

## **Project Overview**

**The Kirchhoff  
2249 North Humboldt Avenue  
Milwaukee, WI  
June 2019**

Todd Hutchison of Wisconsin Redevelopment, LLC and Kyle Mack of Mackximus, LLC propose to purchase and renovate the city owned, historic commercial property located at 2249 N. Humboldt Avenue in the city of Milwaukee. Todd and Kyle will form a separate LLC to purchase and redevelop the project. The current working name for the project is The Kirchhoff, named after the original architect that designed the building, Charles Kirchhoff, for the Schlitz Brewing Company in 1890.

### **Project Description**

The top two floors will be converted back to residential condo units. Each floor will hold one luxury residential condominium of approximately 1,500 square feet. Each condominium will be served by a private elevator opening directly up in the unit, something not often seen in Milwaukee but can be found in the high-end urban condominiums in cities like New York and Chicago. The condominiums will also offer stunning views of the downtown and even views out over lake Michigan down the north avenue corridor. Units will also include other high-end amenities like solid surface counters, hardwood floors, stainless steel appliance packages, custom cabinets, high ceilings, luxurious 5-piece master on-suite bathrooms, gas fireplaces and many more. Additionally, the condominiums will have private balconies and private indoor parking with two reserved spots for each unit. The private parking will lead directly to the elevator which will securely take the owners right into their own private condo entrance. In addition to the elevator access the existing historic stair will also remain in place and be refurbished to historic standards to allow walk-up access to each unit as well.

The first floor space will either be renovated for retail and/or commercial uses or another residential condominium based on the market demand. The one story building to the south will be removed by the city allowing for a large private and secure outdoor area for the first floor condominium. This condominium will also have 2 private enclosed parking spaces attached to the building for a total of six enclosed spaces.

The entire building will be refurbished as part of the redevelopment, including a new roof, windows, tuckpointing and brick repair. The current "lean-to" type structure on the west half of the one-story section will be removed and rebuilt entirely to accommodate the new indoor parking garage for the residential condominiums. The current International Building Code requires that the building be sprinklered, so the entire building will be sprinklered as part of the redevelopment. Given that the building is sprinklered, the new building code allows the use of just one stairway to serve the upper condominiums. New high-efficiency forced air furnaces will be installed in each unit with split high efficiency air conditioning units mounted on the roof out of sight from the street. New electrical services and electrical systems will be run throughout the building with separate meters for all units. New plumbing systems will also be run throughout the building. The sewer lines to the street will be scoped with a camera to ensure that they are in good working order and if not will be replaced with new sewer service into the street. This is one area

that we have found gets overlooked in projects and will be completed early on, to make sure any problems are addressed upfront. Do to neglect and water infiltration, the entire interior of the building will be gutted, all plaster will be removed, walls insulated, and new drywall installed on exterior walls and new wood studs and drywall will be installed in the interior of the building to accommodate the new layout.

Preliminary drawings are available upon request, the buyers reserve the right to make modifications to the drawings to take advantage of southern exposures, city views, passive solar opportunities and market demands. The City of Milwaukee will have final approval of any final design changes.

### **Development Team and History**

Todd Hutchison is a licensed architect and licensed real estate broker with more than 25 years of real estate development experience with much of that development experience focused on restoring existing buildings and improving neighborhoods throughout Milwaukee. Examples of projects that Todd has completed can be found in the attached cut sheets, and they include the following existing buildings in Milwaukee, many of which were purchased from the City of Milwaukee, including King Heights (on MLK and Vine with the statue of Dr. King), Holton Street Lofts, Riverwalk Plaza Condominiums, Welford Sanders Historic Lofts, Johnson Park Lofts and a long list of single family homes, duplexes and smaller commercial buildings, as well as many new construction developments.

Kyle Mack is an associate with CBRE, the largest commercial real estate services and investment firm in the world. He has worked in real estate since graduating from Marquette in 2013, working as a residential leasing agent, market analyst, developer and commercial leasing specialist with clients like Irgens, Johnson Bank and Milwaukee County. Todd and Kyle met while Kyle was a student in Marquette/LISC's ACRE program and Todd was a guest instructor. ACRE ("Associates in Commercial Real Estate"), sponsored by Marquette University, LISC, UW-Milwaukee and MSOE, is focused on getting minorities more involved in the real estate development industry. Kyle is currently enrolled in the inaugural class of the ACRE "2.0" Practicum, the first advanced ACRE program.

Resumes for both Kyle and Todd are available upon request.

### **Project Budget & Financing Strategy**

It is assumed that the three condominiums will be sold at an average price of \$300,000 each. Total development costs are currently assumed to be approximately \$1.2 Million leaving a \$300,000 gap.

A more detailed proforma with costs and comparables is available upon request.