

Riverside North Development



Request for Expressions of Interest- Response

Attn: Mr. Jason Gilman

Submission Date: May 6th, 2016

Proposal By: Three Amigos

Letter of Interest

Three Amigos is very eager and excited to express our interest in the Riverside North Development in La Crosse, WI. Three Amigos is a La Crosse property management company that specializes in multi-family and commercial developments. Our diverse background with multi-family and commercial developments provides us with a great expertise for developments such as the Riverside North property. We look forward to discussing the creative ideas that can be implemented throughout the property.

While this unique property will have many artistic and natural designs we feel the waterfrontage is most critical. Offering multiple mixed-use buildings with commercial space, restaurants, brew pubs, and shopping on the ground level; owner occupied condominiums above with direct water access will create a five star atmosphere. Constructing mid-rise luxury apartments behind the waterfront mixed-use buildings will create a live, work, and play community. With the addition of boating docks, walking trails, dog parks, green space, and much more there will be many attractions to the area that will draw in frequent visitors.

Three Amigos is very excited about the opportunity of working with the community and city hall on creating the best possible development for the property. We are open to multiple different structured partnerships and involvements that will create the best possible outcome for the city. Thank you for your time and consideration.

Table of Contents

- 1.- Letter of Interest
- 2.- Contact Information
- 3-4. Qualifications & Project Portfolio

Contact Information

Rick Beyer

- Three Amigos, Partner
- 608-781-1275
- Ibuyland2@yahoo.com

Brian Buswell

- Three Amigos, Partner & Americon (General Contractor), President
- 608-374-4200
- brian.buswell@allamericandoitcenter.com

Todd Page

- Three Amigos, Partner & Americon (General Contractor), Vice President
- 608-269-5028
- todd.page@allamericandoitcenter.com

Qualification Statement

Three Amigos's is an expert in developing acres into multi-family communities. We have developed with new construction and renovations over thousands of apartment units throughout the years. Once the acres are developed into buildings and are occupied; we retain ownership and manage the property.

With our background in property management, we develop properties with longevity and maintenance as a focus. With maintenance and building longevity as a main focus we ensure we use all high energy efficient materials and appliances. We reach for the highest possible standards in construction quality, product quality, and sustainability to benefit our end use operations.

The two featured projects to the right are just two examples of our previous work. Halfway Creek development is a 7.3 acre development for 80 market rate apartment units. The Arrowhead redevelopment project is the largest apartment complex in La Crosse county with 246 market rate units.

Halfway Creek Development

- 80 units



Arrowhead Redevelopment

- 246 units



Three Amigos & Americon Project Portfolio

Previous Projects

Multifamily/Assistant Living

- Arrowhead Apartment Redevelopment -La Crosse, WI - Redevelopment of 246 units
- Halfway Creek Apartments- Holmen, WI- new 7.3 acre development, 80 units
- Rivers Edge Apartment Redevelopment- La Crosse, WI – Redevelopment of 138 units
- River Center Apartment Redevelopment- La Crosse, WI- Redevelopment of 62 units
- Lost Ridge Apartments- Onalaska, WI- new 3.5 acre development, 37 units
- Bluff View Apartments- La Crosse, WI- 20 units new, 36 units redevelopment
- Quincy Ct. Redevelopment- Onalaska, WI- Redevelopment of 62 units
- Morrow Home Assistant living- Sparta, WI – new 26 units
- Many more..

Retail/Restaurants

- All American Doit-Center - Tomah, WI - 40,000 SF Hardware/Lumber yard
- All American Doit-Center – Sparta, WI – 35,000 SF Hardware/Lumber yard
- All American Doit-Center – Richland Center – 38,000 SF Hardware/Lumber yard
- Pizza Hut - Viroqua, WI – new 5,000 SF building
- Pizza Hut – Black River Falls – new 5,000 SF building
- National Pawn Co. – Onalaska, WI – 5,500 SF remodel
- National Pawn Co. – Watertown, SD- new 5,500 SF building
- Many more..

Offices

- Coverra Insurance - Sparta, WI – new 5,500 SF building
- Coverra Insurance- Onalaska, WI – 5,000 SF remodel
- Post Office Conversion (national historic)– Tomah, WI – 6,500 SF office renovation
- Head Start Daycare- Wisconsin Dells – new 6,500 SF facility
- Clifton, Larson, Allen – Sparta, WI – new 5,500 SF building
- Elroy Library – Elroy, WI – new 6,000 SF building
- F&M Bank – Tomah, WI – 4,500 SF remodel
- Many more..

Recreation

- Riverdale HS Athletic Facility – Muscodia, WI – new 8,000 SF athletic facility
- Riverdale HS Baseball Field Development – Muscodia, WI – new concessions, dugouts
- The Greens Golf Course – Sparta, WI – new 7,500 SF lodge and amenities
- Many more..

Current Projects

- The Grasslands - Holmen, WI – New 180,000 SF apartment 104 units, 4.5 acre development
- Abbey Ct. – Onalaska, WI – New 12 acre development for 200 apartment units
- Stoddard Church – Stoddard, WI – New 5,000 SF building
- Killbourne Apartment Renovation - Tomah, WI – Renovation of 16 unit apartment complex
- Etc.