

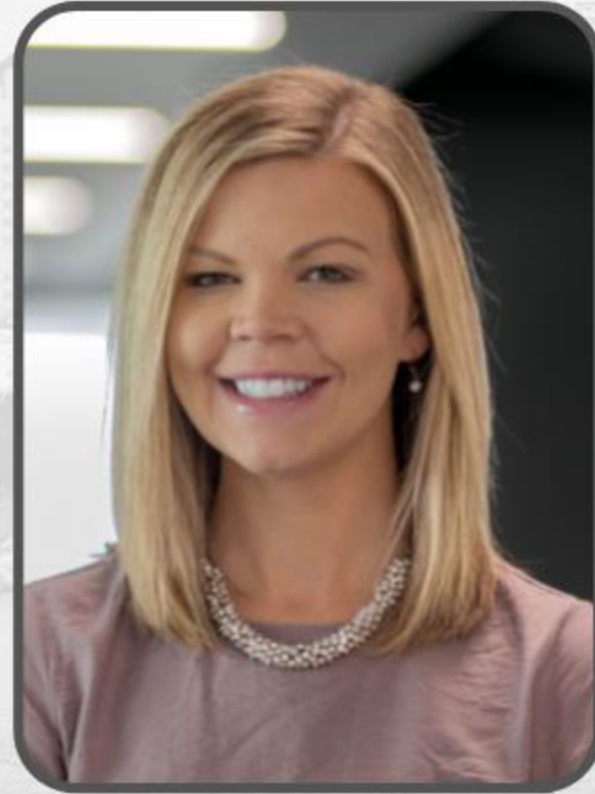
2021 Market Update

Presented By:



Investment Market

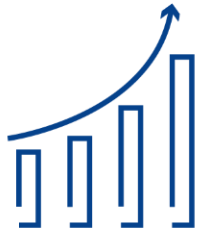
Presented By:
Jennifer Huber-Bullock, CCIM
Colliers



On Tap for Today



- State of the Economy



- 2021 Trends and Transactions



- 2022 Predictions

2021 Market Update





2021 Market Update





Overview of Economy



4.2%

Unemployment Rate



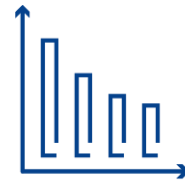
5.5%

GDP Growth (final '21 est)



6.9M

Unemployed Persons



3.8%

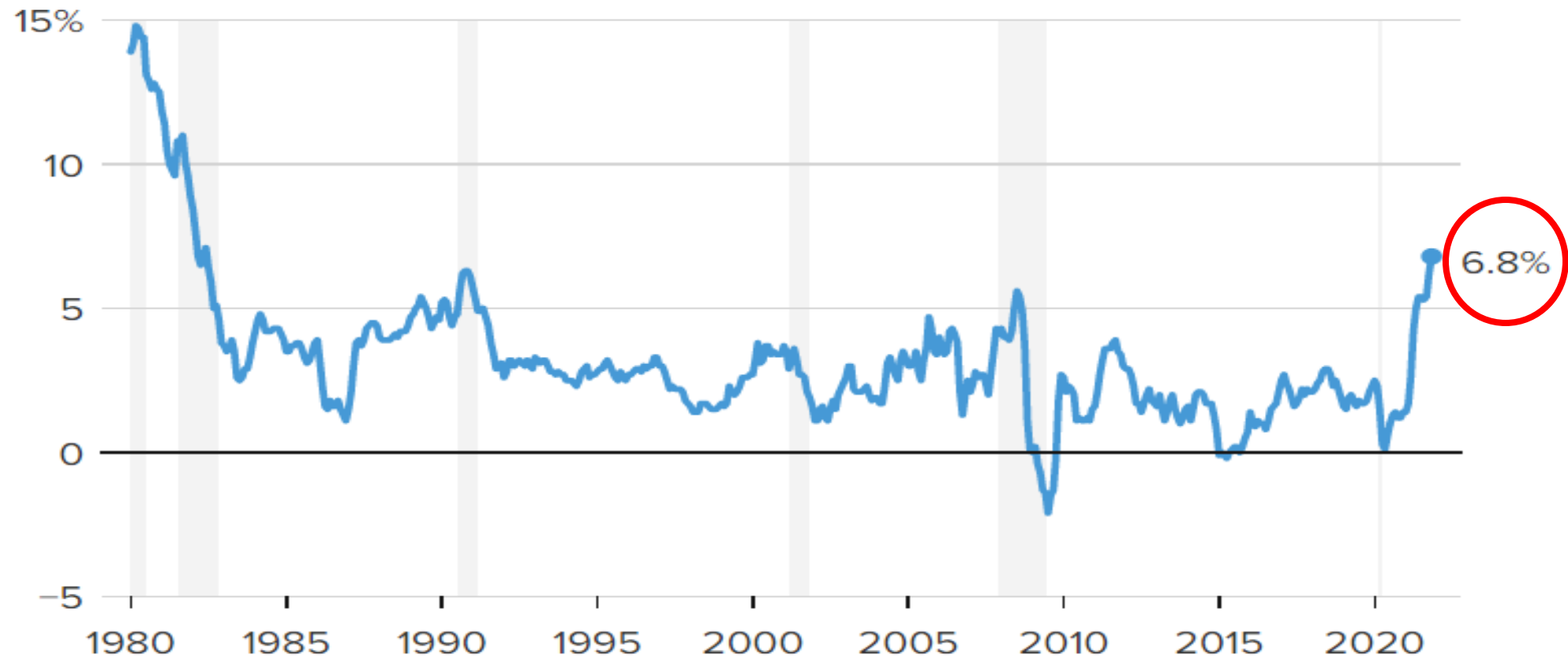
GDP Growth Forecast '22

2021 Market Update



Consumer price index, percent change from a year ago

All items in U.S. city average



Note: Shaded areas indicate U.S. recessions.

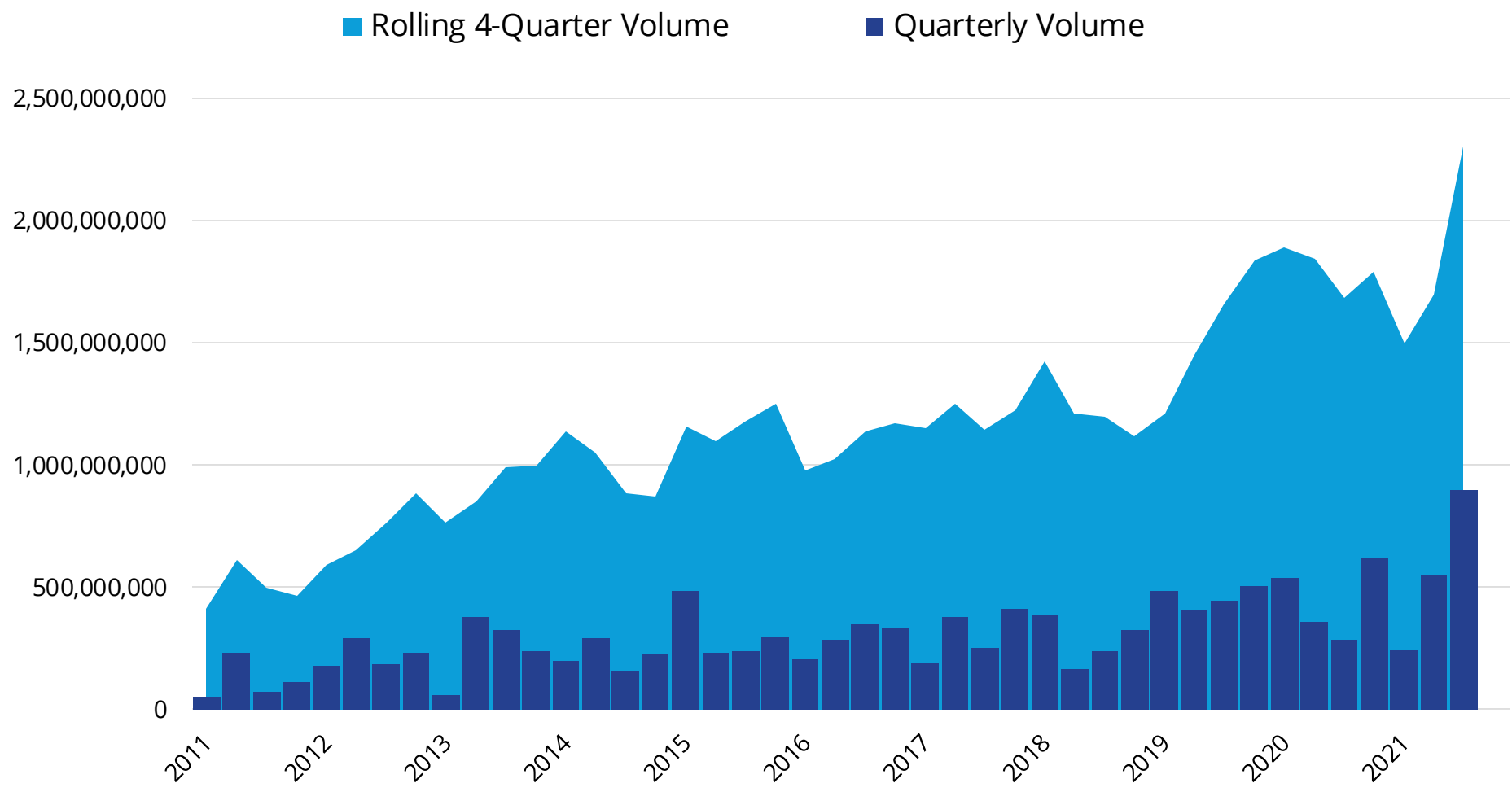
Source: Bureau of Labor Statistics. As of Nov. '21.



2021 Market Update



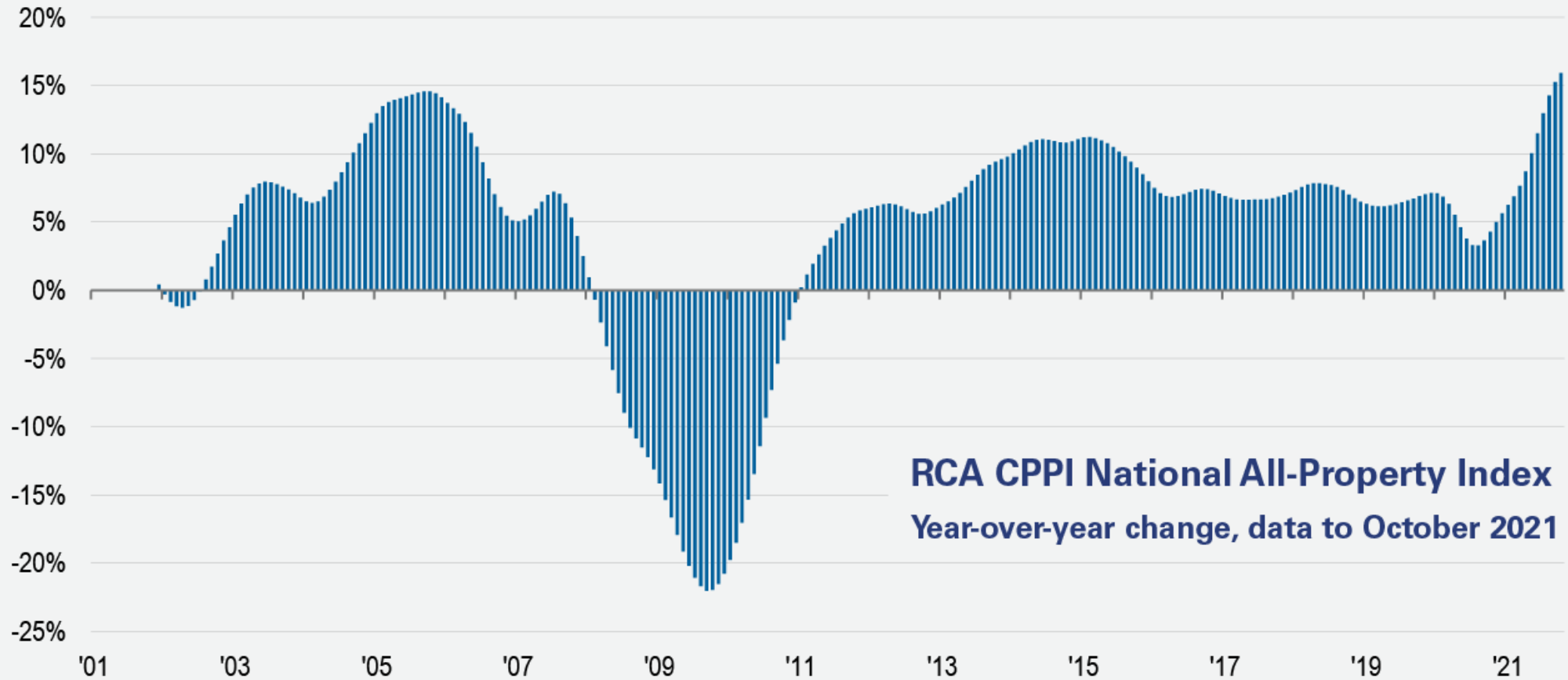
YTD 2021 Sales Volume – Metro Milwaukee



2021 Market Update



US Property Price Growth Touches New Highs



RCA CPPI National All-Property Index
Year-over-year change, data to October 2021

RCA CPPI™

MSCI

REAL CAPITAL ANALYTICS

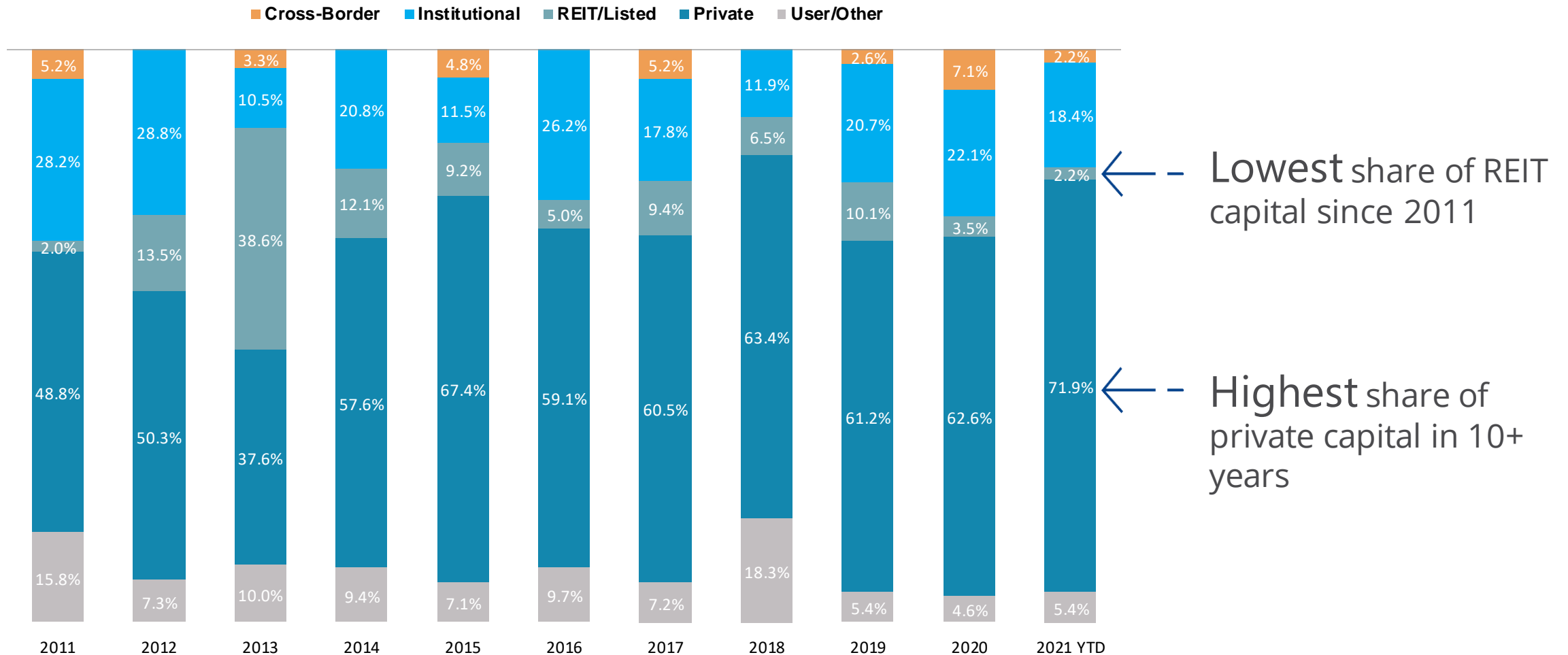
2021 Market Update

CARW
COMMERCIAL ASSOCIATION OF REALTORS

FIRST AMERICAN BANK

NAIOP
COMMERCIAL REAL ESTATE DEVELOPMENT ASSOCIATION
WISCONSIN CHAPTER

YTD 2021 Capital Composition



2021 Market Update



Office Investment Sales

Chase Tower



- 484,165 SF
- 4.7 Year WALT | 64% Leased
- \$34.25M | \$71 PSF
- Value-Add

Rexnord STNL



- 150,950 SF
- 15 year net lease
- \$72.2M | \$478 PSF
- 5.50% Cap Rate

2021 Market Update



Retail Investment Sales

Market Place @ Pabst Farms



- 108,090 SF
- 95% Leased
- \$24.65M | \$228 PSF
- 7.25% Cap Rate

Whole Foods - Eastside



- 53,875 SF
- 10 year net lease
- \$23.5M | \$436 PSF
- 5.50% Cap Rate

2021 Market Update



Multifamily Investment Sales

Greenfield Highlands



- 180 Units
- \$40.0M
- \$222,222 per Unit
- 5.48% Cap Rate

Springs at Kenosha



- 480 Units
- \$115.0M
- \$239,583 per Unit

Vim + Vigor



- 274 Units
- \$53.0M
- \$193,431 per Unit

2021 Market Update



Industrial Investment Sales

Goodwill & Logoplast



- 388,2994 SF
- 4.5 Year WALT
- \$41.80M | \$108 PSF
- 4.96% Cap Rate

Briggs & Stratton



- 706,044 SF
- 13 Years Remaining
- \$47.75M | \$68 PSF
- 5.30% Cap Rate

UW Health



- 138,802 SF
- 15 Year Lease
- \$18.58M | \$134 PSF
- 4.50% Cap Rate

2021 Market Update



Coming Soon....



Record setting industrial cap rate

2021 Market Update



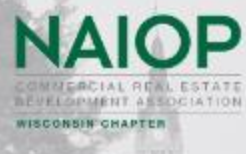
2021 Predictions

Gretchen Richards, CCIM, CBRE



- Increase in adaptive reuse of existing assets **FALSE**
- Further cap rate compression for industrial/multifamily **TRUE**
- 2021 will surpass 2020 transaction volume (2019 level) **TRUE**
- Net Lease demand continue to rise **TRUE**
- Increase in portfolio sales across all sectors **FALSE**

2021 Market Update



2022 Predictions

Jennifer Huber-Bullock, CCIM, Colliers



- Industrial & multifamily will dominate transaction volume
- Continued trades at record low cap rates set in 2021 but will not compress further amongst most sectors
- 2022 transaction volume will exceed 2021
- Number of multi-tenant office and hotel sales will increase***

****Dependent on status of COVID-19 infection spread and new variants*

2021 Market Update

