



RYAN TOMA
Associate
rtoma@cmprealestategroup.com

NICHOLAS SHABA
Associate
nshaba@cmprealestategroup.com

TABLE OF CONTENTS

TABLE OF CONTENTS	Page(s)
Offering	3
Investment Summary	4–5
Survey	6
Property Amenities	7
Interior Images	8
Floor Plans	9
Area Draws	10
Aerial	11
Demographics	12
Sale Comparable Map	13
Rent Comparable Map	14
Listing Contacts & Disclaimer	15

THE OFFERING

CMP Real Estate Group, as the exclusive advisor, is pleased to announce the offering of Warren Manor, a 479-unit multifamily property exceptionally well-located in Warren, Michigan.

Situated at 21516 Dequindre Rd, Warren Manor occupies a prime position within the bustling Detroit suburb market. This advantageous location offers investors direct access to a thriving working-class community and significant rental growth opportunities. Positioned at the intersection of 9 Mile and Dequindre, the property provides residents with exceptional connectivity to a variety of amenities, transportation options, and proximity to I-75, presenting a standout investment prospect in a vibrant Detroit submarket.

Built in 1969 on a spacious 30.72-acre parcel, Warren Manor is a well-maintained two-story community spanning 431,724 square feet. With recent capital improvements totaling approximately \$5,000,000, enhancing 205 units and exterior features, the property is primed for further value-add through ongoing upgrades. The community offers a mix of one-bedroom and two-bedroom units, designed to meet diverse tenant needs.

Residents benefit from an array of on-site amenities, including a central laundry facility, exterior lighting, a swimming pool, and covered parking. The property is enhanced by mature landscaping with trees, flowers, mowed lawns, shrubs, and hedges, fostering a welcoming environment. Practical features such as ample surface parking and dedicated on-site management ensure a well-run community.

Upgraded units feature modern interior amenities, including air conditioning and heating, along with fully equipped kitchens. Each unit includes laminate countertops, wood cabinetry, an electric oven/range, garbage disposal, dishwasher, microwave, and refrigerator/freezer. The property’s prime location offers residents convenient access to shopping, dining, and entertainment, plus excellent connectivity to major highways.

Warren enjoys a dynamic, diversified economy, supported by key employment sectors such as healthcare, social assistance, retail, trade, transportation, manufacturing, and a growing professional and technical services industry.

The property provides easy access to major routes including I-75, I-696, and Woodward Ave, connecting residents to Oakland, Wayne, and Macomb Counties. Nearby cities include Sterling Heights, Detroit, Madison Heights, and Roseville. Within a 20-mile radius, residents can visit notable landmarks like Belle Isle Park, Detroit Institute of Arts, Henry Ford Museum of American Innovation, Campus Martius Park, Detroit Zoo, and Oakland Mall.

This robust employment base attracts a diverse workforce, driving consistent demand for rental housing in Warren and the broader Detroit submarket. This creates an ideal setting for multifamily investment with strong potential for sustained occupancy and rental growth.

Warren Manor presents an enticing investment opportunity in Warren, Michigan, delivering immediate income of \$454,350.81 monthly, with a projected 33% rental income upside. This property stands out for its stability and long-term value in a high-demand market.



479
Total Units



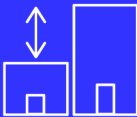
± 811 SF
Avg. Unit Size



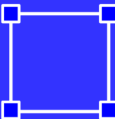
1969
Year Built



13
Total Buildings



± 431,724 SF
Building Size



30.72 AC
Lot Size

INVESTMENT SUMMARY

INVESTMENT OVERVIEW

Purchase Price	Contact Broker
Address	21516 Dequindre Rd
City/State	Warren, Michigan
Number of Units	479
Unit Mix	295 - 1BD/1BA 184 - 2BD/1BA

PROPERTY OVERVIEW

Year built/Renovated	1969/2023
Rentable SF	±388,675 SF
Lot Size	30.72 AC
AVG Unit Size	811 SF
Number of Buildings	13
Number of Floors	2
Parking	Covered Parking
Occupancy	84.1%

UTILITY INFORMATION

Electricity	Not Included in rent – Residents pay direct to provider
Cable/Telephone/Internet	Not Included in rent – Residents pay direct to provider
Sewer	Not included in the rent – RUBS system is used
Cold Water	Not included in the rent – RUBS system is used
Trash Removal	Not included in the rent – RUBS system is used
Gas	Not included in the rent – RUBS system is used

INVESTMENT HIGHLIGHTS



PRIME LOCATION IN A THRIVING MARKET

Acquire a 479-unit multifamily property strategically positioned within the dynamic Detroit suburb market in Warren, Michigan, offering investors access to a robust working-class demographic and rental growth potential.



DESIRABLE UNIT MIX & AMENITIES

The property features a well-balanced mix of one- and two-bedroom units with modern upgrades, including air conditioning, heating, and fully equipped kitchens, complemented by on-site amenities like a swimming pool, central laundry, and covered parking.



VALUE-ADD OPPORTUNITY WITH CONTINUED RENOVATIONS

This well-maintained, two-story community on 30.72 acres presents significant value-add potential, with recent \$5,000,000 in capital improvements to 205 units and exterior components, paving the way for further enhancements and faster turnover of vacant units.



IMMEDIATE INCOME STREAM

The property currently generates \$454,350.81 in monthly income, providing investors with a strong in-place cash flow.



SIGNIFICANT RENTAL UPSIDE POTENTIAL

Benefit from a projected 33% upside in rental income, offering an attractive return on investment between filling vacant units along with raising rents on units that are under market.



PROXIMITY TO MAJOR EMPLOYMENT & EDUCATION

Located in Warren, a city with a diversified economy anchored by healthcare, retail, transportation, manufacturing, and growing professional services, driving consistent rental demand.



EXCELLENT CONNECTIVITY AND ACCESS

Enjoy seamless access to major highways (I-75, I-696, Woodward Ave) and proximity to neighboring cities like Detroit, Sterling Heights, and Madison Heights, plus nearby landmarks such as Belle Isle Park and the Detroit Zoo.



STABILITY AND LONG-TERM VALUE

This offering delivers exceptional stability and long-term value in a high-demand multifamily market, ideal for various investment strategies, including 1031 Exchanges.

INVESTMENT SUMMARY

TAX INFORMATION

Parcel ID #1	12-13-31-301-013
True Cash Value	\$13,634,480
State Equalized Value	\$6,817,240
Taxable Value	\$6,817,240
Millage Rate	72.5979
Current Property Taxes	\$494,712.79



TAX INFORMATION

Parcel ID #2	12-13-31-301-012
True Cash Value	\$5,719,280
State Equalized Value	\$2,859,640
Taxable Value	\$2,859,640
Millage Rate	72.5979
Current Property Taxes	\$207,603.86





PROPERTY AMENITIES

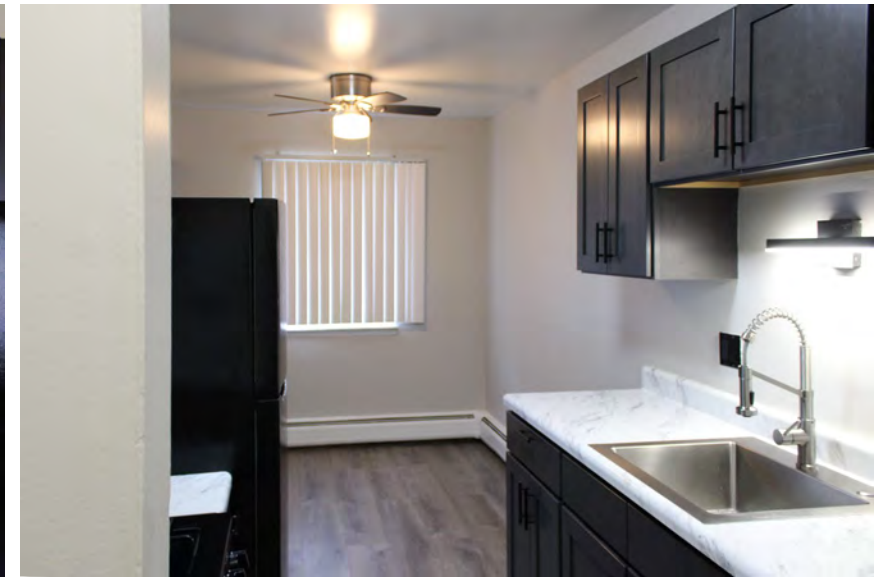
PROPERTY FEATURES

- Common Laundry
- Exterior Lighting
- Onsite Manager
- Swimming Pool
- Covered Parking



UNIT AMENITIES

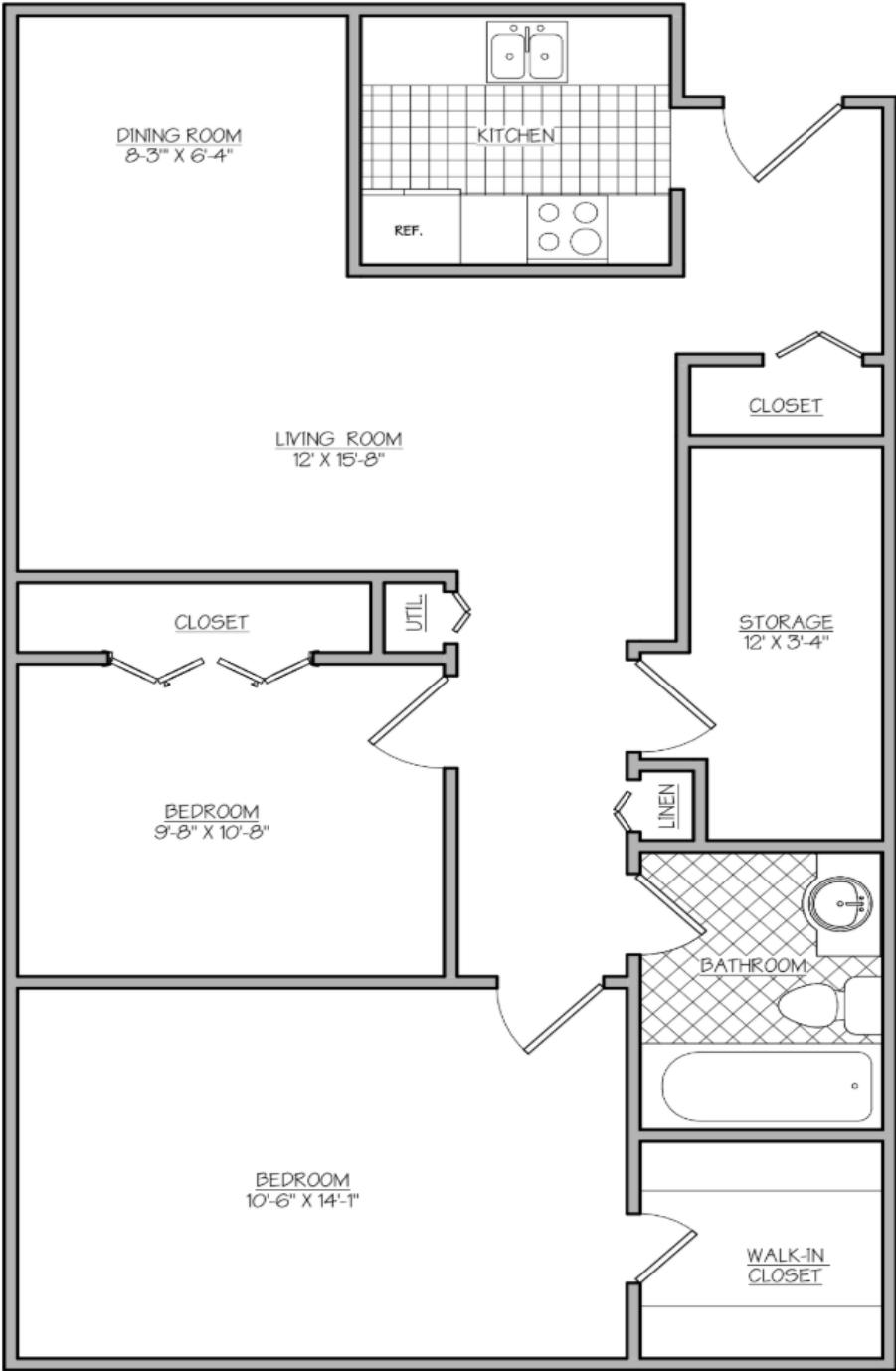
- Air Conditioning
- Dishwasher
- Garbage Disposal
- Open Parking
- Covered Parking
- Range/Stove Top
- Refrigerator



INTERIOR IMAGES

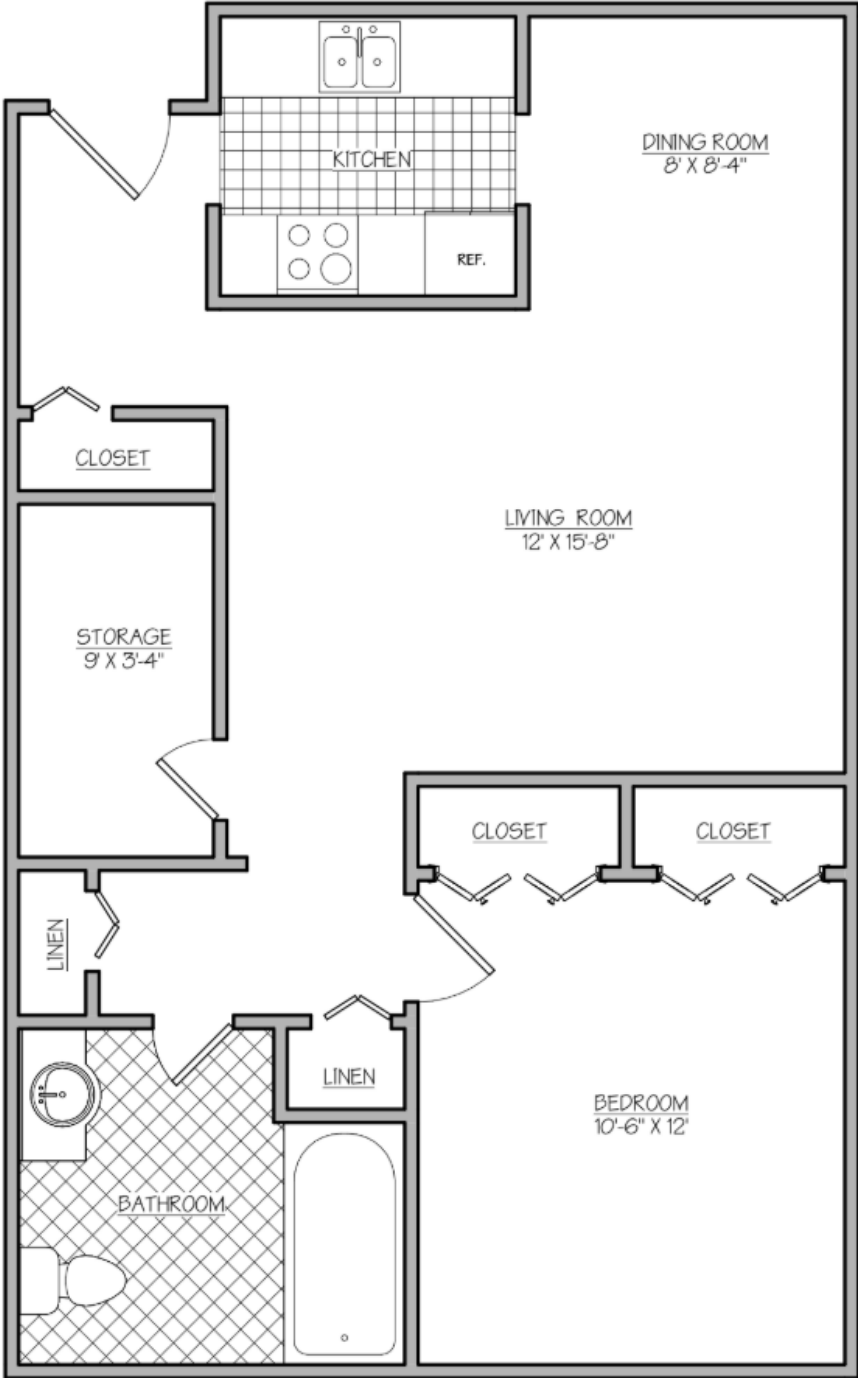


FLOOR PLANS



2 BEDROOM/1 BATHROOM

Avg. Square Footage of Units	950 SF
Total Number of Units	184 Units



1 BEDROOM/1 BATHROOM

Average Square Footage of Units	725 SF
Total Number of Units	295 Units

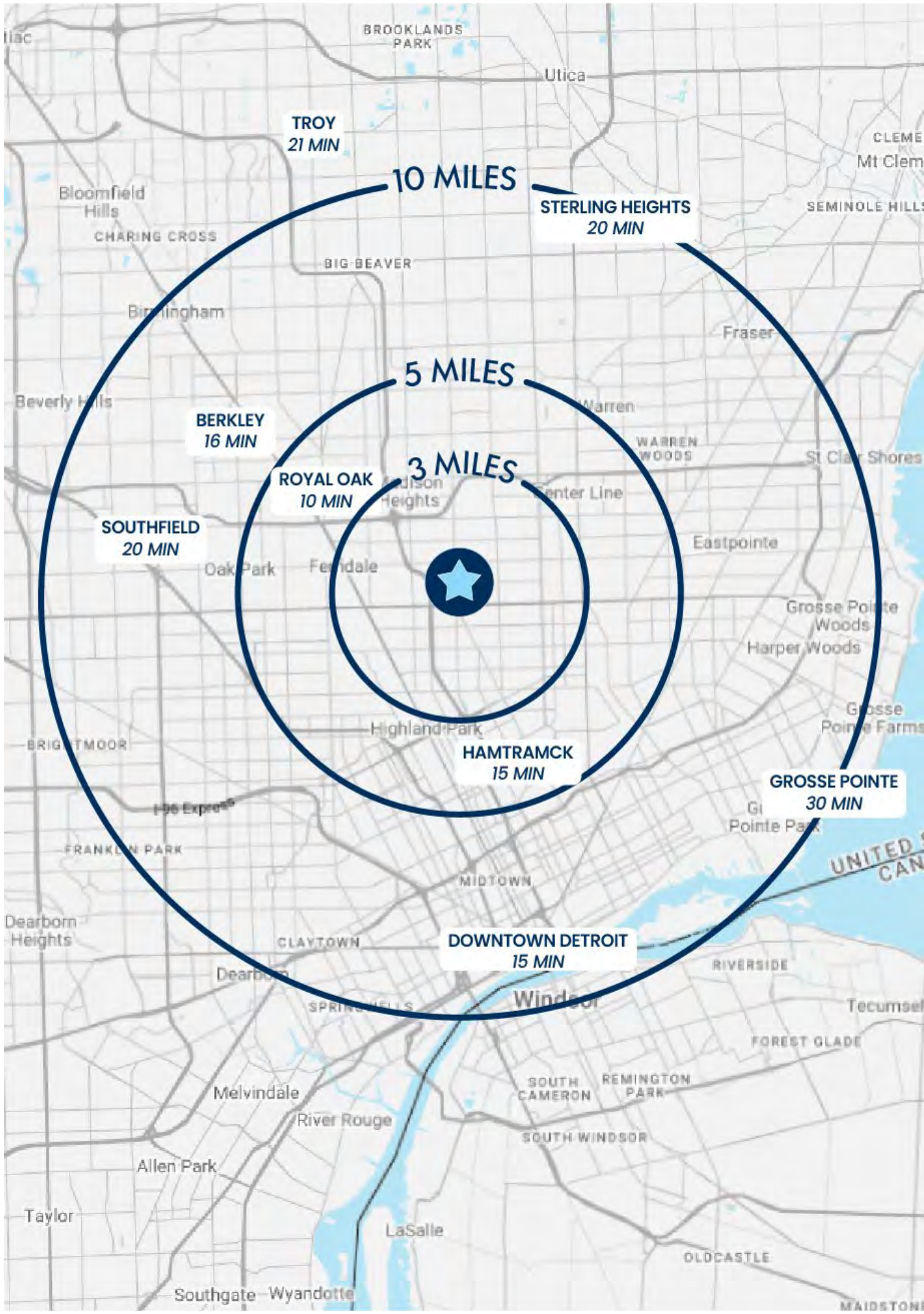
AREA DRAWS

NEARBY RETAILERS



DISTANCE FROM PROPERTY

- DOWNTOWN FERNDALE (2.9 MILES)
- PUBLIC LIBRARY (2.9 MILES)
- OAKLAND COMMUNITY COLLEGE (5.4 MILES)
- UNIVERSITY OF DETROIT MERCY (5.7 MILES)
- DOWNTOWN ROYAL OAK (5.8 MILES)
- DETROIT INSTITUTE OF ARTS (8.5 MILES)
- EASTERN MARKET (8.9 MILES)
- DOWNTOWN DETROIT (9.5 MILES)





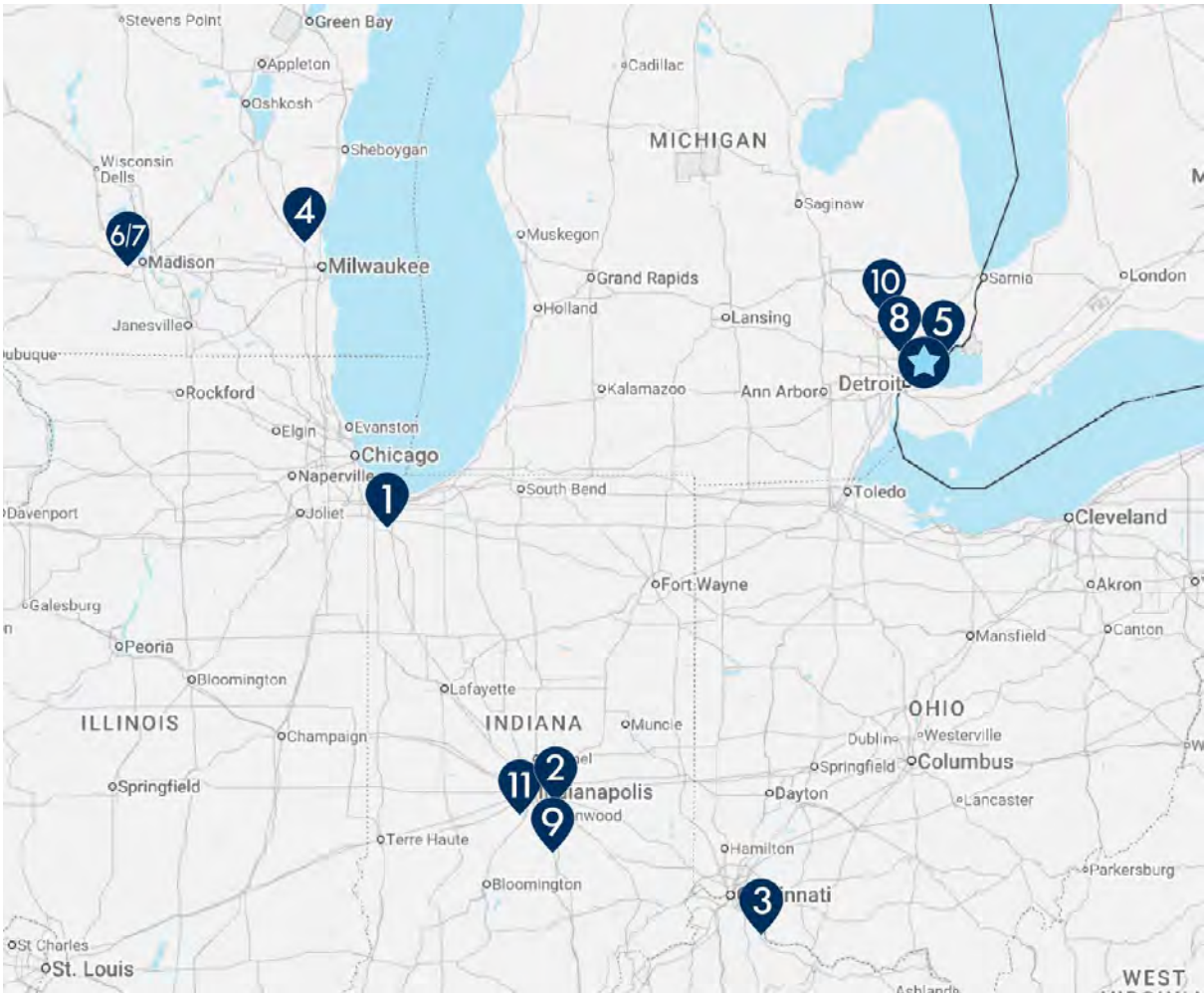
DEMOGRAPHICS

Radius	1 - Mile	3 - Mile	5 - Mile
Population			
2020 Population	12,687	108,228	261,942
2024 Population	12,083	105,992	259,077
2029 Population Projection	11,884	104,833	256,767
Annual Growth 2020-2024	-1.2%	-0.5%	-0.3%
Annual Growth 2024-2029	-0.3%	-0.2%	-0.2%
2020 Population	12,687	108,228	261,942
Households			
2020 Households	5,332	47,047	115,783
2024 Households	5,076	46,152	114,703
2029 Household Projection	4,992	45,659	113,705
Annual Growth 2020-2024	-0.7%	0.0%	0.2%
Annual Growth 2024-2029	-0.3%	-0.2%	-0.2%
Avg Household Size	2.30	2.20	2.20
Avg Household Vehicles	2.00	2.00	2.00
Household Income			
Avg Household Income	\$114,472	\$124,980	\$116,895
Median Household Income	\$87,254	\$95,504	\$89,294

Radius	1 - Mile	3 - Mile	5 - Mile
Housing Details			
Median Home Value	\$267,047	\$306,771	\$293,428
Median Year Built	1963	1960	1961
Owner Occupied Households	3,502	32,571	74,097
Renter Occupied Households	1,490	13,088	39,608
Housing Composition			
	1 - Mile	3 - Mile	5 - Mile
1-Person Households	1,639	16,447	42,171
2-Person Households	1,644	14,853	36,788
3-Person Households	810	6,490	16,093
4-Person Households	657	5,484	13,034
5-Person Households	235	2,046	4,710
6-Person Households	71	584	1,310
7-Person Households	20	248	598
Employment			
	1 - Mile	3 - Mile	5 - Mile
Civilian Employed	6,502	58,048	140,330
Civilian Unemployed	132	1,503	3,915
Civilian Non-Labor Force	3,469	28,369	71,447
U.S. Armed Forces	0	67	121

SALE COMPARABLES

SALE COMPARABLE MAP



SALE COMPARABLES

	Property Name	Address	Units	Built/ Renov	Sale Price	Sale Date	Price Per Unit
★	Warren Manor	21516 Dequindre Rd Warren, MI	479	1969			
1	Tiberon Trails Apartments	1240 W 52nd Dr Merrillville, IN	376	1974	\$36,100,000	Aug-25	\$96,010.64
2	Riverbend Apartments	8850 River Bend Pky Indianapolis, IN	996	1983	\$136,250,000	Jul-25	\$136,797.19
3	Gateway Plaza	400-416 W 9th St (Part of a 2 Property Sale) Cincinnati, OH	348	1975	\$36,488,322	Jul-25	\$104,851.50
4	Harbor Pointe Apartments	9200 N 75th St (Part of a 2 Property Sale) Milwaukee, WI	412	1971	\$44,769,559	Jun-25	\$108,663.98
5	The Haven at Grosse Pointe	20600 Balfour St Harper Woods, MI	408	1962	\$50,000,000	Jan-25	\$122,549.02
6	ReNew at the Greens	2301 Traceway Dr (Part of a 2 Property Sale) Fitchburg, WI	372	1970	\$42,250,000	Jan-25	\$113,575.27
7	ReNew High Ridge	2302 High Ridge Trl (Part of a 2 Property Sale) Fitchburg, WI	305	1978	\$40,750,000	Jan-25	\$133,606.56
8	The Crossroads	20800 Knob Woods Dr Southfield, MI	588	1965	\$83,000,000	Oct-24	\$141,156.46
9	Fairways at Valle Vista	610 Paradise Ct Greenwood, IN	340	1980	\$37,250,000	Sep-24	\$109,558.82
10	Glengarry Park Apartments	850 Williamsbury Dr Waterford, MI	300	1972	\$31,350,000	Jun-24	\$104,500.00
11	Astoria Park Apartment Homes	3640 Beluga Ln Indianapolis, IN	470	1974	\$60,500,000	Oct-23	\$128,723.40
Sold Averages			447	1973	\$54,427,989.18	Dec-24	\$118,181.17

RENT COMPARABLES

RENT COMPARABLE MAP



EXCLUSIVELY LISTED BY:

RYAN TOMA

ASSOCIATE

rtoma@cmprealestategroup.com

NICHOLAS SHABA

ASSOCIATE

nshaba@cmprealestategroup.com

CONTACT US:



6476 Orchard Lake Road, Suite A
West Bloomfield, Michigan 48322



(O): 248.538.2000



www.cmprealestategroup.com

DISCLAIMER & CONDITIONS OF OFFERING:

The information contained in this Offering Memorandum does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all the information, which a potential purchaser may need or desire. All information contained herein has been secured by sources we believe to be reliable; however, CMP Real Estate Group, LLC ("Broker") has not independently verified any of the information. All financial projections are based on assumptions relating to anticipated results, the general economy, competition, and other factors beyond the control of the Property Owner ("Owner") and Broker and, therefore, are subject to material variation. Any projections and/or estimates may or may not be indicative of future performance, which may be significantly more or less favorable than that as reflected herein.

This Offering Memorandum prepared by Broker, does not constitute an indication that there has been no change in the business or affairs of the Property or the Owners since the date of preparation of the information herein. Additional information and an opportunity to inspect the Property will be made available to the interested and qualified prospective buyers.

Neither Owner nor Broker nor any of their respective officers, Agents or principals has made or will make any representations or warranties, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of the Offering Memorandum or its contents. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the prospective buyer, with the Property to be sold on an as is, where-is basis without any representations as to the physical, financial or environmental condition of the Property.

Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with any entity at anytime with or without notice. Owner has no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until such sale of the Property is approved by Owner in its sole discretion, a written agreement for purchase of the Property is approved by Owner in its sole discretion, a written agreement for purchased of the Property has been fully delivered, and approve by Owner, its legal counsel and any conditions to the Owner's obligations thereunder have been satisfied or waived.

This Offering Memorandum and its contents, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited here in called the Contents), are of confidential nature. By accepting this Offering Memorandum, you unconditionally agree that you will hold and treat the Offering Memorandum and the Contents in the strictest confidence, that you will not photocopy or duplicate the Offering Memorandum or any part thereof, that you will not disclose the Offering Memorandum or any of the Contents to any other entity (except in the case of a principal, who shall be permitted to disclose to your employees, contractors, investors and outside advisors retained by you, or to third-party institutional lenders for financing sought by you, if necessary, in your opinion, to assist in the determination of whether or not to make a proposal) without the prior authorization of the Owner or Broker, and that you will not use the Offering Memorandum or any of the Contents in any fashion or manner detrimental to the interest of the Owner or Broker.



RETAIL LEASING
*Landlord Representation
& New Project Leasing*



TENANT REPRESENTATION
*Site Selection &
Negotiations*



INVESTMENT SALES
*STNL & Multi-Tenant, Multi-
Family, Carwashes, etc.*



ACQUISITIONS/DISPOSITIONS
*Single & Full Portfolio
Transactions*



MARKET ANALYSIS
*Market Research
& Site Evaluations*



NATIONAL RELATIONSHIPS
*Retailers & Investors
across the U.S.*



TEAMWORK
*Innovative
Solutions*



SHARED DATABASE
*Retailers & Investors
across the U.S.*