

MOEGENBURG RESEARCH, INC.
REAL ESTATE APPRAISAL AND CONSULTING

September 4, 2020

Mr. Matt Burow
 Chief Executive Officer
 Catalyst Construction
 833 E. Michigan Street, Suite 1000
 Milwaukee, WI 53202

**Re: Hartland Townhomes Parking Memo
 SEC of Campus Drive & Public Court
 Hartland, WI**

Dear Mr. Burow:

We previously issued a *Market Study* of the referenced property on March 4, 2020. This report was referenced to by Moegenburg Research, Inc. File Number 20.040. This letter is supplementary to the previously issued market study. From discussions with the developer, we understand the latest proposal will include a luxury, market-rate apartment development containing (78) one-bedroom units and (72) two-bedroom units distributed across six buildings. Additionally, the developer is proposing a total of 319 parking stalls, or 1.44 stalls per bedroom (2.13 stalls per unit). The 319 parking stalls include 108 attached garage stalls, 42 detached garage stalls, and 169 surface parking stalls. A more complete property description of the proposed subject development can be found in the previously referenced report that this letter supplements.

At the request of our client we have been asked to opine on an appropriate parking ratio for the proposed subject development. Therefore, for purposes of this letter, we have analyzed parking ratios of comparable multi-family developments located throughout the subject's Primary Market Area. Many of the properties analyzed were included as primary rent comparables within the original market study. A summary of parking ratios can be found in the table below. Each of the properties below represents a newer constructed, luxury, market-rate multi-family development located within the greater Lake Country area in Waukesha County.

Parking Summary							
Property	# of Units	# of BR	# of Covered Stalls	# of Surface Stalls	Total	Total Stalls Per Unit	Total Stalls Per BR
Arbor Valley, Hartland, WI	36	60	36	57	93	2.58	1.55
Hartland Riverwalk, Hartland, WI	74	114	74	59	133	1.80	1.17
Preserve at Prairie Creek, Oconomowoc, WI	376	596	72	553	625	1.66	1.05
Gateway, Oconomowoc, WI	42	78	57	7	64	1.52	0.82
The Worthington, Oconomowoc, WI	60	102	97	10	107	1.78	1.05
Delafield Lakes, Delafield, WI	56	82	56	48	104	1.86	1.27
Delafield Woods, Delafield, WI	64	102	64	22	86	1.34	0.84
Wells Street Station, Delafield, WI	58	92	58	41	99	1.71	1.08
Prairie Grass Living, Pewaukee, WI	46	76	47	69	116	2.52	1.53
Minimum	36	60	36	7	64	1.34	0.82
Maximum	376	596	97	553	625	2.58	1.55
Average	90	145	62	96	159	1.86	1.15
Subject	150	222	150	169	319	2.13	1.44

As shown on the previous page, the nine properties analyzed range in size from 36 to 376 units (average of 90 units) or 60 to 596 bedrooms (average of 145 bedrooms). The proposed subject development is considered above average at 150 units or 222 bedrooms. Parking ratios for the nine properties ranged from 1.34 to 2.58 stalls per unit (average of 1.86 stalls per unit) or 0.82 to 1.55 stalls per bedroom (average of 1.15 stalls per bedroom). On both a per bedroom and per unit basis the subject's proposed parking ratio is well above the average presented by the comparables. Applying the average stalls per unit and stalls per bedroom ratios presented by the comparables to the subject's proposed unit and bedroom count, indicates an acceptable range in total number of parking stalls at the subject development of approximately 250 to 280 stalls. At 319 total stalls, the proposed subject development more than exceeds what would be considered an acceptable range.

It is worth noting that there are many contributing factors that can influence the amount of on-site parking such as, location, site size, project design, and layout. For example, some developments that feature attached garage parking (i.e. Arbor Valley) are able to gain an "additional" surface stall located immediately in front of the attached garage given the design and site layout. We understand that the proposed subject development will have a design similar to that of Arbor Valley and these additional stalls are considered within the total parking count of 319 stalls. Other developments with more "urban" locations (i.e. Gateway and The Worthington) generally feature smaller site sizes and lack the space to include a significant amount of surface parking. It is worth noting that while The Worthington has no surface parking on-site, it is located adjacent to a city-owned public parking lot where there is an easement in place to access 10 stalls.

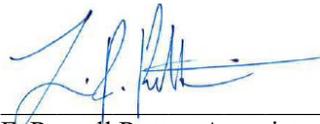
Based on our review of comparable parking ratios of newly constructed apartment developments throughout the subject's PMA and our discussions subject property representatives, we feel confident in concluding that, given the size and market orientation of the proposed subject development, the developer's proposed parking ratio of 1.44 stalls per bedroom (or 2.13 stalls per unit) is more than sufficient and would be an acceptable parking ratio that should be well accepted by the market place.

We have enjoyed serving you in this matter.

Sincerely,



Peter A. Moegenburg, MAI, ASA
Wisconsin Certified General Appraiser No. 296



F. Russell Rutter, Associate
Wisconsin Certified General Appraiser No. 2149