

a**DONE**deal

Client Name: 10400 INNOVATION, LLC
Other Key Players: Innovation Point, LLC;
National City Bank
Type of Deal: Purchase of real estate
Size of Deal: \$8.25 million

Principal WHD Team Members: Douglas Pessefall,
Hal Karas, James Lowe, Michael Taibleson, Nathaniel
Hoffman, Thomas Klancnik, Lisa Lange

Practice Groups Involved: Tax, Tax Exempt
Organizations, Real Estate, Corporate, Employee
Benefits, Securities

When Whyte Hirschboeck Dudek S.C. clients Paul Eberle and Capital Properties of Wisconsin, LLC decided to purchase 10400 W. Innovation Drive, a multi-tenant office building located in the Milwaukee County Research Park in Wauwatosa, Wis., they engaged WHD to help negotiate and close the purchase and financing. Eberle is a real estate investor and Capital Properties is a real estate and property management company. The Innovation property offered Eberle and Capital Properties the prospect of a stable investment and property management opportunity.

WHD helps client purchase multi-tenant office building

To raise the necessary purchase equity, WHD worked with 10400 Innovation, LLC to prepare a private offering that ultimately secured more than 25 investors. WHD provided tax analysis and support for raising equity and working capital through the sale of limited liability company membership interests to investors, some of whom bought their interests using their self-directed retirement accounts. In connection with the purchase, WHD also reviewed and updated all of the existing tenant leases.

