



T. Wall Enterprises
Mgt, LLC



TRACK RECORD

A group of diverse young adults are socializing at an outdoor party. In the foreground, a man in a yellow shirt is partially visible on the left. Next to him, a blonde woman in a floral dress smiles at the camera while holding a beer. Behind her, a man in a light blue shirt is serving food onto a white plate. To his right, a woman in a pink floral dress looks on. In the center-right, a woman with curly hair wearing sunglasses and a blue tank top is also being served. In the background, a man in a white shirt is visible. A grill with food is in the lower right corner, and colorful string lights hang from the top. The scene is bright and festive.

Creating Places Where People Interact



Introduction

T. Wall Enterprises, Mgt, LLC

T. Wall Enterprises and affiliates is a multi-family, office, and retail development company that has/is developing over 2,300 high-end apartments in Madison, Middleton, Verona, Sun Prairie, and Green Bay, Wisconsin. All of our properties are designed and constructed of the highest quality materials; for example, we use only brick, stone, smart siding or hardiplank on our buildings' exteriors; our residential units include stainless steel appliances, granite kitchen surfaces, high ceilings, full insulation for sound proofing, and so much more. We manage our own properties to ensure our customers receive top of the line service. T. Wall Enterprises, LLC goes the extra step to create communities where residents can interact and will want to be "Home" for a lifetime.

Educational Background:

Wall has a B.A. in Economics from the University of Wisconsin-Madison and a master's degree in Real Estate Appraisal and Investment Analysis from the #1 ranked Graaskamp Real Estate Center at the University of Wisconsin-Madison School of Business. In addition, Wall has completed coursework at Harvard University's Executive Education program, Loyola University, and the Kellogg School of Management at Northwestern University.

Experience:

Wall began his career in real estate analysis, leasing and marketing in 1979 and started developing in 1989. Wall has developed thousands of multi-family units, as well as five retail centers that include Target, Verizon, Bed Bath & Beyond, Michaels crafts, Ashley Furniture, and many others.

Wall also developed the largest portfolio of office buildings in Wisconsin, including over forty-five buildings and nearly three million square feet of space, as well as a 160-acre industrial park with multiple buildings. In addition, he has planned and developed five major mixed-use land directs containing hotels, offices, retail space and residential buildings. Currently, Wall is developing a 750-acre master planned community in Middleton, Wisconsin with seven neighborhoods and a town center called *The Community of Bishops Bay* that will hold a population of 6,000 residents.

What can we do for your community?

T. Wall's urban villages bring a sense of community - a place to belong. We are leaders in sustainable development practices, and our communities add real value to their neighborhoods.



A leader in Sustainable Development



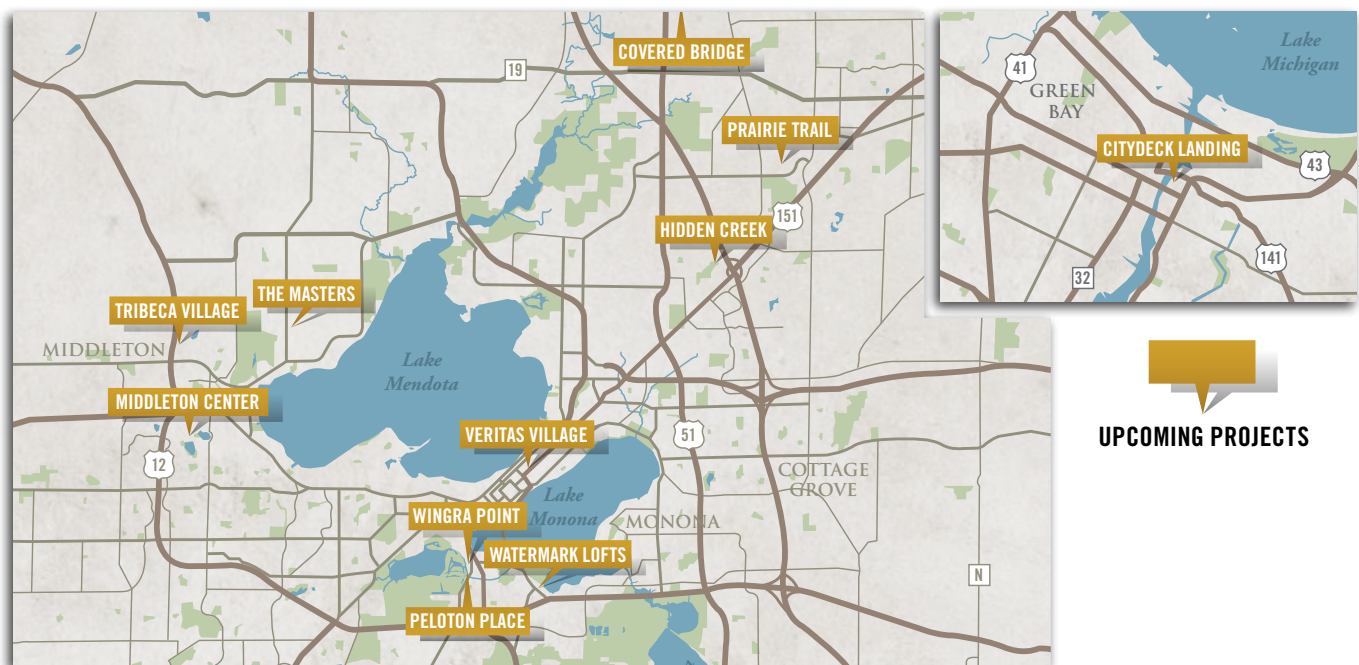
A Leader in Sustainable Development

T. Wall is at the forefront of sustainable practices and energy efficiency.

- Built the first private office building using geothermal heating and cooling.
- First developer to perform energy audits in office buildings and install waterless urinals, high efficiency lighting, and a heat recapture system.
- Only developer to win the Governor's Award for sustainability in energy efficiency.
- First developer (Community of Bishops Bay) to work with the Clean Lakes Alliance, to implement a unique and sustainable method to handle farm storm water runoff and erosion to Lake Mendota.
- Received grants from focus on energy for the purpose of partially funding a sustainability engineer since the company spent considerable time and effort advising Focus on Energy as to how to implement energy efficiency programs.
- First developer to install a special storm water runoff capture system to prevent phosphates from entering nearby Dorn Creek.
- First developer to install electric car re-charging stations.
- First developer to install solar arrays and now has the largest solar array a-top a multi-family building in Wisconsin.
- First developer to provide enclosed, heated, secure bicycle storage.
- First developer to retain 100% of all storm water on-site, re-stocking underground aquifers.
- Created the first sustainable development course in the U.S. at the University of Wisconsin – Madison.
- Only developer to win Friend of the Environment from WMC.



Map – Multi-Family Developments in Wisconsin





multi-family

Tribeca Village – Middleton, WI

Features of this 190 unit community include underground parking, a community room, fitness center, and a dog run.

Tribeca Village features beautiful studio, one- and two-bedroom apartment homes. Each unit has an open floor plan, vaulted ceilings, and beautiful luxury finishes. Building amenities include a state of the art fitness center and community room. Located in the heart of Middleton near the Pheasant Branch Conservancy, these 190 units are recognized as one of the best.





units
190

completion
Phase 1 – 2012
Phase 2 – 2013
Phase 3 – 2016

address
3725 Tribeca Dr.
Middleton, WI 53562

The West End – Verona, WI

This 106 unit community boasts of being located directly at the entrance to the Epic System's Campus.

The West End is perfect for anyone looking for a luxury community in the Verona area. Residents choose from studio, one- and two- bedroom apartment homes, all with 24-hour access to the state of the art fitness center and community room. Each unit comes with high ceilings, stainless steel appliances, and luxury finishes. The West End is located right across from Epic Systems, the largest employer in the area.





units
106

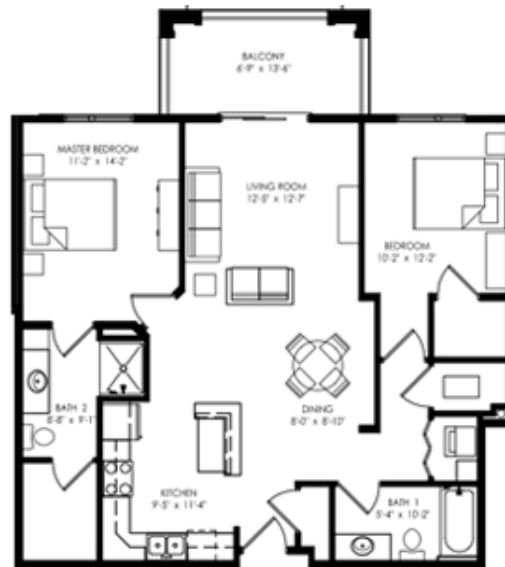
completion
Summer 2012 & 2013

address
152-156 West End Circle
Verona, WI 53593

Wingra Point – Madison, WI

This amenity-driven community has a rooftop terrace and rooftop sun deck with spectacular views of Lake Monona and the state Capitol.

Wingra Point is one of Madison's best luxury apartment communities, featuring a beautiful post-modern design. Just a short drive to the UW campus and downtown, Wingra Point is also only minutes away from restaurants, the Capital Square, and St. Mary's and Meriter Hospitals. High-end amenities include rooftop terraces, a community room, fitness center and clubroom. Wingra Point Residences are ideal for those who want to enjoy a quality Downtown Madison lifestyle.





units
67

completion
August 2014

address
1033 High Street
Madison, WI 53715

CityDeck Landing – Green Bay, WI

CityDeck Landing, located on the Fox River, features a 3,600 sq. ft. rooftop terrace and penthouse units overlooking the Fox River and the city's popular CityDeck (boardwalk).

This mixed-use development located in thriving downtown Green Bay on the Fox River includes 76 apartments with a mix of studios, one-bedrooms, two-bedrooms, and unique penthouse loft suites. Amenities include a library, clubroom, community room, rooftop terrace, fitness center, underground parking, and direct access to the CityDeck boardwalk and regional bike trail. This community pioneered the development of downtown living when no one believed it could happen.

units	retail space
76	6,800 s.f.

completion
April 2015

address
100 E. Main Street
Green Bay, WI 54301



Watermark Lofts – Madison, WI

Located on Lake Monona, Watermark Lofts features a skydeck overlooking Lake Monona.

This new 80-unit luxury building overlooks Lake Monona and is conveniently located next to a commuter bike path right off the beltline, just minutes from downtown Madison. Amenities include kayaks, in-door bike storage, underground parking, a community room, boardroom, fitness center, modern finishes, and a 5,500 square foot rooftop skydeck that includes community garden plots. The top floor is home to penthouse units with private rooftop patios. Additionally, the first floor has 18,500 square feet of office space. The property is also close to a city park.

units	office space
80	18,500 s.f.

completion
Summer 2015

address
900 John Nolen Drive
Madison, WI 53713



Prairie Trail Residences – Sun Prairie, WI

Enjoy a comfortable walk to the neighborhood park or ride your bike on the nearby path. Luxury and comfort await you at beautiful Prairie Trail Residences!

Ideally located between Madison and Sun Prairie in the desirable Providence neighborhood, Prairie Trail Residences offers luxury and convenience in a comprehensive package that includes a gorgeous community room with fireplace, a clubroom with billiards and other games, a quiet library room, 24-hour fitness center, a grill patio for entertaining and so much more. Close to Costco, Cabela's, Target and other retailers make Prairie Trail Residences highly convenient.

units
53

completion
2016

address
3061 Pleasant Street
Sun Prairie, WI 53590



The Masters Residences – Middleton, WI

The Masters Residences is more than a home - extra large units on an award winning golf course.

Located in the award winning Community of Bishops Bay, The Masters Residences features premium interior finishes and comprehensive amenities. The elegant Club House boasts a well-appointed community room, complimentary coffee bar and a boardroom, and a 24-hour fitness center, pool with patio and hot tub, and grill patio. Units overlook the Bishops Bay golf course and enjoy a private wooded dog park adjacent.

units
165 between 3 buildings

completion
Phase 1 - 2016
Phase 2 - Spring 2020

address
5241 Bishops Bay Parkway
Middleton, WI 53562



Camden Court & Holborn Village – Madison, WI

Located on the third highest hilltop in the county and overlooking the state capitol.

Holborn Village and Camden Court are the first multi-family residences built east of the Interstate. Holborn Village features townhomes and direct entrances in a village-type setting with individual front yards and garages, just like a condominium. With a city park adjacent, residents enjoy individualistic living with a stunning hill top view of the state capitol building.



units
161

completion
1993 - 1995

address
Holborn Circle & Old Camden Square
Madison, WI 53718



Veritas Village – Downtown Madison, WI



Veritas Village is another award winning community by T. Wall, and holds the largest solar array on a multi-family building in the state of Wisconsin. In addition, Veritas features a stunning courtyard with a lounge pool and grilling stations unsurpassed anywhere in the state. Pedestrian-friendly living in the heart of Madison's isthmus. Veritas Village is apartment living at its finest with luxury finishes including high ceilings, stainless steel appliances, in-unit washer and dryer, high-end cabinetry and solid surfaces. Enjoy the sights and sounds of exciting downtown Madison from your balcony, or gather with a group of friends in one of our private courtyards. Veritas Village is just a short walk from a park and numerous dining, shopping and two entertainment venues.

units
189

completion
August 2017

address

110 N. Livingston Street
Madison, WI 53703



Hidden Creek Residences – East Madison, WI

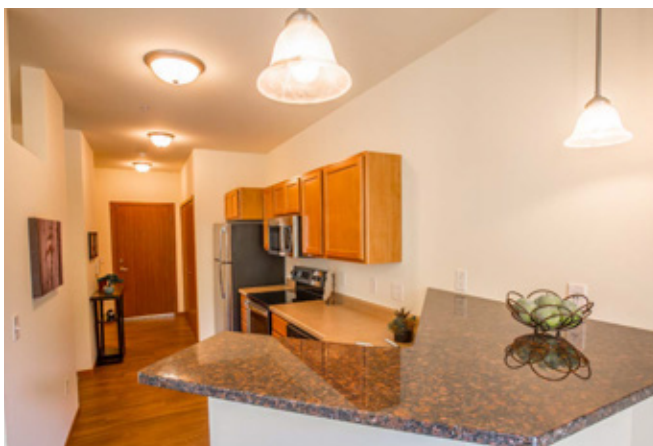
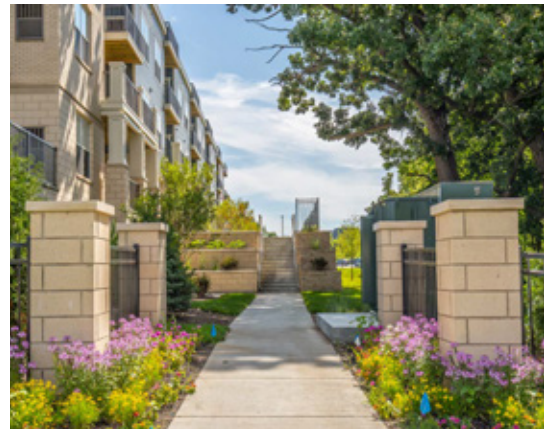


units
287

completion
June 2017 - 2022

address
4603 Diloreto Avenue
Madison, WI 53704

Find serenity at beautiful Hidden Creek Residences, peacefully nestled in a wooded enclave. Residents enjoy luxury apartments overlooking the woods and the Starkweather Creek. Another ground breaking innovation with the developer dedicating the creek and woods for public enjoyment and for a commuter bike trail. Additional amenities include a fully appointed clubhouse, state of the art fitness center, library, relaxing pool and hot tub. Step outside and enjoy walking trails, the City bike path, nearby parks as well as close proximity to shopping, dining, and Interstate 39/90/94 and Highways 51 and 151.



Middleton Center – Downtown Middleton, WI



Middleton Center broke new ground, literally. T. Wall acquired six buildings downtown for the purpose of re-developing and creating a totally new downtown for Middleton that will include 220 residences, office space for downtown businesses, and numerous retail shops. The center took a property along a railroad with old two-story (1970's) buildings, and transformed it into a new 5-story community overlooking a new town square created by T. Wall and dedicated to the public. One building features the first ever computerized parking lift system underground. Finally, the city of Middleton has a true "center" and focal point for community events.

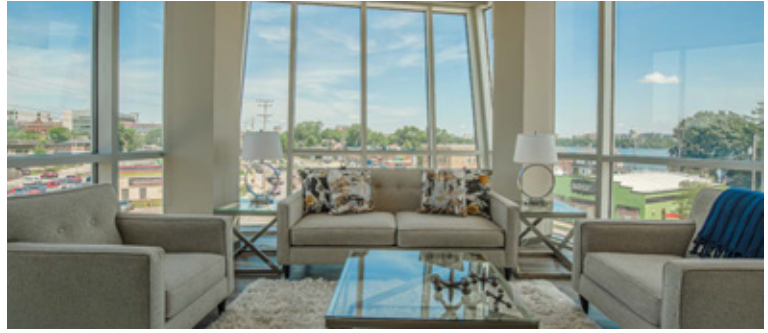
units	completion
220	June 2017-2023
	3 Phases

retail space	office space
35,289 s.f.	42,502 s.f.

address
Parmenter St & Hubbard Ave
Middleton, WI 53562



Peloton Residences – Downtown Madison, WI



The tallest non-medical building in the neighborhood, Peloton Residences features premium apartment units with spectacular views of the Capitol and Lake Monona as well as 5 live/work units and approximately 5,000 square feet of commercial/retail space.

units	completion
172	2020

commercial/retail space
5,000 s.f.

address
1008 S. Park St.
Madison, WI



single-family residential



The Community of Bishops Bay – Middleton, WI

This Gold Award winning 750-acre master planned community features 6 unique neighborhoods and a town center that will eventually be home to 6,000 residents.

The Community of Bishops Bay is the (only) National Association of Home Builders gold medal award-winning community, with unique neighborhoods. This community is the first of its kind in Dane County: a multi-neighborhood, master-planned development that includes all aspects of a community – church, schools, town center, recreational trails and parks in a live, work, play, shop, mixed-use design. There's something for everyone in this ideal community designed to accommodate various ages and income levels.

single family lots
1,350+

multi-family
1,650+

completion
2012 - 2032

location
Middleton, WI & Westport, WI



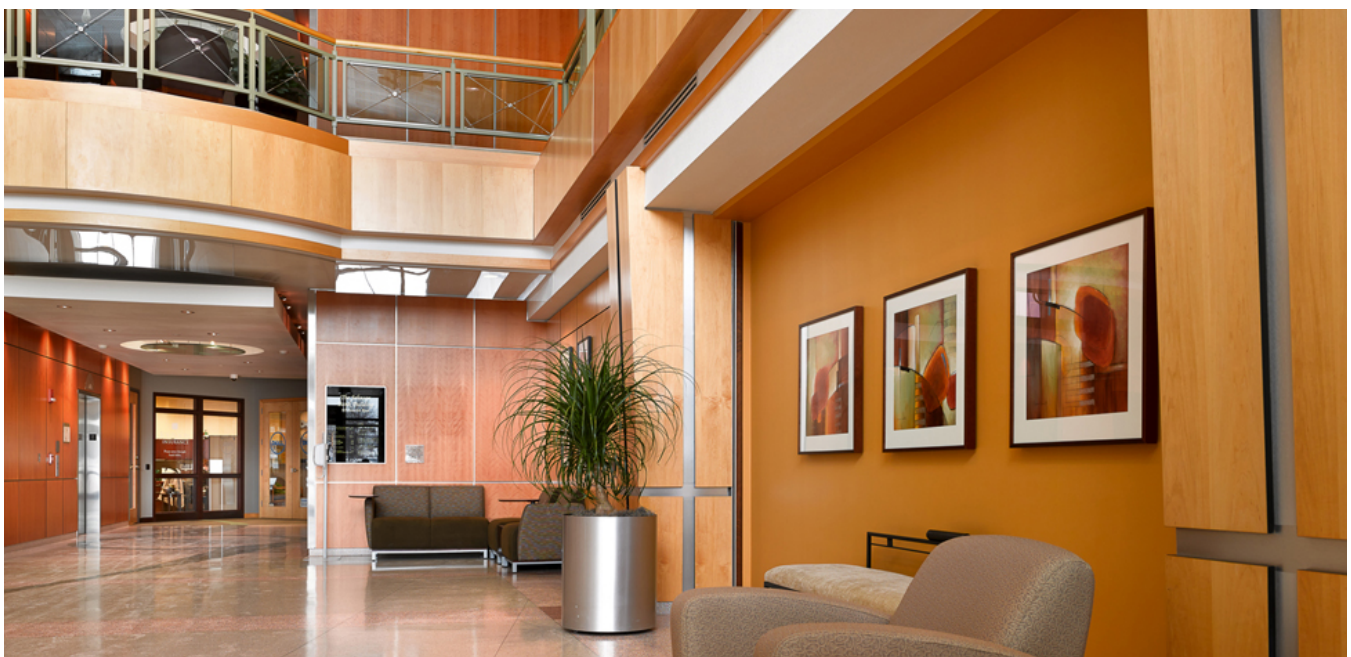
office



City Center West - Madison, WI

City Center West is an award-winning office park, known for sustainability and energy efficiency.

The tallest building on the west side of the city Madison, City Center West is a 460,000 square foot urban style office park located along the beltline, which won Regional Office Building of the Year, the Sustainability and Energy Efficiency Award from the Wisconsin Green Building Alliance, and three Build Wisconsin Awards. City Center West offers a coffee shop, a corporate conference center, boardroom, library, and fitness center as well as retail services, and was the first mixed-use development on Madison's West side.



High Crossing Environ - Madison, WI

High Crossing Environ is a multi-building, 115-acre new urban environment on Madison's Power Corridor.

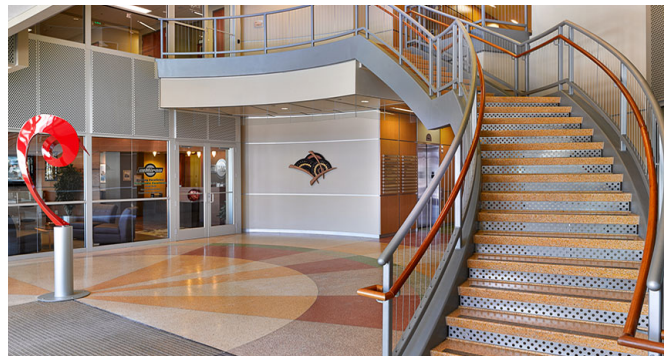
High Crossing Environ offers something to tenants of all types and sizes. The first mixed-land-use development in Madison and the first across the Interstate, High Crossing includes offices, hotels, restaurants, and residential uses.



Greenway Center - Madison, WI

The largest commercial development in Middleton forms a large portion of the city's tax base.

Greenway Center is a multi-building, urban office development that includes the tallest building in Middleton, as well as a host of amenities and adjacent retail.



retail

East  Prairie
commons

East  Prairie
commons

	<i>Jenny Craig</i>
	WE TANU
shop	SUMMIT GRANITE

Retail Center - East Madison, WI

Five prominent retail centers surrounding East Towne Mall

The retail centers include stores such as Target, Verizon, Bed Bath & Beyond, and Ashley Furniture, and many more, including smaller retailers as well, has turned into one of the most popular shopping venues on the East side.



industrial



The Center for Industry & Commerce - Madison, WI

Located on Manufacturer's Drive near Dane County Airport, this 160-acre industrial park is the first industrial park with a mix of other services and uses, and is the first joint venture between Madison and a developer.

The first joint venture between a developer and the City of Madison, The Center for Industry & Commerce includes a mix of office, flexspace, light industrial, manufacturing, warehouse, and distribution space. It is the only industrial park to include bike and pedestrian paths, hotel and retail services, and protected wetlands, and as such, is totally new and unique in its overall design.



new communities



Covered Bridge Residences – Windsor, WI



units	completion
300	Spring 2018 - 2024

address	retail space
Windsor, WI	10,000 s.f.

Set in rural Windsor, relax and enjoy life at beautiful Covered Bridge Residences, a peaceful rural atmosphere with a farm theme in Dane County's very first gated multi-family community. Features include an outdoor pool, putting green, walking paths and resident community gardens. The best of peaceful rural living and modern comforts combine to make for a truly unique living experience at Covered Bridge Residences.

Conservancy Bend Residences – Middleton, WI



units	completion
87 + 19	Est. 2022
townhomes	

address	
Parmenter St.	
Middleton, WI	

Conservancy Bend Residences will consist of 84 rental units and 19 owner-occupied townhomes. The property overlooks the Pheasant Branch Conservancy. Construction began in June 2020 and the property is scheduled for completion in spring of 2022.

Solaris Neenah Residences – Neenah, WI



units	completion
71	Est. 2022

address	
Neenah, WI	

Solaris Neenah Residences will be comprised of 71 units overlooking Arrowhead Park and Little Lake Butte Des Morts with spectacular views of both. This development will be the first residential building in downtown Neenah and is expected to kick-start the growth and redevelopment of the city's downtown.



the team

The Team



Terrence Wall, President

Terrence Wall leads T. Wall Enterprises, specializing in the development of multi-family residential properties. Wall earned his B.A. in Economics from the University of Wisconsin-Madison and an M.S. in Real Estate Investment and Appraisal from the Graaskamp Real Estate Center at the University of Wisconsin School of Business (ranked #1 in the U.S.), and serves on the Chicago Federal Reserve Bank's Wisconsin Economic Roundtable. Wall also developed the largest office portfolio in Wisconsin, previously taught at the University of Wisconsin-Madison School of Business, and has completed numerous philanthropic works. He has been honored as a leader in green development and is the only developer to receive the Governor's Award for Excellence in Energy Efficiency. He developed the largest solar array on a multi-family building in the Midwest. Wall's properties make him the #1 property taxpayer in the city of Middleton, Wisconsin.



F. Taylor Brengel, General Counsel

Taylor Brengel joined T. Wall Enterprises in 2012. As general counsel, Taylor oversees the company's legal activities, including real estate negotiation and purchases, development financing, project entitlement coordination, landlord tenant issues and commercial lease negotiation, lender relations, entity organizational structure, and corporate governance.

Taylor earned his Juris Doctorate from Marquette University Law School and his Bachelor of Arts from Lawrence University. His prior experiences include working for the in-house legal department of a Fortune 100 company and working for the Honorable John Coffey of the U.S. Seventh Circuit Court of Appeals.



Erica Koch, Director of Operations & Property Management

For the past 6 years, Erica Koch has managed T. Wall Enterprises' operations and maintenance divisions. Under Koch's leadership, all stabilized properties have remained full or nearly full. She manages a large and growing team of property managers, leasing assistants, and maintenance staff. Erica earned her B.B.A. at the University of Wisconsin-Whitewater, majoring in Marketing. In addition, Koch is a licensed Wisconsin Real Estate salesperson.



Scott Tebon, Director of Construction

Scott Tebon's responsibilities include oversight of third-party construction, design, and engineering activities. He has over 25 years of experience with T. Wall, managing commercial and residential construction in excess of \$250M of value and over 2M square feet of space. Scott earned his B.B.A. from UW-Whitewater with a double major in Economics and Finance with an emphasis on Real Estate.



Justin Reddeman, Director of Finance, CPA

Justin oversees the Accounting Department and the Financial Reporting for all entities. His 25 years of financial work experience include accounting, financial analysis, construction, commercial lending, and reporting activities. He earned his B.B.A. at the University of Wisconsin-Whitewater, double-majoring in Finance and Production & Operations Management. He also holds an Associate Degree from Madison College in Accounting.

The Team



Helen Wall, Director of Investment Capital

Helen Wall directs the investment capital relations team, manages the accounts of all investors, and edits investor communications including the semi-annual updates. She has a B.A. in English Language and Literature from the University of Wisconsin-Green Bay as well as several teaching licenses from the University of Wisconsin and Edgewood College in Madison. Prior to her work with T. Wall Enterprises, she was a teacher in Madison, Portage, and Green Bay.



Eric Blom, Investor Relations

Eric is responsible for raising equity capital for new multi-family developments. Eric holds an Associate Degree in Fire Science as well as a Paramedic Associate Degree. Prior to working with T. Wall Enterprises, Eric was a paid on call firefighter for the Village of Allouez and has over ten years of sales experience, mostly dealing with municipal fire departments and their personal protective needs.



Jake Bunz, Development Analyst

Jake is responsible for assisting with development and entitlement processes pertaining to multi-family developments. He coordinates with architects, engineers, city planners, surveyors, contractors, and others to ensure efficient design, organization, and execution of plans. In addition, he analyzes and budgets new development opportunities. Jake earned his B.B.A. in Real Estate and Urban Land Economics at the University of Wisconsin-Madison, where he played Division 1 Hockey for the Badgers. Jake is the recipient of the 2019 NCAA National Hockey Humanitarian Award for his work managing a foundation that has built schools in third-world countries.



Nick Patterson, Development Analyst

Nick is responsible for assisting with development and entitlement processes pertaining to multi-family developments. He coordinates with architects, engineers, city planners, surveyors, contractors, and others to ensure efficient design, organization, and execution of plans. Nick earned his B.S. in Finance with an emphasis on Real Estate from Iowa State University. His prior experience includes property management and leasing in multi-family residential and student housing.



Madeline Wall, Development Analyst

Madeline is responsible for assisting with the development and entitlement processes pertaining to multi-family developments. She coordinates with architects, engineers, city planners, surveyors, contractors and others to ensure efficient design, organization and execution of plans. Madeline earned a B.S. in Real Estate from the University of St. Thomas. She has been accepted to the Graaskamp Real Estate Program (ranked 2nd in the US) at the University of Wisconsin-Madison School of Business. She plans to graduate with an M.S. in Real Estate Development and Urban Land Economics. She previously worked in leasing for eight years in Madison and Middleton.





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MISSION STATEMENT:

We pride ourselves on being a long-term developer, owner and manager dedicated to providing quality services for discerning residents.

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Middleton, WI 53562
(608) 826-4000
twallenterprises.com