



# CARW MEMBER MARKET SURVEY

## Exclusive to BizTIMES

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President & CEO

# CARW MEMBER MARKET SURVEY

What is your impression of the condition of the current real estate market?

	2010	2011	2012	2013	2014	2015	2016	2017
Weak	28%	36%	8%	1%	2%	1%	0%	0%
Flat	40%	29%	49%	18%	12%	15%	36%	34%
Improving	32%	35%	43%	80%	86%	84%	64%	66%

# CARW MEMBER MARKET SURVEY

Do you believe the SE WI  
CRE market will improve in 2018?

	2012	2013	2014	2015	2016	2017	2018
Yes	65%	82%	89%	95%	88%	73%	70%
No	35%	18%	11%	5%	12%	27%	30%

# CARW MEMBER MARKET SURVEY

How would you describe the current condition of the capital markets for development?

	2012	2013	2014	2015	2016	2017
<b>Declining</b>	2%	0%	1%	0%	4%	44%
<b>Flat</b>	55%	40%	22%	23%	53%	55%
<b>Improving</b>	43%	60%	77%	72%	44%	1%

# CARW MEMBER MARKET SURVEY

How would you describe the outlook  
for the SE WI **Office** market?

	2013	2014	2015	2016	2017	2018
<b>Declining</b>	12%	4%	6%	4%	4%	0%
<b>Flat</b>	65%	53%	41%	32%	44%	57%
<b>Improving</b>	23%	43%	53%	64%	52%	43%

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How would you describe the outlook for the SE WI **Industrial** market?

	2013	2014	2015	2016	2017	2018
Declining	3%	0%	0%	3%	1%	0%
Flat	25%	13%	10%	14%	28%	17%
Improving	72%	87%	90%	83%	71%	83%

# CARW MEMBER MARKET SURVEY

How would you describe the outlook  
for the SE WI **Retail** market?

	2013	2014	2015	2016	2017	2018
<b>Declining</b>	4%	0%	0%	0%	6%	17%
<b>Flat</b>	43%	23%	29%	19%	46%	44%
<b>Improving</b>	53%	77%	71%	81%	48%	39%

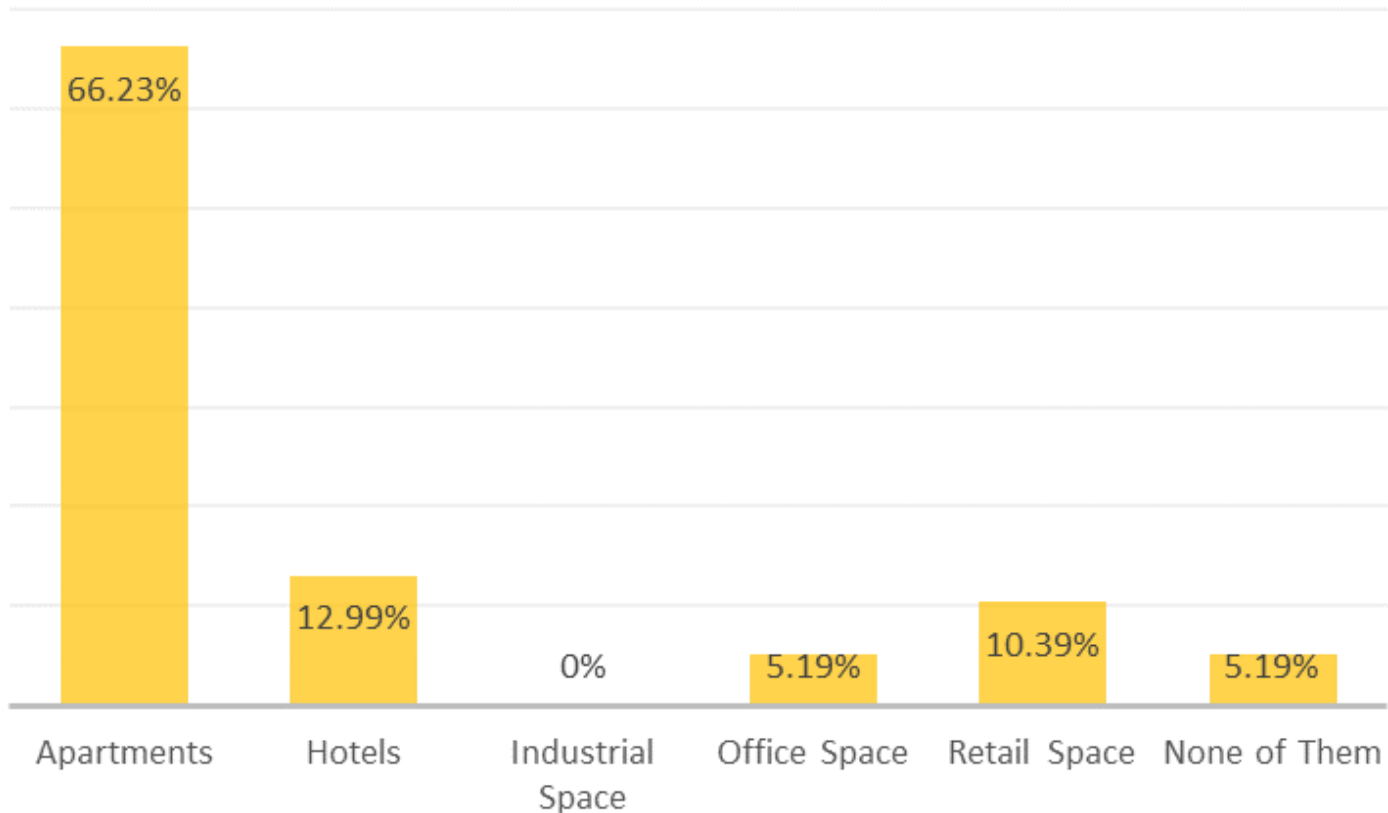
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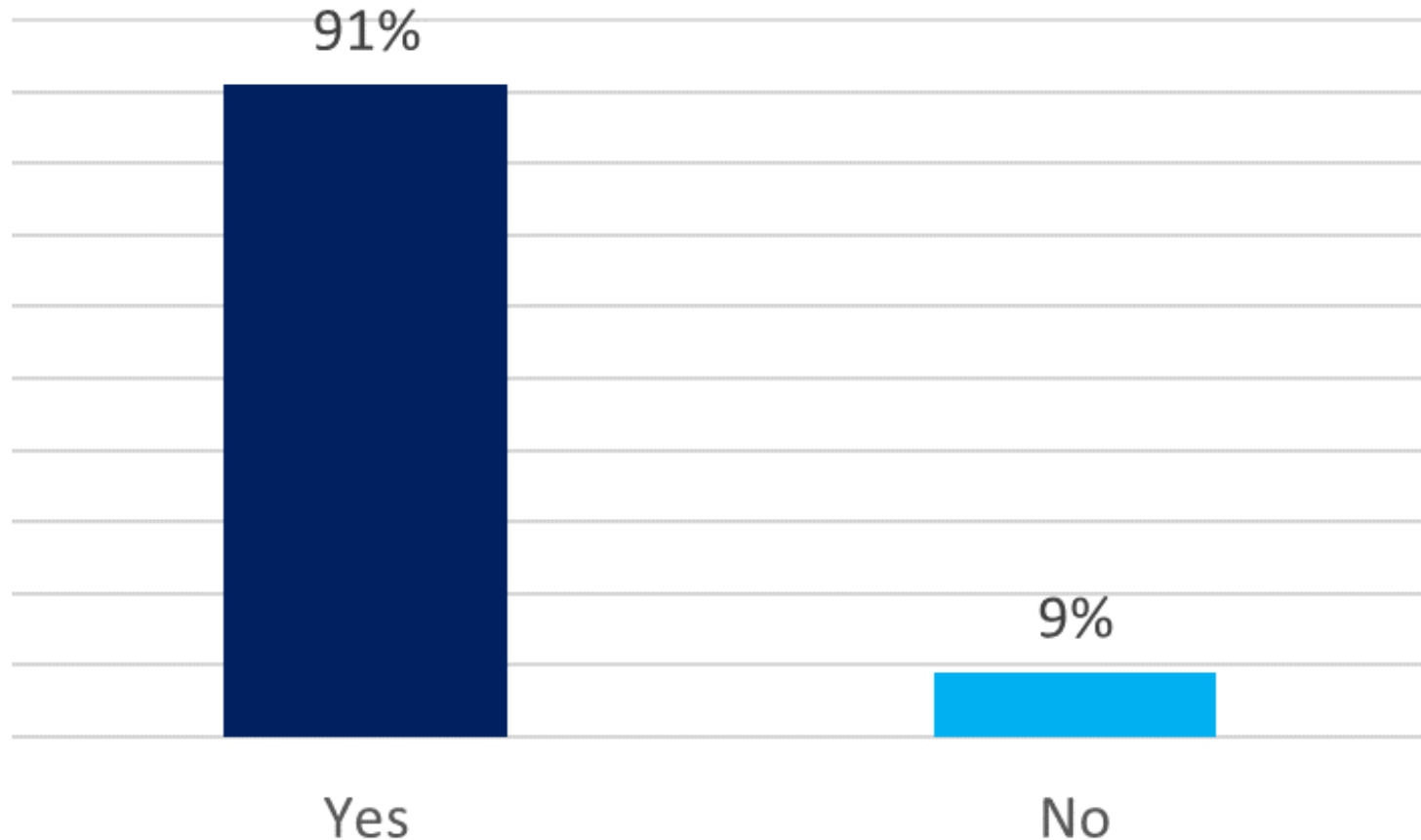
# CARW MEMBER MARKET SURVEY

Which of these real estate sectors in metro Milwaukee are most in danger of being over-developed?



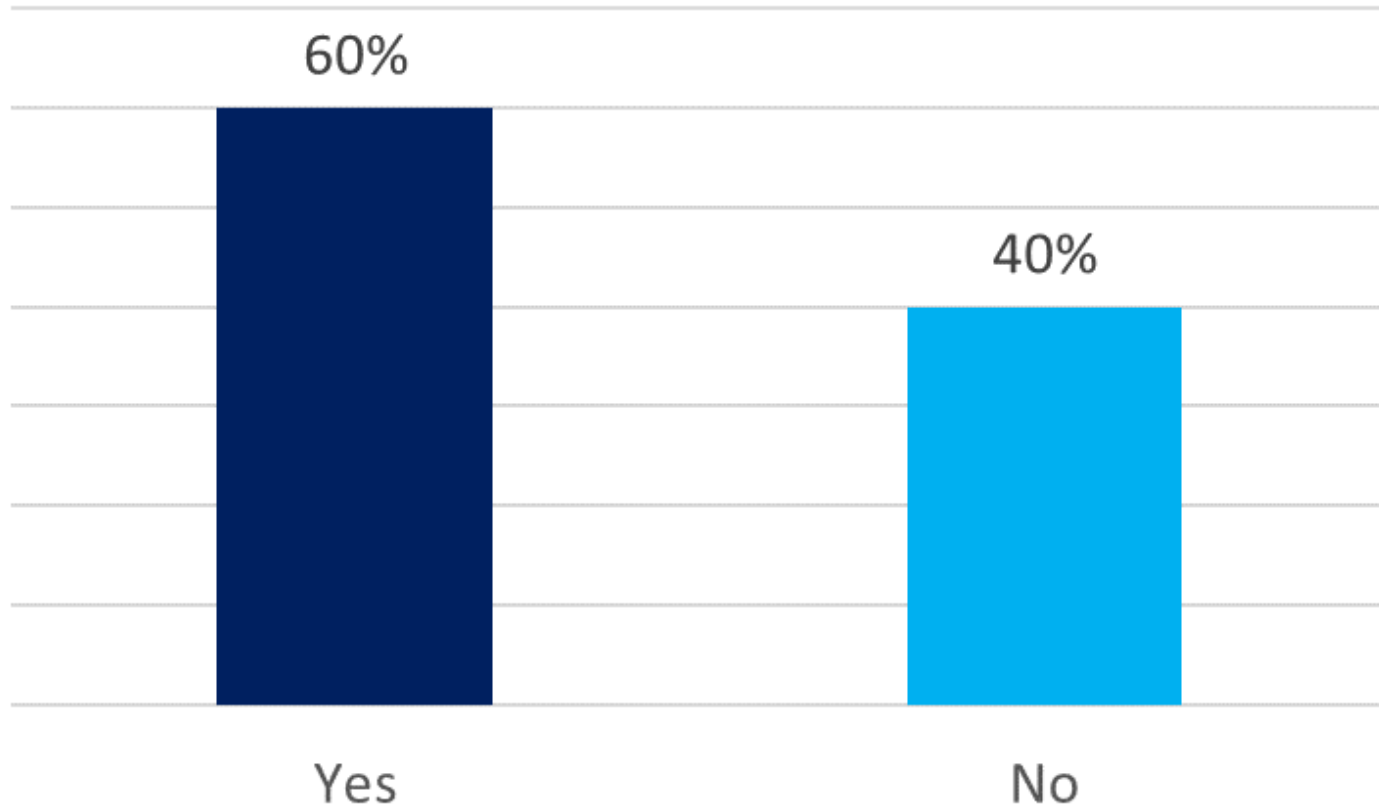
# CARW MEMBER MARKET SURVEY

Will the Foxconn project in Racine County be a Success for the State and its economy



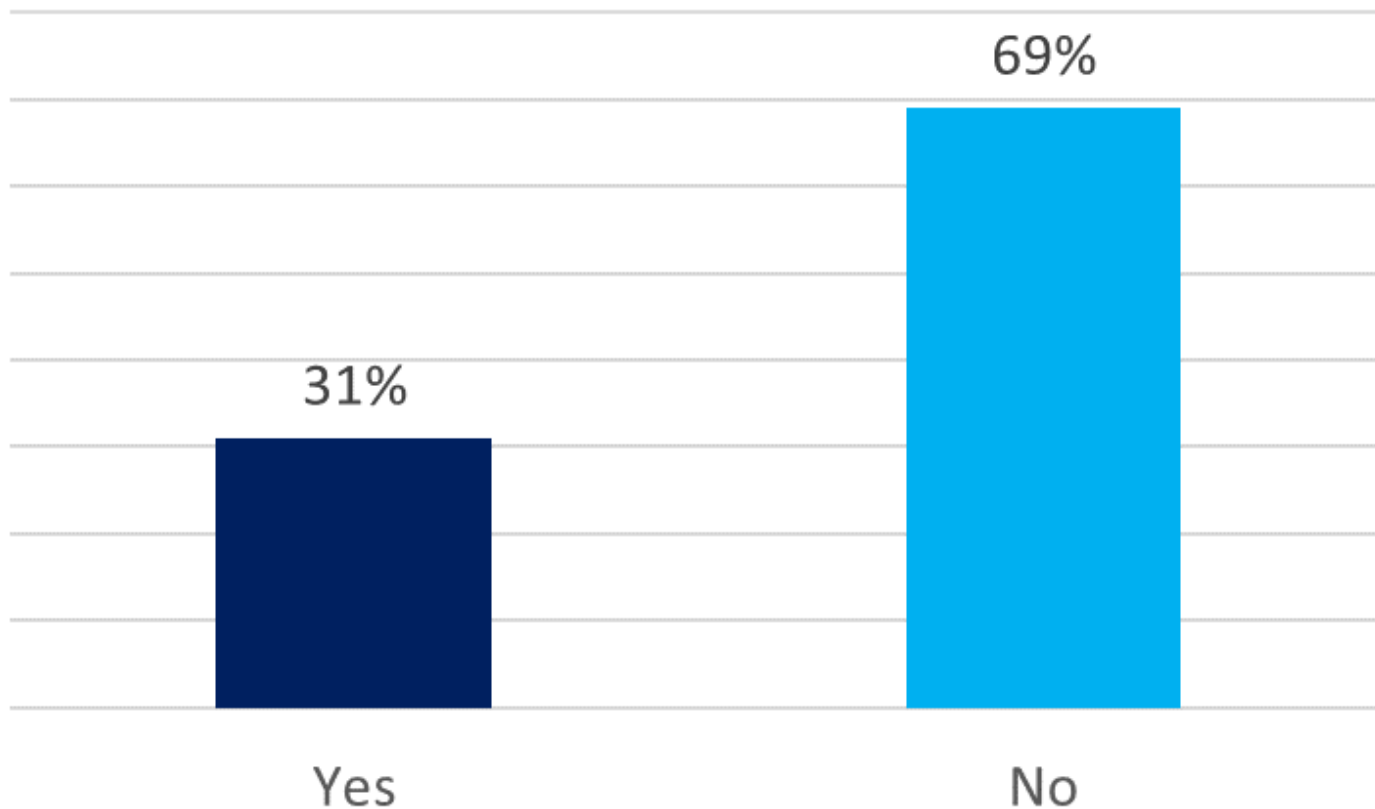
# CARW MEMBER MARKET SURVEY

Should the Wisconsin Center in downtown Milwaukee be expanded at taxpayer expense?



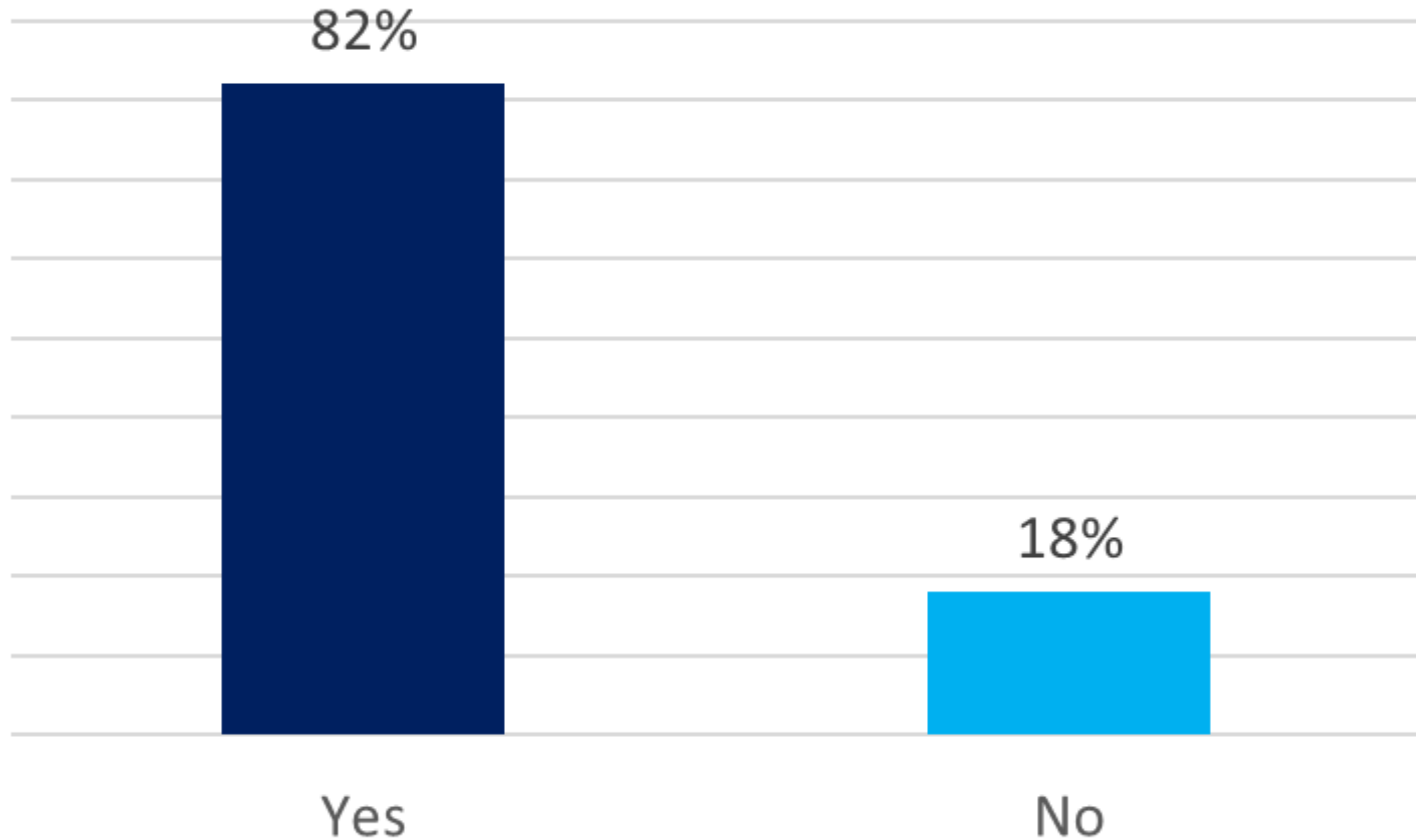
# CARW MEMBER MARKET SURVEY

Will the downtown Milwaukee Streetcar attract riders and spark development along the route?



# CARW MEMBER MARKET SURVEY

Will the new arena for the Milwaukee Bucks help attract more development to downtown Milwaukee?





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# **TAX REFORM** **&** **Commercial Real Estate**

