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## **White Cap Real Estate Closes Tenant-In-Common Deal in Milwaukee County**

### ***Seven Investors Buy Class A Professional Building***

**Madison, Wis.**—White Cap Real Estate, a Wisconsin-based real estate investment firm specializing in 1031 Exchanges recently closed a Tenant-in-Common (TIC) offering on a 20,000 square foot, Class A professional office building located at 5250 S. 108<sup>th</sup> St. in Hales Corners, Wis.

White Cap Real Estate and seven TIC investors purchased the building for \$5.8 million. The property boasts several long-term tenants including Aurora Health Care Metro Inc. and Forward Dental/American Dental Partners of Wisconsin.

“We’re finding that 1031 Tenant-in-Common Exchanges are becoming increasingly popular in the Midwest as more people catch on that these are stable, income-producing investment solutions,” said Ted Thomsen, co-founder of White Cap Real Estate. “Multiple investors can hold an individual title for a property, receive a steady income stream, remain in control of major decisions, and not have to worry about managing the property.”

1031 Exchanges allow individuals to defer paying federal capital gains taxes after selling an investment property if they reinvest their money into another property of equal or greater value. Tenant-in-Common purchases are a low-risk option for investors seeking 1031 Exchanges and provide the opportunity for growth into commercial real estate.

[White Cap Real Estate](#) is a boutique sponsor of quality investments in commercial office and retail property real estate in the Midwest and California. The company offers professionally managed, turnkey real estate investment products for those seeking 1031 Exchanges or direct investments in income producing real estate, with hassle-free ownership. White Cap Real Estate has offices in Appleton and Madison, Wis. and partners with firms in California.

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