully executed purchase agreement. The inclusion of tenant names or logos does not imply any affiliation, sponsorship, or endorsement.

FULL DISCLAIMER



Clickable Link!



**THANK
YOU**

CONTACT US

AUSTIN LOKRE

📞 1.805.708.4091

🌐 www.bantrweston.com