



OFFERING MEMORANDUM

Modern Loft Tiny Home Community – 12 Units | Turnkey Investment

PROPERTY OVERVIEW

Introducing a boutique 12-unit Modern Loft Tiny Home Community designed for long-term durability, minimal maintenance, and consistent rental demand. Each home features 1 bedroom, 1 bath, 540 sq. ft., plus a private loft, providing tenants with efficient and stylish living spaces. This property offers investors a rare opportunity to acquire a stabilized, high-yield multifamily asset with strong rent growth potential and minimal operational expenses.

INVESTMENT HIGHLIGHTS

Total Units	12
Unit Mix	1 Bedroom / 1 Bath / 540 Sq. Ft. + Loft
Construction	All-Metal Exteriors & Roofing – Low Maintenance, Long Lifespan
Current Market Rent	\$995/month per unit
Occupancy	Stabilized / Strong Tenant Demand
Tenant-Paid Expenses	All Utilities
Owner-Paid Expenses	Lawncare
Tenant-Supplied Appliance	Refrigerator (reduces maintenance liability)
Pet Policy	Small Pets Allowed*
Potential Gross Rent (at 100%)	\$11,940/month \$143,280 annually

INTERIOR FEATURES

- Private Loft for Storage or Guest Use
- Quartz Countertops
- Vinyl Wood Plank Flooring
- Stainless Steel Appliances
- Washer & Dryer in Each Unit
- Modern Fixtures & Finishes
- Cable & High-Speed Internet Ready

EXTERIOR FEATURES

- Durable All-Metal Construction
- Private Backyard with Full Privacy Fence
- Gravel Drive with Concrete Walkways
- Professionally Maintained Lawncare

FINANCIAL PRO FORMA

Gross Potential Rent	\$143,280
Less: Vacancy (5%)	(\$7,164)
Effective Gross Income	\$136,116
Operating Expenses	(\$22,800)
Net Operating Income (NOI)	\$113,316
Estimated Cap Rate (at \$1,650,000)	6.87%

INVESTMENT SUMMARY

This modern micro-community delivers a low-overhead, high-yield rental model. With tenant-paid utilities and limited owner responsibilities, operational efficiency remains strong. The durable metal construction and compact footprint reduce long-term maintenance exposure, while modern finishes attract quality tenants and sustain market-rate rent growth. Ideal for investors seeking turnkey, stabilized cash flow or portfolios focused on low-maintenance assets.

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