

EXCLUSIVE INVESTMENT OFFERING · MULTIFAMILY · SPRINGFIELD, OH MSA

# 1835 E Home Rd | New-Construction Multifamily

Springfield, Ohio 45503 · 28 Luxury Units · 2024 Construction · 100% Occupied

100% OCCUPIED

NEW CONSTRUCTION

ZERO LEASE-UP RISK

15-YEAR TAX ABATEMENT

1031 EXCHANGE READY



**\$3,995,000**  
ASKING PRICE

**28 Units**  
100% OCCUPIED

**\$315,000**

**7.88%**

## INVESTMENT HIGHLIGHTS

### 28 Units

100% OCCUPIED

Immediate in-place income — zero lease-up risk from day one.

### 2024

YEAR BUILT

Modern systems, minimal deferred maintenance, and long useful life.

### 15-Year

TAX ABATEMENT

Dramatically enhanced net returns and long-term operating efficiency.

### \$142,679

PRICE PER UNIT

Institutional-quality asset at a compelling per-unit basis.

### 7.88%

GOING-IN CAP RATE

Strong yield in a supply-constrained market with durable demand.

### High-End

INTERIOR FINISHES

Premium interiors command top rents and reduce tenant turnover.

## PROPERTY PHOTOS



### THE OPPORTUNITY

This is not a value-add story — it's a **turnkey, cash-flowing asset engineered to perform from day one**. Brand-new construction, full occupancy, and a long-term tax abatement combine to deliver reduced expense exposure and consistent yield in a supply-constrained market. In a marketplace where new construction is increasingly expensive and operational risk is rising, 1835 E Home Rd offers what investors are actively seeking: **certainty of income, quality of construction, and long-term cost control**. Fully stabilized. Tax-advantaged. Built to last.

### WHY THIS ASSET STANDS OUT

- 100% occupied with stabilized in-place NOI — zero lease-up risk
- 2024 construction — new systems, long useful life, minimal capex
- Premium interiors command strong rents and reduce turnover
- 15-year tax abatement enhances operating efficiency significantly
- Supply-constrained Springfield market with persistent rental demand
- Purpose-built for today's renter and tomorrow's investor

### IDEAL BUYER PROFILE

- 1031 Exchange Buyers** — stabilized income, ready to close
- Private Investors** — turnkey yield with downside protection
- Syndicators** — institutional-quality asset with proven cash flow
- Family Offices** — long-term hold with tax-advantaged returns
- Portfolio Builders** — scalable multifamily in growing Ohio MSA

FOR MORE INFORMATION & OFFERING MEMORANDUM

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