



T. Wall Enterprises
Mgt LLC



Creating Places Where People Interact

TRACK RECORD



Creating Places
Where People
Interact

Introduction

T. Wall Enterprises and affiliates is a multi-family, office, and retail development company that has developed over 2,300 high-end apartments in Madison, Middleton, Verona, Sun Prairie, Neenah and Green Bay, Wisconsin. All of our properties are designed and constructed of the highest quality materials; for example, we use 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 goes the extra step to create communities where residents can interact and will want to be "Home" for a lifetime.

Educational Background:



Terrence Wall earned 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, Ashley Furniture, and others.

Wall also developed the largest portfolio of office buildings in Wisconsin, including over forty-five buildings and nearly three and a half 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 developments 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 which will ultimately 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.



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, Executive Vice-President, Legal 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, Vice President of Operations & Property Management

For the past 25 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/Owner's Rep

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 \$300M 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 in 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.



Jake Bunz, Development Manager

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, Project Manager

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, Project Manager

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 #1 in the US) at the University of Wisconsin-Madison School of Business. She previously worked in leasing for eight years in Madison and Middleton.



Lane Brown, Construction Project Manager/Owner's Rep

Lane is responsible for assisting with the handling and coordinating of various details of construction projects. He acts as an owner's representative, works with city staff, architects, contractors, engineers, and others to ensure that projects are completed to meet the desired specifications, timeframe, and budget. Lane earned his Master of Architecture degree from the University of Kansas. His prior experience includes project management in residential remodeling and design/build construction in the Madison area since 2011.

The Team



Holly Guskey, Director of Property Management

Holly is the Senior Property Manager for the multi-family communities. She assists with oversight and training on leasing, customer relations, budgeting, and directing maintenance. She has over 8 years of property management experience in the Madison area. Holly attended Marian University in Fond du Lac and Madison College and has been with our company for 4 years.



Mitchell Herl, Financial Analyst

Mitchell performs a range of analytic work for multi-family developments that include debt scheduling and modeling, appraisal and assessment work and pre-construction budgets. He works closely with accounting in reporting and producing financials. Mitchell earned his BS from UW-Madison, majoring in Economics with Mathematical Emphasis and is currently a CFA Level I candidate.



Lambeau, Senior Mascot

Lambeau, born in February of 2017, is a purebred English Labrador Retriever and the Senior Mascot for T. Wall Enterprises Mgt, LLC. Lambeau's job includes greeting guests, taking team members for walks, cleaning up spilled food, and motivating team morale. Lambeau is remarkably intelligent; he is a certified member of the American Kennel Club.



Hinckley, Junior Mascot

Hinckley, born in November of 2017, is Lambeau's little brother. Hinckley is also a purebred English Lab. Hinckley seems to be a little less serious than Lambeau: he just wants to have fun and take a lot of naps. Hinckley is also a member of the American Kennel Club.



A leader in Sustainable Development



Veritas Village

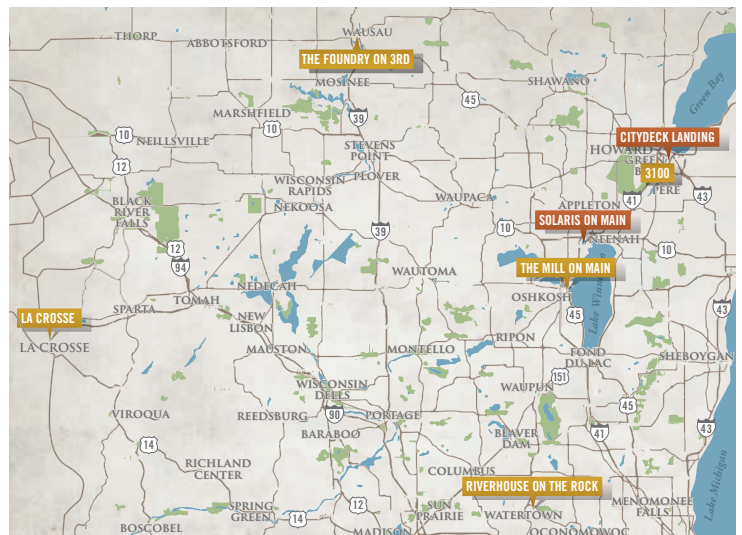
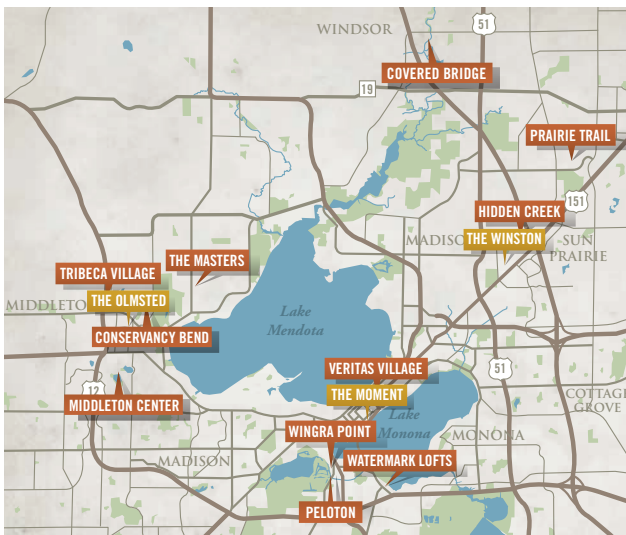
A Leader in Sustainable Development

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.
- First 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 atop 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



EXISTING COMMUNITIES



COMING SOON!





multi family

Covered Bridge Residences

4140 Silo View Drive, Windsor, WI 53598

Units: 91

Completion: February 2023

Welcome to the first gated apartment community in Dane County!

Covered Bridge Residences, a T. Wall Urban Village®, welcomes you home to modern rustic living at its finest. Each studio, one-, two-, and three-bedroom apartment home is attractively appointed with high-end modern amenities, including granite countertops, stainless steel appliances, LVP flooring, smart thermostats and more.

The property is beautifully landscaped with community gardens and includes a bike trail/walking path. Residents appreciate the convenience and luxury of an impressive club room that includes a kitchen, fire place, HDTV, and billiards.

Future phases of Covered Bridge will bring an array of exclusive amenities, including a heated pool, a bowling alley, 24/7 fitness center, a state-of-the-art golf simulator, and pickle ball courts.



Solaris on Main

215 Main St. Neenah, WI

Units: 71

Completion: February 2022

Solaris on Main, a T. Wall Urban Village®, is conveniently located in downtown Neenah on Little Lake Butte des Morts, on the corner of Main Street and Millview Drive. Solaris on Main offers amazing views over Arrowhead Park and Little Lake Butte des Morts, both just steps away, as well as a variety of amenities.



Conservancy Bend Residences

2409 Parmenter St., Middleton, WI

Units: 87 (plus 5 townhomes)

Completion: 2021

Conservancy Bend Residences offers executive studio, one-, two-, and three-bedroom apartment homes. Relax and rejuvenate in the hot tub, lounge around the beautifully landscaped community patio, enjoy the fire pit, or hang out in the upscale club room to play a game of pool or catch the game on the large screen HDTV. Just steps from your front door, residents can immerse themselves in the natural beauty and serenity of Pheasant Branch Conservancy.



Middleton Center - Downtown Middleton

7611 Elmwood Ave., Middleton, WI

Units: 224 (+88,000 SF Commercial/Retail)

Completion: 2017, 2019, and 2021 (3 Phases)

Middleton Center is the heart of thriving downtown Middleton, WI. Located literally steps from Middleton's new Town Square, Stone Horse Green, Middleton Center accounts for 58% of downtown Middleton's tax base. Built in three phases from 2017-2021, Middleton Center includes 224 apartment units (studio, one-, two- and three-bedrooms) and is home to a variety of offices and businesses – including T. Wall Enterprises Management Company – numerous restaurants and boutique retail shops, and One Community Bank. Middleton Center has completely transformed downtown by reversing a decline and bringing vitality back to Middleton.



Peloton Residences

1008 S. Park St., Madison, WI

Units: 172 (+5,000 SF Commercial/Retail)

Completion: 2020

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. Both the 6th Floor Community Room and the Rooftop Sky Deck offer stunning view of the city, the lake, and the Capitol.



The Masters Residences

5241 Bishops Bay Pkwy, Middleton, WI

Units: 163

Completion: 2017, 2020 (2 Phases)



Designed and built with attention to detail, this beautiful community features apartments with premium interior finishes and comprehensive amenities. The Masters is a place for those who appreciate style, quality, and value and is a sanctuary for people who enjoy the quiet comforts of home. A well-appointed clubhouse with a community room, conference center, fitness center and pool complete this highly desirable property in the Community of Bishops Bay overlooking the golf course.



Hidden Creek Residences

4603 DiLoreto Ave., Madison WI

Units: 276

Completion: 2017, 2019, 2022 (3 Phases)

This hidden gem of a property is located directly across from the flourishing American Center and the new UW Hospital on Madison's east side. Hidden Creek provides easy access to nature trails, nearby parks, and the Sandburg Woods. Amenities include a fully furnished clubhouse, game room, fitness center, library, a pool and a hot tub.



Veritas Village

110 N. Livingston St., Madison, WI

Units: 189

Completion: 2017

Located at the corner of Livingston and E. Mifflin Streets in Downtown Madison, Veritas Village is in a highly desirable pedestrian and bicycle-friendly neighborhood only five blocks from the Capitol. Amenities include fitness and community centers, as well as a unique swimming pool showcased in a beautifully landscaped courtyard.



Prairie Trail Residences

3061 Pleasant St., Sun Prairie, WI

Units: 54

Completion: 2016

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. Proximity to Costco, Cabela's, Target and other retailers makes Prairie Trail Residences highly convenient.



Watermark Lofts

960 John Nolen Dr., Madison, WI

Units: 80 (+16,500 SF Office)

Completion: 2015



Just minutes from Downtown Madison and adjacent to a commuter bike path and the Beltline Highway, Watermark Lofts residents enjoy stunning views of Lake Monona and the surrounding area. Amenities at this premier property include a boardroom, community room, fitness center, and a beautiful 5,500 square foot sky deck terrace.



CityDeck Landing

401 W. Washington St., Green Bay, WI

Units: 76 (+6,800 SF Retail)

Completion: 2015

Fronting the Fox River in the hub of downtown Green Bay, CityDeck Landing pioneered the redevelopment of the city's downtown. CityDeck Landing's state-of-the-art amenities include a furnished library, club room, community room, fitness center and a beautiful 3,300 square foot rooftop terrace.



Wingra Point

1033 High St., Madison, WI

Units: 67

Completion: 2014



Wingra Point's thriving multi-family property is just minutes from the Capitol Square, St. Mary's and Meriter Hospitals, the UW campus, UW Arboretum, and Downtown Madison. This popular and desirable property features impressive amenities including rooftop terraces, a community room, a club room, and a fitness center.



Tribeca Village

3725 Tribeca Dr., Middleton, WI

Units: 190

Completion: 2012, 2013, 2016 (3 Phases)

A beautiful three-phase community, Tribeca Village is just minutes from Downtown Middleton and the Pheasant Branch Conservancy. Building amenities in this T. Wall Urban Village® include a state-of-the-art fitness center and community room as well as a pool and deck.



The West End

152-156 West End Circle, Verona, WI

Units: 106

Completion: 2012 & 2013



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

Camden Court & Holborn Village

Holborn Circle & Old Camden Square, Madison, WI

Units: 161

Completion: 1993-1995

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 tillage-type setting with individual front yards and garages, just like a condominium. With a city park adjacent, residents enjoy a stunning hilltop view of the state Capitol.



new communities





The Moment

133 W. Wilson St.
Madison, WI

Units: 263 (+6,900 s.f.
Retail and Office)

Completion:
January 2026



Mill on Main

43 E. 7th Ave., Oshkosh, WI

Units: 295 (+22,500 s.f. Retail)

Completion: Spring 2024 - 2028



Riverhouse on The Rock

111 S. Water St., Watertown, WI

Units: 90 (+2,800 s.f. Retail)

Completion: Fall 2023



The Garden District

2830 Parmenter St., Middleton, WI

Units: 800 (+557,000 s.f. Retail)

Completion: Spring 2024 - 2034



The Foundry on 3rd

301 Washington St., Wausau, WI

Units: 306 (+16,200 s.f. Retail)

Completion: Spring 2024 - 2026



The Winston at Churchill Park

4205 Portage Rd., Madison, WI

Units: 483

Spring 2025



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 a National Association of Home Builders Gold Medal Award-Winning community, with unique neighborhoods including The Back Nine, The Farm, The Prairie, and The Woods. This community is the first of its kind in Dane County: a multi-neighborhood, master-planned development that includes a 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 all ages and various income levels.

single family lots 1,350+ multi-family 1,650+

completion (in phases)
2012 - est. 2032

location
Middleton, WI & Westport, WI



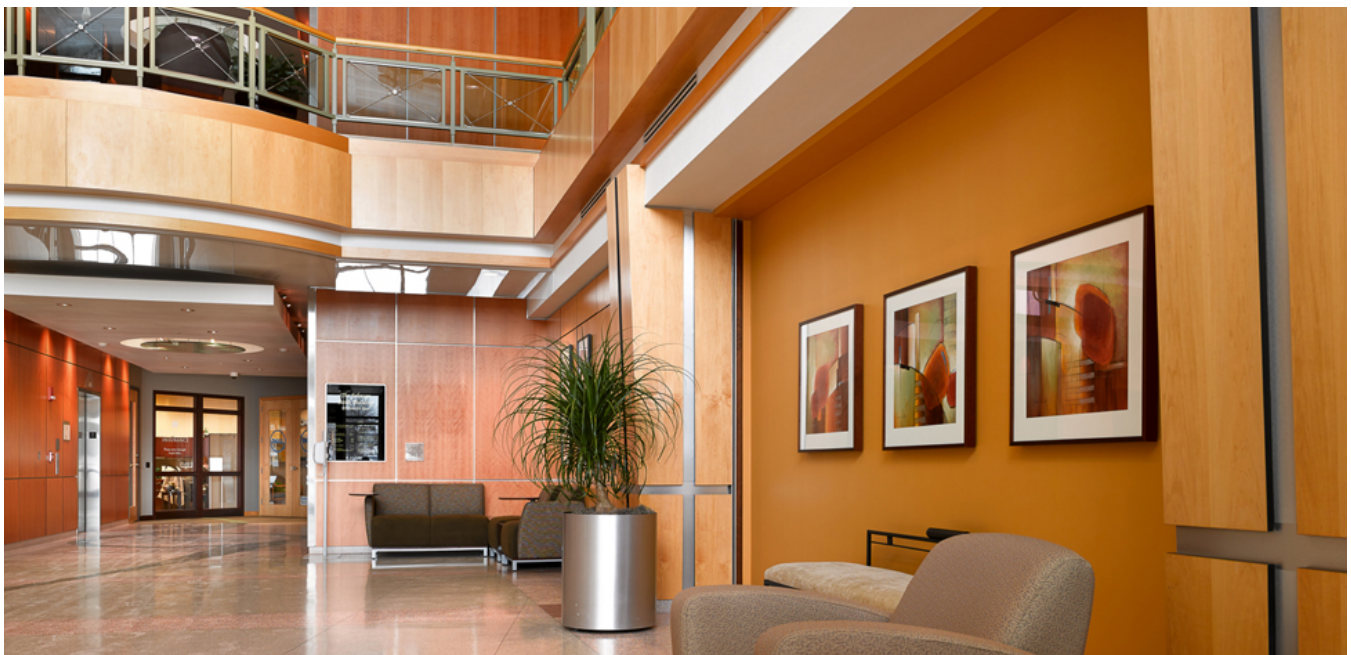
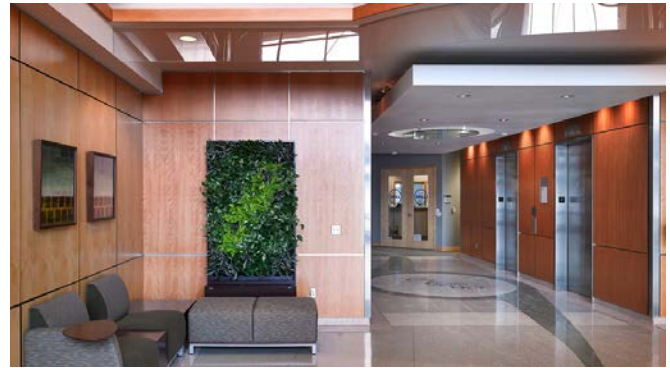
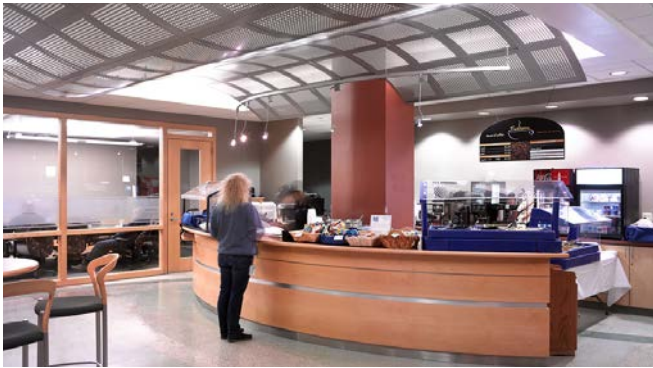
office



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 east side of the city of Madison, City Center West is a 460,000 square foot urban style office park located along the Beltline. City Center West 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.

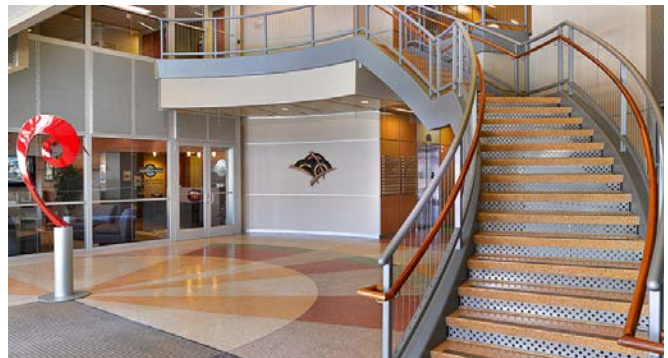
High Crossing Environ offers something to tenants of all types and sizes. The first mixed-land-use development in Madison and the first across the Interstate, High Crossing includes offices, hotels, restaurants, and residential uses.



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 Target, Verizon, Bed Bath & Beyond, Hobby Lobby, and more as well as smaller retailers. East Prairie Commons has become 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, the 160-acre industrial park is the first of its kind with a mix of other services and uses, and is the first joint venture between Madison and a private developer.

The Center for Industry & Commerce includes a mix of office, flex space, 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 unique in its overall design.





T. Wall Enterprises

Mgt LLC



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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