11400-30 W. Bluemound Road, CSM Narrative

Revel Real Estate Investments is proposing this demolition and redevelopment of the existing office buildings and parking deck at 11400 and 11430 W. Bluemound Road into an already approved 41-unit multifamily building under an approved PUD. The existing buildings are vacant class C office space and the demand for this grade of office space is low making it difficult to support the costs for significant capital improvements to the parking deck; however, the market for multifamily residential continues to expand and we believe the best use of this property would be to redevelop it into multifamily housing. In order to do so, a new CSM needs to be completed and recorded under the new ownership entity of Tosa West End, LLC.

 Property:
 11400 W. Bluemound Rd, tax key 411-0175-004 (.339 acres)

 11430 W. Bluemound Rd, tax key 411-0175-003 (.460 acres)

 The combined site is 0.80 acres.