

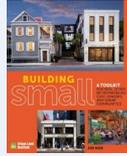
Tosa CDA Presentation

Missing Middle Development 7746 Menomonee River Parkway Wauwatosa, Wisconsin 53213



Investment Thesis

SMALL-SCALE DEVELOPMENT...



**Creates more authentic places,
Elevates quality of life,
Sustains local economies, and
Acts as a magnet for investment**

in an increasingly competitive landscape. 'Small'...

- Builds on, and **contributes to, existing neighborhood assets** rather than create its own insular amenities;
- Seeks a **contextual and best use** for the neighborhood and community;
- Requires more time, 'emotional capital' and an especially **disciplined approach to capital and execution.**

CDA ownership of the property creates the opportunity to develop something better

- What is the “highest and best use” of the property?
- What type of product is missing from the marketplace?
- What type of tenants are underserved by the marketplace?
- What about a small development is attractive?
- How do we accentuate and amplify those strengths?
- **What can a PPP do that a private development cannot?**



Opportunity Analysis



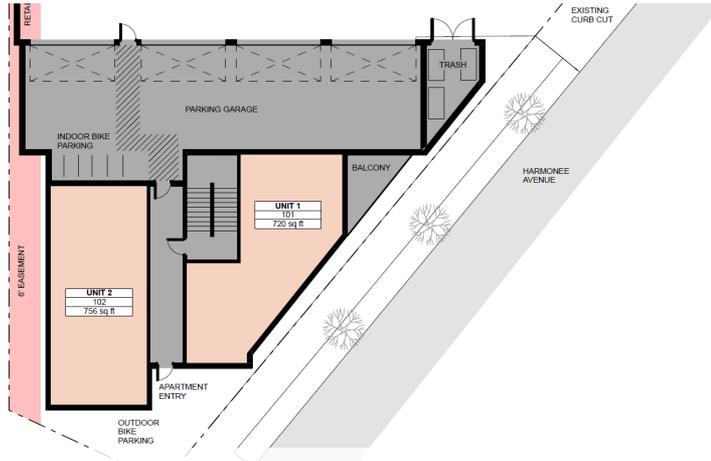
Conceptual Designs



Conceptual Designs



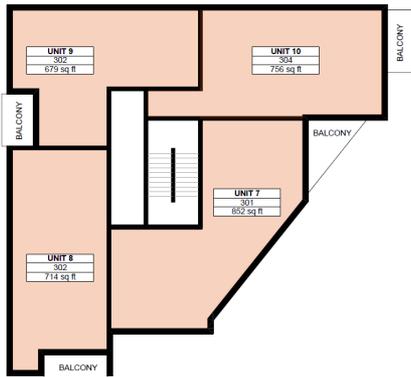
Apartment Floor Plans



Ground Floor Plan



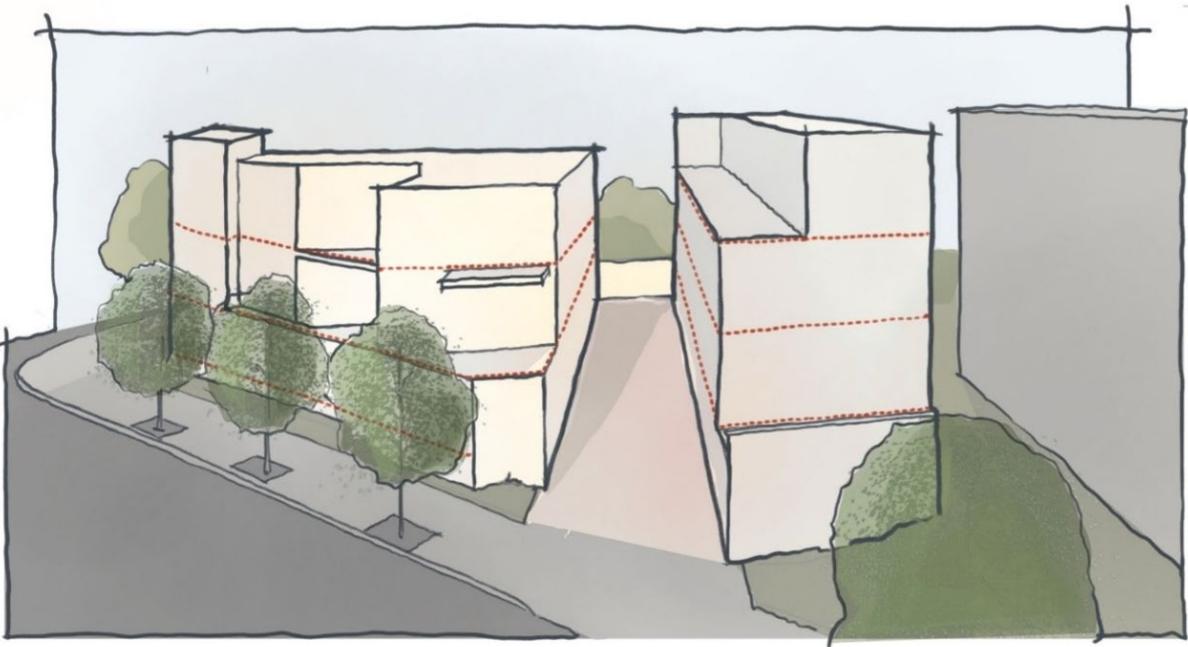
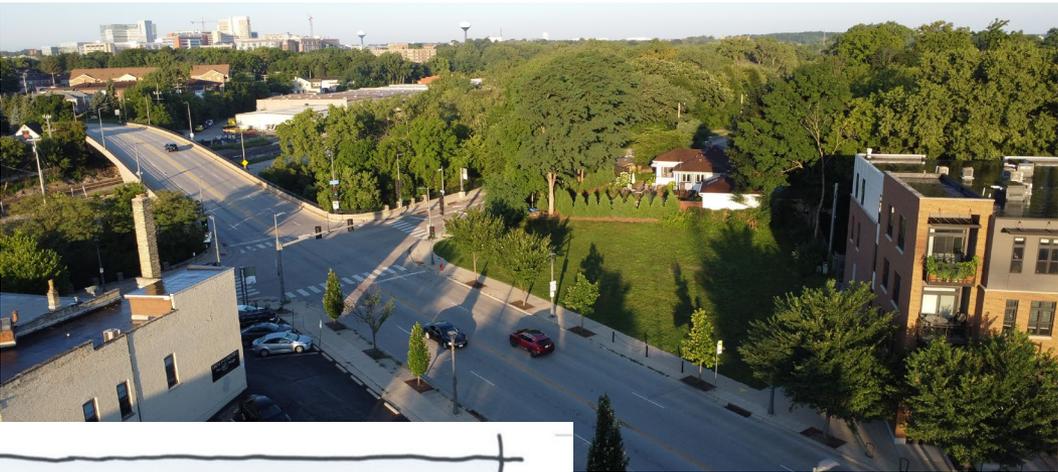
Second Floor Plan



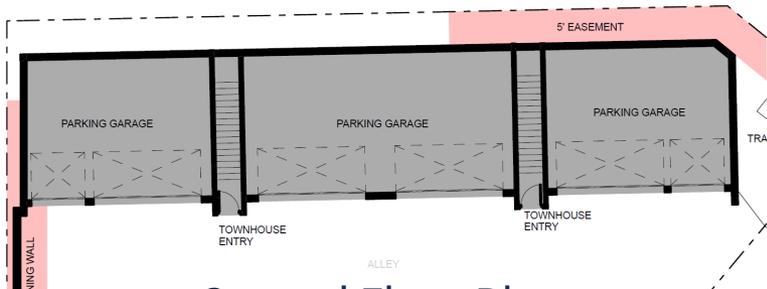
Third Floor Plan

Unit Type	Unit Size	Qty	Parking On-Site
1-BR Apts	800 sf	3 ea	1 garage space
1-BR Apts	900 sf	4 ea	1 garage space
1-BR Apts	950 sf	3 ea	1 garage space
Townhomes	1,600 sf	4 ea	2 garage spaces

Conceptual Designs



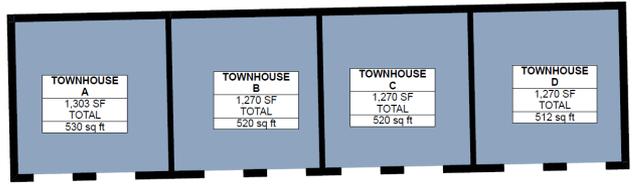
Townhouse Floor Plans



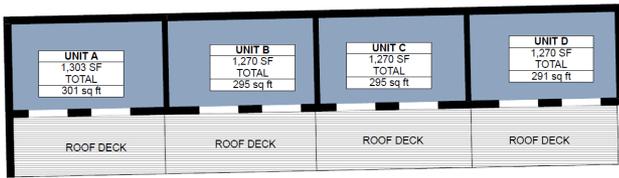
Ground Floor Plan



Second Floor Plan



Third Floor Plan



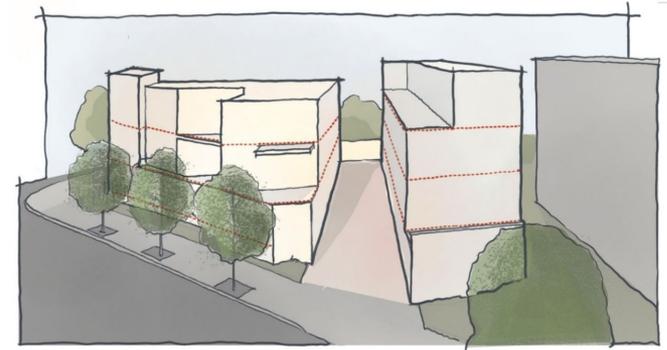
Penthouse Plan

Conceptual Designs



Zoning Analysis

Lot / Building Standard	C1 Zoning	Proposed
Minimum Lot Area	None	Complies ✓
Minimum Lot Width	None	Complies ✓
Minimum Setbacks		
Front	0 feet	Complies ✓
Street Side	0 feet	Complies ✓
Interior Side	0 feet	Complies ✓
Rear	0 feet	Complies ✓
Maximum Height		
Principal Buildings	40 feet	Townhomes ±39 ft ✓ Apartments ±34 ft ✓
Max Building Coverage		
Corner Lots	No max	Complies ✓





Union Green West Allis

UNION GREEN: A PROVEN MODEL OF PUBLIC-PRIVATE PARTNERSHIP

As in Tosa, properties were owned by the CDA and City

Consolidated, re-zoned and purchased parcels for \$1

Created new TIF District with 27yr tax reimbursement

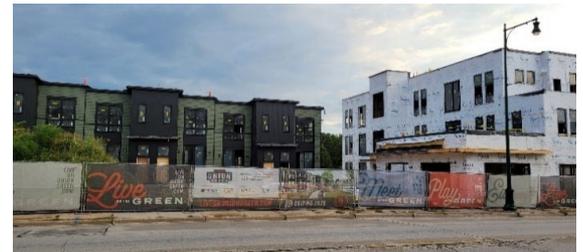
Developer-funded TIF (NOT City-funded or bonded)

- No City bonds involved; all financial risk on Developer
- Covers TIF set-up and annual fees: NO COSTS TO CITY
- More efficient use of funds (fewer fees and other waste

Savings shared at stabilization, profits shared at sale

Eight market-rate rental townhomes, 11 apartments, a 2,500 sqft restaurant and a re-designed public park

- Take over park and parking lot maintenance from DPW



Development Schedule

Q4 '25 / Q1 '26 Due Diligence	<ul style="list-style-type: none">▪ Negotiate LOI and Development Agreement terms▪ Preliminary TIF and other approvals
Q1 / Q2 2026 Design Development	<ul style="list-style-type: none">▪ Preliminary design and budgeting▪ Due Diligence; Initiate financing and investor pursuits
Q2 / Q3 2026 Pre-Construction	<ul style="list-style-type: none">▪ Construction documents, permitting and contracting▪ TIF Joint Review Board; Finalize Development Agreements
Q3 / Q4 2026 Closing / Groundbreaking	<ul style="list-style-type: none">▪ Finalize investor funding; Close on financing and land▪ Execute construction contracts; Begin on-site work
Q4 '26 – Q4 '27 Construction	<ul style="list-style-type: none">▪ Building and site construction▪ Marketing and tenant pre-leasing
Q1 / Q2 2028 Occupancy	<ul style="list-style-type: none">▪ Initial occupancy▪ Lease-up and stabilization

Why this concept? Why this team?

Fills voids left by other Village offerings

- High-end rental townhomes with private rooftop patios
- Smaller, all-corner-unit apt building with large balconies
- Enviro-friendly features appeal to an underserved niche
- Designed for active engagement with the neighborhood



Viable, executable plan and financial model

- Pro forma includes an up-front land payment to the City
- Design is zoning-compliant with adequate garage parking
- Developer funded TIF: No City bonds, City costs recovered
- Deal model has proven attractive to lenders and investors
- Ready now: Not reliant on tax credit approval or pre-sales



Creative, experienced and local team

- This is our community: We care about its past and future
- We know the neighborhood, the market and the people



Thank You!

To request additional information or set up a meeting, please contact us:

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