

OFFERING MEMORANDUM

Value-Add Multifamily Investment Opportunity

Executive Summary

This is a stabilized, income-producing multifamily property with immediate and built-in rental upside. The asset offers a strong in-place return with the ability to increase NOI through scheduled rent increases and management optimization.

- Purchase Price: \$755,000
- Current Cap Rate: 6.7%
- Projected Cap Rate: 7.5%
- Projected Gross Income: \$69,000

This is an ideal opportunity for an investor seeking cash flow with near-term appreciation.

Investment Highlights

- Built-In Rent Growth: Contractual rent increases already in place
 - Immediate Upside: Month-to-month units allow for rapid rent adjustments
 - Strong Tenant Mix: Diverse unit sizes (1BR–3BR) appeal to a broad renter base
 - Low Operating Expenses: Efficient cost structure enhances returns
 - Stabilized Asset: Producing consistent income from day one
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Rent Roll

Unit	Beds/Baths	Current Rent	Increase Date	New Rent	Lease Term
520	2 / 1	\$1,100/m	7/31/2027	\$1,200/m	8/1/2026 – 7/31/2027
524	1 / 1	\$950/m	1/31/2027	\$1,050/m	2/1/2026 – 1/31/2027
526	3 / 1	\$1,300/m	12/31/2026	\$1,400/m	1/1/2026 – 12/31/2026
528	1 / 1	\$850/m	9/30/2026	\$950/m	M-M (At Increase 10/1/26-9/30/27)
530	2 / 1	\$1,050/m	11/30/2026	\$1,150/m	M-M (At Increase 12/1/26-11/30/27)

Income Overview

Metric	Current	Projected (1–11 Months Coincides with Increase Dates Above)
Monthly Income	\$5,250	\$5,750
Annual Income	\$63,000	\$69,000

Operating Expenses

Expense	Annual
Real Estate Taxes	\$5,777
Water & Garbage	\$4,000
Insurance	\$2,798

Total Expenses: \$12,575

Net Operating Income (NOI)

- Current NOI: \$50,425
 - Projected NOI: \$56,425
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Cap Rate Analysis (If Property is Purchased at Full Asking Price)

Scenario	Cap Rate
Current	6.7%
Projected	7.5%

Value-Add Opportunity

This asset presents a clear path to increased profitability:

- Below-Market Rents: Opportunity to further push rents beyond scheduled increases
 - Month-to-Month Units: Flexibility to immediately align rents with market
 - Expense Optimization: Potential to reduce utility or operational costs
 - Future Appreciation: NOI growth directly drives property value
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Pricing Strategy / Investor Angle

At the projected NOI of \$56,425, an investor buying at a 7.0% market cap would justify a valuation of approximately:

\$806,000+

This creates a compelling case that the asset is:

- Priced below market
 - Positioned for forced appreciation
 - Offering both yield + equity upside
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Conclusion

This is a rare opportunity to acquire a cash-flowing multifamily property with immediate upside already in motion. With minimal effort, an investor can increase NOI and overall asset value within the first 12 months of ownership.

INCOME & EXPENSES

UNIT #	BEDS/ BATHS	CURRENT RENT	RENT INCREASE DATE	RENT INCREASE AMOUNT	CURRENT LEASE TERM
520	2/1	\$1100/M	7/31/27	\$1200/M	8/1/2026- 7/31/2027
524	1/1	\$950/M	1/31/27	\$1050/M	2/1/2026- 1/31/2027
526	3/1	\$1300/M	12/31/2026	\$1400/M	1/1/2026- 12/31/2026
528	1/1	\$850/M	9/30/2026	\$950/M	M-M Tenant signing lease 10/1/26- 9/30/27
530	2/1	\$1050/M	11/30/2026	\$1150/M	M-M Tenant signing lease 12/1/26- 11/30/27
RENT INCOME TOTAL MONTHLY		\$5250/M	1-11 Months	\$5750/M	
RENT INCOME TOTAL ANNUAL		\$63,000/Y		\$69,000/Y	

ANNUAL EXPENSES

2025 Real Estate Taxes \$5777

Water & Garbage Removal (Included on one Bill) \$4000

Insurance (General Liability & Property) \$2798

TOTAL EXPENSES: \$12,575/Y

INCOME & EXPENSES

CURRENT NOI \$50,425

UPCOMING NOI \$56,245

CAP RATE (DEPENDS ON ACTUAL PURCHASE PRICE)

CURRENT CAP RATE AT FULL PURCHASE PRICE OF \$755,000 = 6.7%

UPCOMING CAP RATE AT FULL PURCHASE PRICE OF \$755,000 = 7.5%