



911 S MAIN ST

911 S Main st
Ann Arbor, MI 48104-3489



INVESTMENT SUMMARY

Metro Property Services is pleased to present the exclusive opportunity to acquire to 911 S Main St, an Ultra-Modern New Construction Multifamily building located steps from Michigan Stadium and University of Michigan's Central Campus in the heart of downtown Ann Arbor. Divided into 6 Units with a total of 34 Bedrooms, each Bedroom has its own ensuite bathroom and property comes equipped with NFPA 13r Fire Suppression system for superior safety. 6 Underground Parking Spaces with EV Charging Stations installed, and an additional 2 spaces located outside the building. Plentiful Deck space on the exterior of the building for entertaining. The property also boasts Rooftop Solar Panels, which defray the Owner's energy costs. Located steps from the new 2300 Bed University of Michigan Dorm, which opens in 2026.

PROPERTY SUMMARY

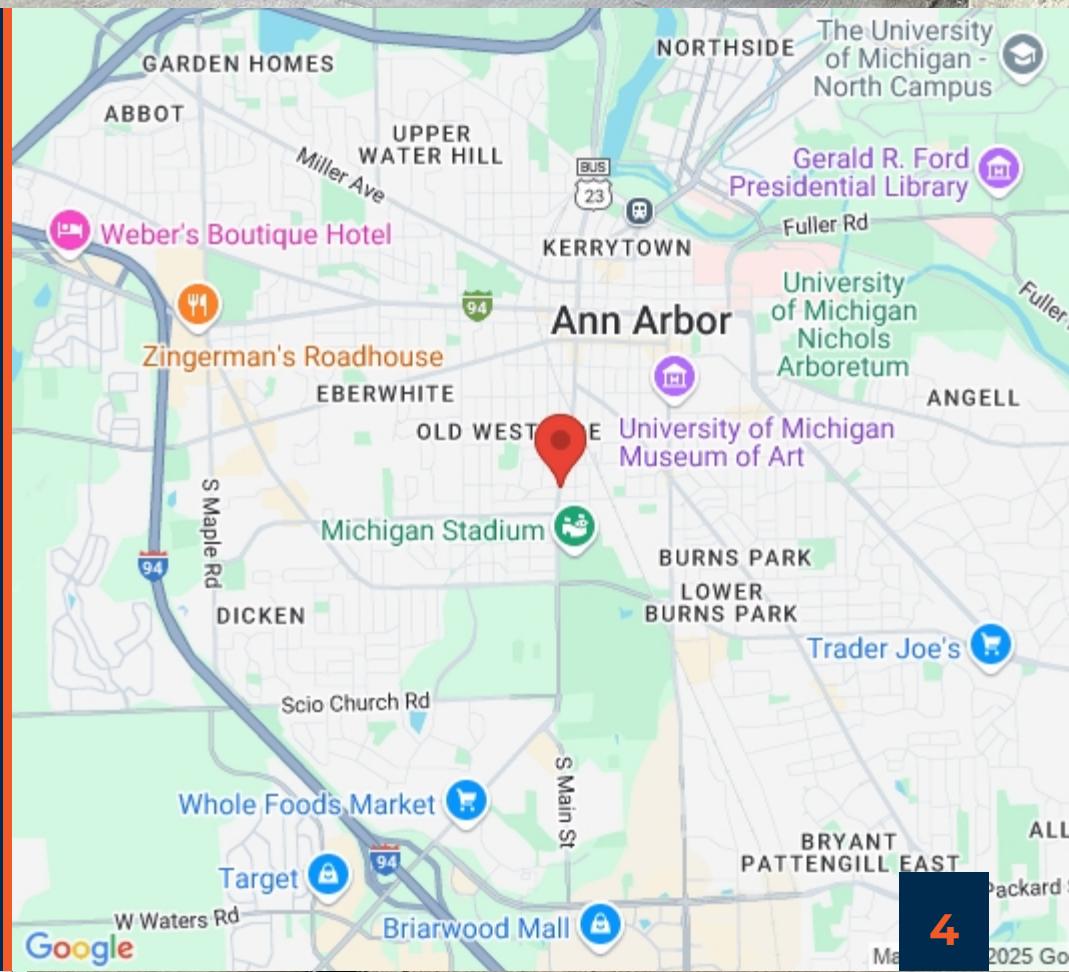
Offering Price	\$5,895,000.00
CAP Rate	4.97%
NOI	\$292,981.50
Building SqFt	14,095 SqFt
Lot Size (acres)	0.32
Levels	3
Units	6.00
Year Built	2024
County	Washtenaw
Parcel ID / APN	09-09-32-113-017





INVESTMENT HIGHLIGHTS

- Ultra Modern New Construction Building
- Located in a rapidly growing area, with significant revenue upside
- Steps to Michigan Stadium and University of Michigan Central Campus
- Eco Friendly Building with Solar Panels and EV Charging Stations
- Ultra High End finishes throughout
- A total of 34 Bedrooms and 35 & 1/2 Bathrooms within the property
- New 2300 Bed University of Michigan Dorm steps away
- Plenty of Outdoor deck space for Socializing, Yoga, Recreation





LOCATION HIGHLIGHTS

- Located on Main St, which is the main thoroughfare into Ann Arbor
- The University of Michigan has acquired many nearby properties for future expansion
- AATA Bus Stop directly in front of the building
- 2 blocks from 2300 Bedroom University of Michigan Dorm currently being constructed, which beginning in 2026 will become a massive influx of potential Tenants
- Steps from the University of Michigan Athletic Campus and IM Building



CITY OF ANN ARBOR

COUNTY WASHTENAW

AREA

CITY 29.1 SQ MI
LAND 28.2 SQ MI
ELEVATION 840 FT

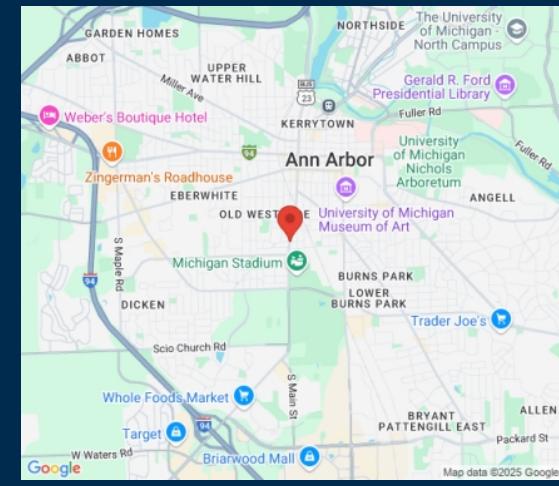
POPULATION

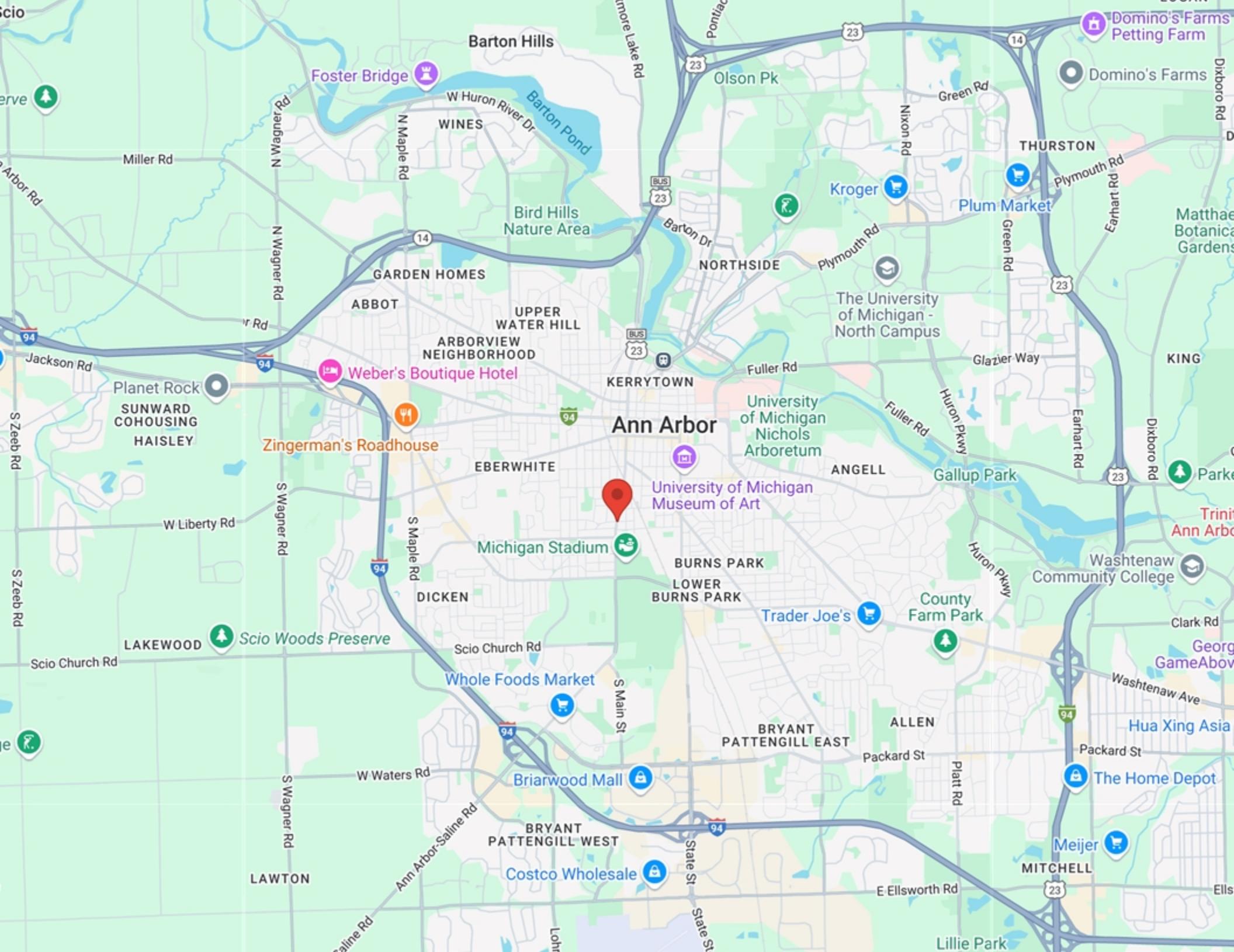
POPULATION 123,851



ABOUT ANN ARBOR

Ann Arbor is a city in Washtenaw County, Michigan, United States, and its county seat. The 2020 census recorded its population to be 123,851, making it the fifth-most populous city in Michigan. Located on the Huron River, Ann Arbor is the principal city of its metropolitan area, which encompasses all of Washtenaw County and had 372,258 residents in 2020.





CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from METRO PROPERTIES COMMERCIAL and it should not be made available to any other person or entity without the written consent of METRO PROPERTIES COMMERCIAL.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to METRO PROPERTIES COMMERCIAL. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. METRO PROPERTIES COMMERCIAL has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, METRO PROPERTIES COMMERCIAL has not verified, and will not verify, any of the information contained herein, nor has METRO PROPERTIES COMMERCIAL conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE METRO PROPERTIES COMMERCIAL ADVISOR
FOR MORE DETAILS.**

EXCLUSIVELY PRESENTED BY:



CHRIS VESSELS

Commercial Specialist

Mobile: (734)649-2409

chvessels@gmail.com

METRO PROPERTIES COMMERCIAL

Office: (734)668-6686