



You are here: [Home](#) > [Daily News](#) > [New Venture Snaps Up Wisconsin Office Park](#)

Last Updated: February 21, 2013

New Venture Snaps Up Wisconsin Office Park

By [Brian J. Rogal](#) | Milwaukee



The first of Capital Square's many investments?

MILWAUKEE, WI- A new venture called **Capital Square Realty Advisors, LLC** was just announced by veteran investor **Louis Rogers**. They acquired their first property late last year, and Rogers told GlobeSt.com that the firm will “satisfy a financial need for us aging baby boomers.”

“Our typical investor is tired of managing their own property,” such as a duplex or a ranch. “The recession has come and gone and the economy has stabilized,” making it easier to sell, but that still leaves many wondering where to park their money. “It’s an old-fashioned idea to go back to real estate,” but recently “money markets were making zero.”

The Virginia-based firm will specialize in gathering up such high-worth investors who want stability, a high return and limit what they owe in capital gains taxes. Under certain conditions, the IRS allows individuals to shelter money received from selling property if it’s plowed back into real estate through a “1031 exchange.” About two-thirds of Capital Square’s investors have done an exchange while the rest invested cash. The firm

structures the funds into a DST.

The newly-bought Riverwood Corporate Center in suburban Milwaukee will certainly give his investors peace of mind. Its only tenant, **ProHealth Care, Inc.**, has a lease that runs through 2022 and considers the building “absolutely mission critical.” Riverwood has up-to-date fiber optics, for example, which the company needs for its advanced data center. “They have to be in this building to operate. This tenant couldn’t say ‘we want to downsize.’”

This year, Capital Square will seek out other buildings with solid tenants like ProHealth, which hopefully will provide a 6% or better cash flow to investors. “Whether the economy is up or down, healthcare [business] is pretty stable due to the aging of the population.”

The recent increase in taxes for high-worth individuals should provide them with even more motivation to find alternative investments like property exchanges. Generally, Rogers does not like higher taxes. “But it’s a very good thing for this business. Our phones are ringing off the hook.”

*Find out the latest in the office sector at **RealShare Conferences**. Hear from prominent speakers and meet the commercial real estate elite. [Check out the 2015 events in your market.](#)*

[About ALM | Customer Support](#)

Copyright © 2015 ALM Media Properties, LLC. All rights reserved.