

February 10, 2026

**RESEARCH PARK
MULTI-FAMILY**
Wauwatosa, Wisconsin



AERIAL OVERVIEW | UNITED HEALTHCARE REDEVELOPMENT



SITE PLAN | UNITED HEALTHCARE REDEVELOPMENT

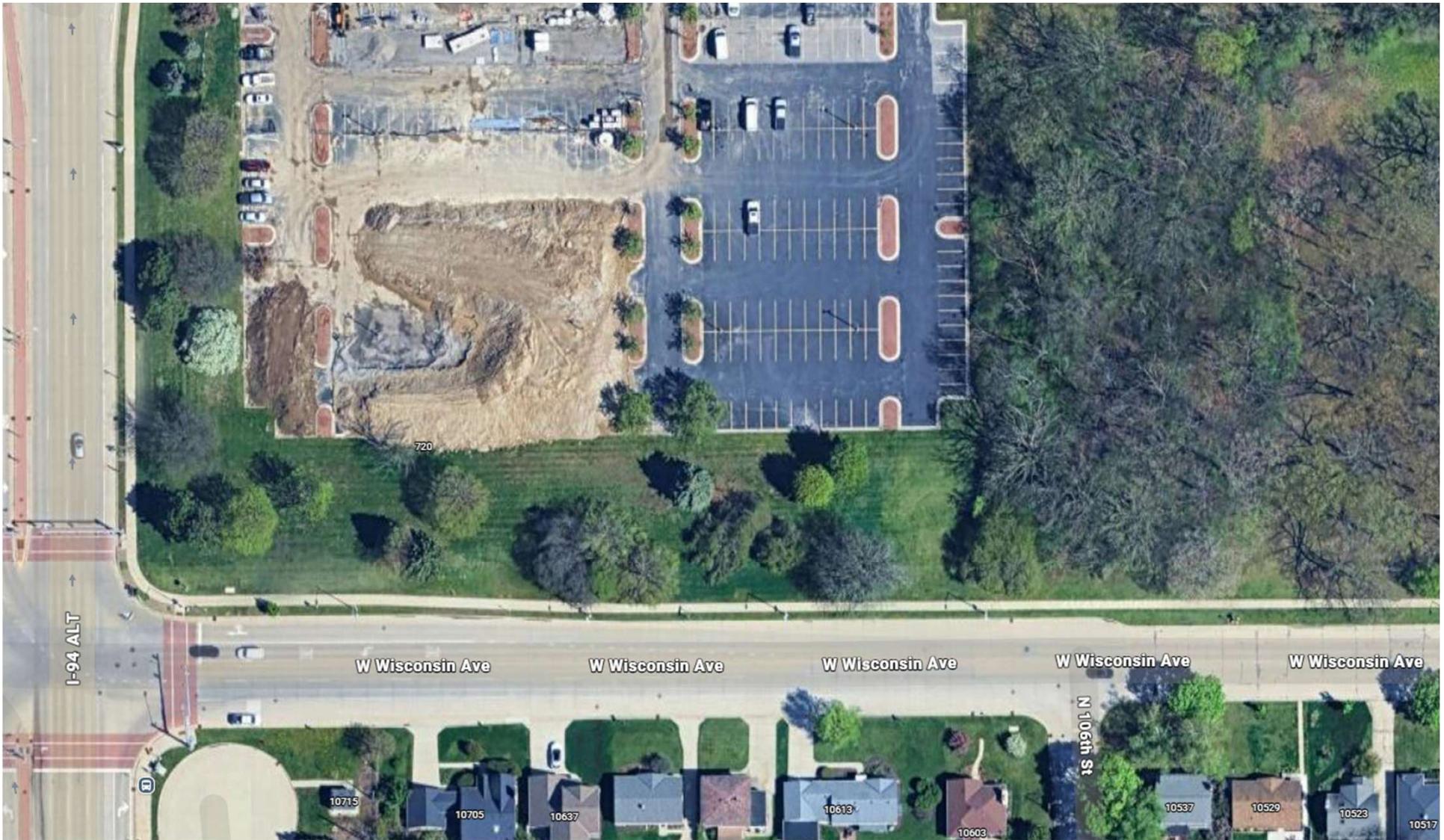


PROJECT OVERVIEW

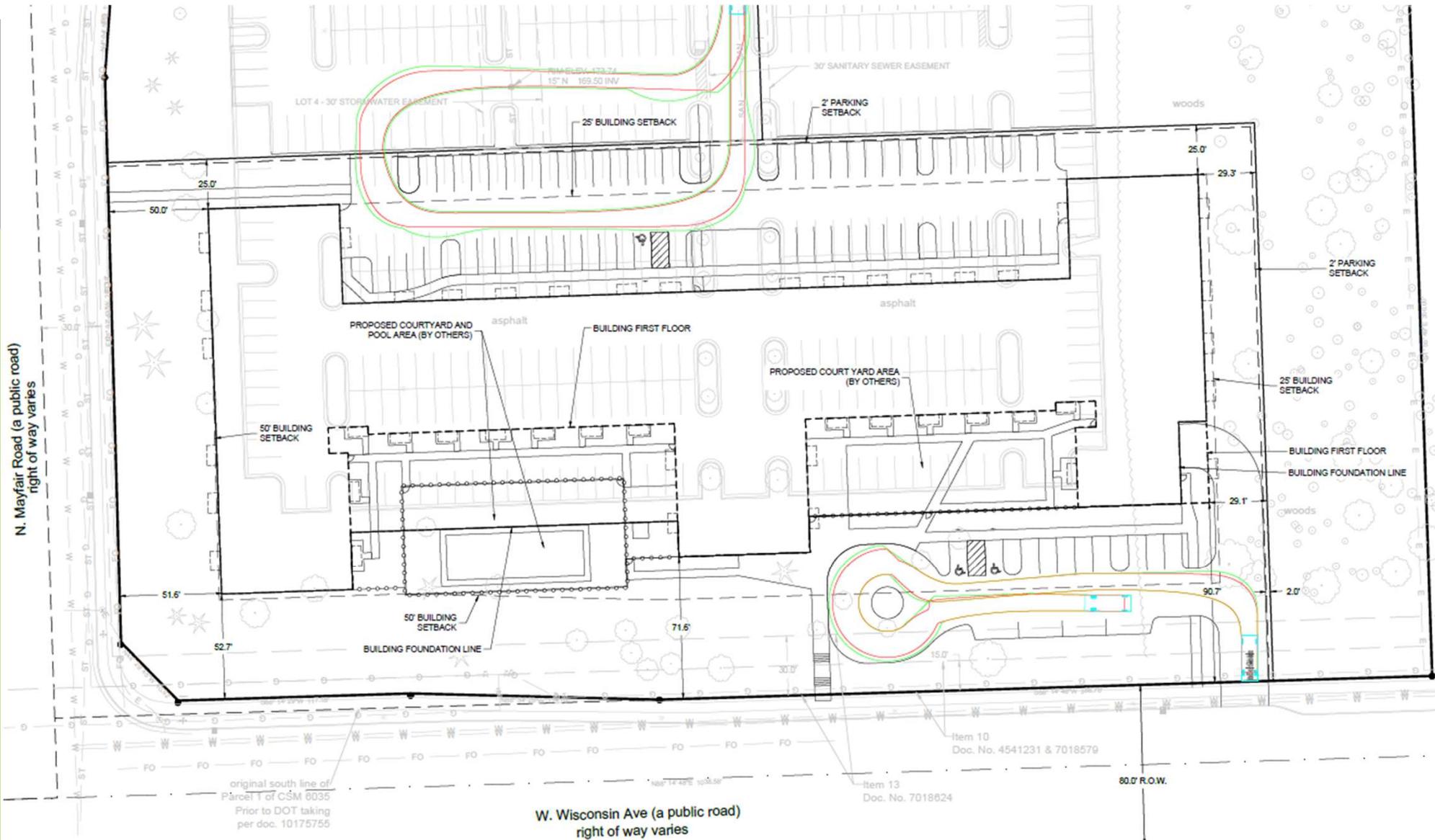
- Land: 3.667 acres
- Stories: Four (4) stories over one (1) level of structured parking
- Units: 204 units
 - 20% studios
 - 51% 1BR
 - 25% 2BR
 - 4% 3BR
- Type: Market-rate
- Parking: 195 structured stalls
75 surface stalls
- Timing: July 2026 start
October 2027 opening



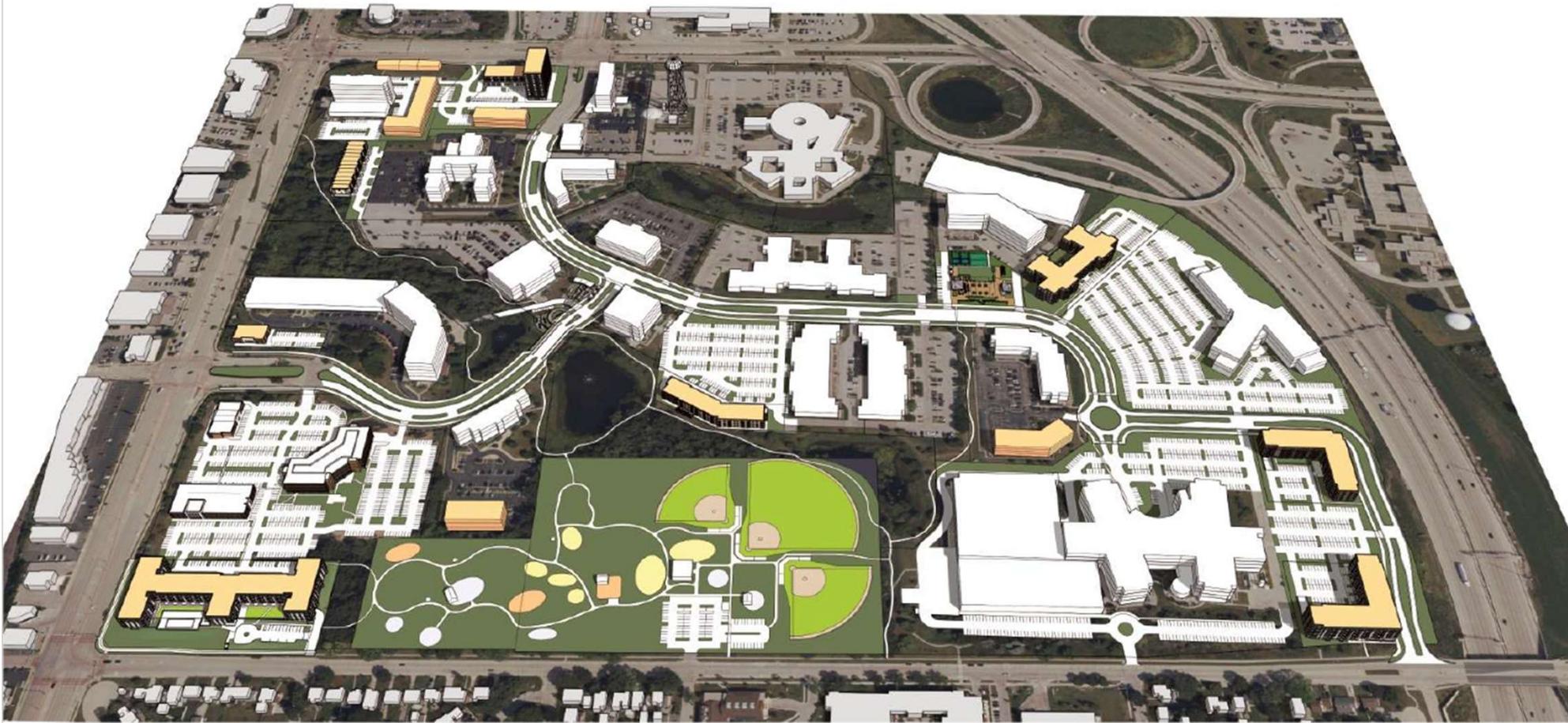
SITE PLANNING



SITE PLANNING



MASTER PLAN | MILWAUKEE COUNTY RESEARCH PARK



RENDERINGS

View from Mayfair Rd. & Wisconsin Ave. looking northeast



RENDERINGS

View from Mayfair Rd. & Wisconsin Ave. looking northeast



RENDERINGS

View from Wisconsin Ave. looking northwest



EXTRAORDINARY PROJECT COSTS

National/Local Trends

- Construction Inflation/Tariffs
- Financing

Site/Project Specific

- Structured Parking
- Soil Stabilization
- Union Labor Requirement
- Affordable Housing Contribution
- Sustainability Features
 - 100% electric HVAC system
 - Electrical vehicle charging (shared & dedicated)
 - Porous pavement
 - Bicycle/pedestrian infrastructure

BENEFITS TO WAUWATOSA

- Alignment with City's Comprehensive Plans
- Alignment with Research Park Master Plan
- CDA Contribution for Affordable Housing Initiatives
- Diversity Inclusion Program
- \$35+ Million of Value Creation / Increased Tax Base
- PAYGO Risk Transfer





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