

MMG



The Continental

1302 Boxwood Drive, Huntsville, Alabama 35816

Number of Units: 68 Year Built: 2024

IN ASSOCIATION WITH SCOTT REID & PARASELL, INC.
A LICENSED ALABAMA BROKER #000127148-0



INVESTMENT ADVISORS



Kendall Adams
Senior Advisor

kendall.adams@mmgrea.com
678.230.8191



David Huey
Senior Director

david.huey@mmgrea.com
813.909.6259



Zach Croake
Associate Advisor

zach.croake@mmgrea.com
913.956.8559



Brett Meinzer
Managing Director

brett.meinzer@mmgrea.com
816.516.8515



Thomas Skevington
Senior Advisor

thomas.skevington@mmgrea.com
913.231.1086



Tanner Wycoff
Senior Director of Structured Finance

tanner.wycoff@mmgrea.com
785.331.8123



Alex Blagojevich
*Executive Managing Director/
Founding Partner*

alex.blagojevich@mmgrea.com
773.899.0391



Michael Sullivan
*Executive Managing Director/
Founding Partner*

michael.sullivan@mmgrea.com
913.484.7923
MO License No.: 2006007641



Scott Reid
ParaSell, Inc.

scott@parasellinc.com
949.942.6578



TABLE OF CONTENTS

[CLICK TO JUMP](#)



As exclusive Advisor, MMG is pleased to present **The Continental**, a 68-unit multifamily asset strategically located near downtown Huntsville. Offered at a highly attractive basis, the property provides potential for strong returns. As a blank canvas ready for buildout, **The Continental** offers investors flexibility for customization and modernization.

THE CONTINENTAL

302 BOXWOOD DR HUNTSVILLE, AL 35816

County	Madison
Total Units	68
Year Completed	2024
Average Unit Size (SF)	878
Total Rentable SF (Residential)	59,544
Site Acreage	2.4
Density (Units/Acre)	28.33
No. of Residential Buildings	4
No. of Other Buildings	0
No. of Stories	2
Foundation	Slab
Construction	Wood Frame
Parcel ID Number	14-08-33-1-002-062.000
Utilities Metering & Responsibility	
Electric	Resident, Direct, Huntsville Utilities
Water/Sewer	RUBS, Huntsville Utilities
Trash	Valet, RUBS, Vendor of Choice

PROPOSED AMENITIES

UNIT AMENITIES

- Hard Surface Counters
- High End Fixtures & Hardware
- Stainless Appliances
- Smart Features
- Luxury Bath Features
- In-Unit Laundry

COMMUNITY AMENITIES

- Gym
- Pool
- Package Locker
- Pet Area w/ Washing station
- EV Charging
- Fenced & Gated



INVESTMENT HIGHLIGHTS



Strategic Location
Near Downtown
Huntsville



Offered at an Extremely
Attractive Basis



Blank Canvas
Ready for Buildout



Attractive Unit Mix



Located in
Opportunity Zone



Offered Free & Clear
of Existing Debt



Strategic Location Near Downtown Huntsville

The Continental benefits from being relatively shielded from new development due to the limited availability of developable parcels in the immediate area. This scarcity enhances long-term demand and stability for the property. The location offers residents quick access to abundant big-box retail, grocery stores, local shops, diverse restaurants, and entertainment venues such as Topgolf, providing convenience and lifestyle appeal.

Positioned directly across the street from the University of Alabama in Huntsville (UAH) and just down the road from the aerospace, space, and military district, the property attracts a broad range of tenants, from students and academics to professionals in Huntsville's thriving high-tech and defense sectors. This prime positioning secures sustained rental demand and long-term investment potential.



Attractive Unit Mix

The Continental offers a diverse unit mix with studio, one-bedroom, two-bedroom, and three-bedroom units. This reduces risk by attracting a broader tenant base, catering to different demographics, from young professionals seeking smaller spaces to growing families in need of larger accommodation. This allows ownership to maintain occupancy rates more effectively during market fluctuations, as demand for one type of unit may decline while demand for another increases. This built-in flexibility not only stabilizes cash flow but also strengthens the property's long-term value and marketability.



Located in Opportunity Zone

Located in an Opportunity Zone, The Continental may allow new ownership to take advantage of favorable tax incentives, including deferred capital gains taxes, potential reductions on gains held for a specific period, and tax-free gains on Opportunity Zone investments held for over ten years. The asset's location within an Opportunity Zone provides not only substantial tax advantages but also the potential for increased value through local government investment. Opportunity Zones are areas where state and local government often prioritize infrastructure improvements, economic development initiatives, and public services to encourage private investment. This focus on revitalization can indirectly benefit the asset by improving the surrounding neighborhood, boosting demand from tenants, and enhancing property values over time. As the local area improves, the asset stands to gain from a more attractive environment, increased tenant interest, and stronger long-term growth prospects. This combination of tax benefits and potential for area improvements makes the asset a powerful opportunity for investors looking to capture both short-term and future gains.



Offered at an Extremely Attractive Basis

The Continental is offered at an extremely attractive basis, well below replacement cost. This presents a significant advantage, allowing new ownership to enter the market with a higher potential for returns. Lower breakeven points than competing Class-A product in the marketplace will enhance cash flow resilience, reducing risk and providing greater flexibility for future renovations, repositioning strategies, or capital improvements, and ultimately maximizing profitability.



Blank Canvas Ready for Buildout

The Continental is essentially a blank canvas, primed for a fresh start and ready to be built back out, with proposed plans included. Acquiring the property at this stage offers a unique advantage to investors and developers, as it allows for complete customization and modernization of the property without the constraints of previous designs or outdated infrastructure. With the structural framework intact, new layouts, finishes, and systems can be installed to meet current market demands and building codes, providing an opportunity to increase the property's appeal, functionality, and value. This blank slate approach accelerates the path to revitalization and maximizes the potential for long-term returns.



Offered Free & Clear of Existing Debt

The Continental is offered free and clear of existing debt. This allows the new owner to have full control and flexibility in shaping the financial structure of the investment and pursuing various financing options, depending on their specific requirements and preferences.





MARKET OVERVIEW

HUNTSVILLE

The Huntsville metropolitan area, home to approximately 500,000 residents, has quickly emerged as a premier destination for business, innovation, and quality of life in the Southeastern United States. Known for its affordability, with a cost of living below the national average, Huntsville offers a competitive advantage for both residents and businesses seeking growth and opportunity.

Central to Huntsville's economic success is its strong base in aerospace, defense, and technology industries. Anchored by Redstone Arsenal and NASA's Marshall Space Flight Center, Huntsville's economy benefits from a diverse mix of core industries including advanced manufacturing, information technology, and life sciences. Major employers like Boeing, Toyota, and Lockheed Martin have a significant presence in the area, while the city's growing technology sector is home to companies like Meta and Adtran.

Huntsville's economic stability is reflected in its recognition as the No. 1 job market in the U.S. (Smart Asset, 2023) and as the No. 1 best place to live for families (U.S. News & World Report, 2023). The city also ranks among the top metros for millennial professionals, career opportunities, and income growth. As of June 2024, the city's unemployment rate remains low, underpinned by sustained job creation across various sectors.

Overall, Huntsville's combination of affordability, economic diversity, and high quality of life continues to position the metro as an attractive market for multifamily investors. With strong job growth, sustained demand for housing, and competitive rent levels, Huntsville offers significant opportunities for long-term returns in a dynamic and expanding metro area.

HUNTSVILLE ACOLADES

- #5 BEST METRO FOR MILLENNIALS IN THE U.S.
COMMERCIAL CAFE, 2024
- #2 HIGHEST INCOME GROWTH IN THE U.S.
SMART ASSET, 2024
- TOP 25 TOP 25 MOST EDUCATED CITIES IN THE U.S.
WALLETHUB, 2023
- #1 JOB MARKET IN THE U.S. IN 2023
SMART ASSET, 2023
- #1 BEST PLACE TO LIVE FOR FAMILIES IN THE U.S.
U.S. NEWS & WORLD REPORT, 2023
- #2 BEST PLACES FOR CAREER OPPORTUNITIES" IN THE U.S.
SMART ASSET, 2024

2Q24 ASKING RENT
\$1,229

2Q24 OCC RATE
91.5%

T4Q
NEW SUPPLY
6,670

UNITS UC
4,270

APARTMENT FUNDAMENTALS

RENTAL DEMAND ACCELERATING ACROSS THE HUNTSVILLE MARKET

As of the second quarter of 2024, Huntsville’s net absorption of multifamily units reached 4,950 over the four quarters—three times the market’s historical annual average. This surge is driven by strong domestic migration and significant job growth. The Madison/Airport and University/Research Park submarkets have seen the highest demand over the last 12 months. Looking ahead, the demand outlook remains strong, supported by Huntsville’s expanding job market and continued economic growth, which is boosting demand across all multifamily submarkets throughout the metro.

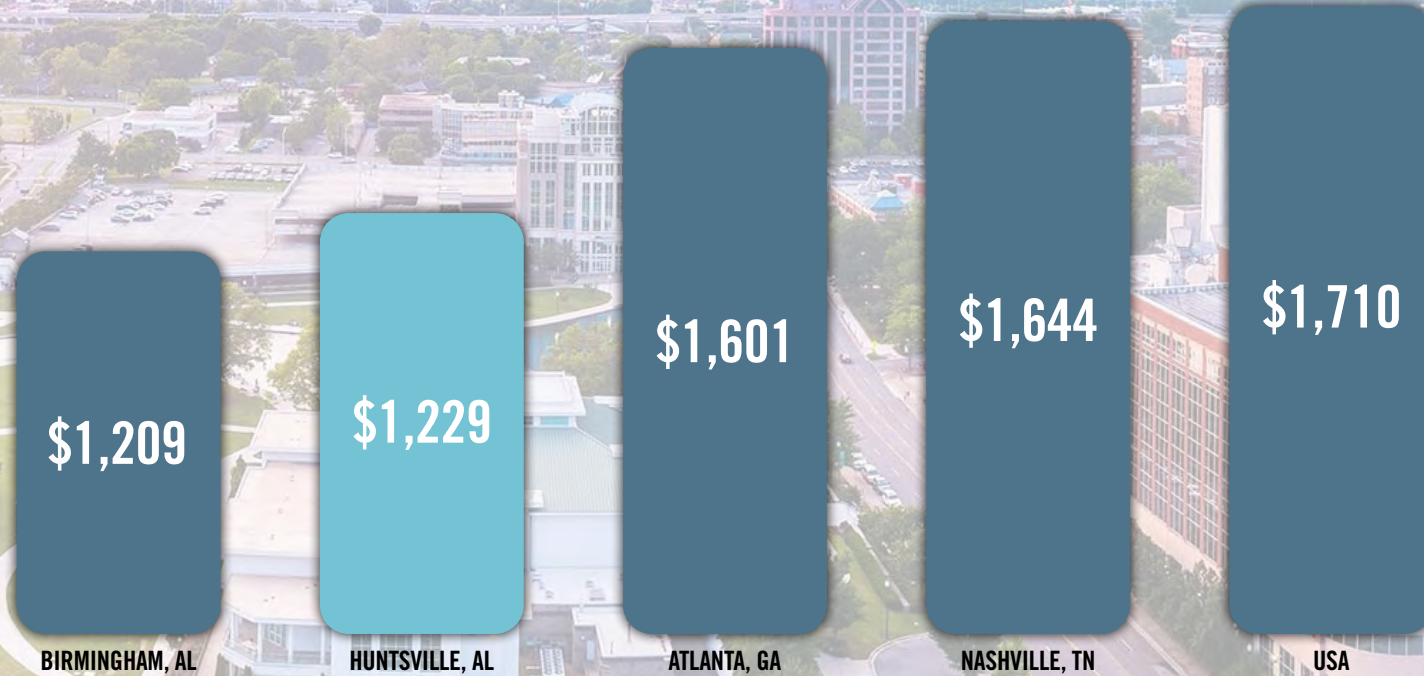
CONSTRUCTION PIPELINE THINNING OUT AS STARTS FALL

Over the past year, construction activity in Huntsville’s multifamily market has been high, but that trend is shifting. The surge in new construction has likely peaked. Higher interest rates have made it more challenging to finance new projects, leading to a moderation in construction starts. Consequently, Huntsville’s construction pipeline has declined as new properties have been completed. Currently, 4,270 units are under construction, down from a peak of over 11,000 in late 2022.

AFFORDABLE RENTS AND ECONOMIC GROWTH DRIVE HUNTSVILLE’S MULTIFAMILY MARKET

Huntsville remains a relatively affordable multifamily market, with average rents at \$1,229 per month. While rents here are slightly higher than in nearby Birmingham, they are still well below the U.S. average of \$1,710 and lower than other Southeastern markets like Atlanta and Nashville. High-end apartments in Huntsville also offer a considerable discount compared to similar properties nationally. Class A properties in Huntsville have an average asking rent of \$1,440 per month, compared to the national benchmark of \$2,100 per month. With median household incomes in Huntsville above the national average, the market holds a significant affordability advantage over most markets nationwide.

2Q 2024 EFFECTIVE RENTAL RATE



REDSTONE ARSENAL

Redstone Arsenal serves as a cornerstone of Huntsville's thriving economy, driving growth across local businesses, hospitality, and retail sectors. Its continued operations play a key role in sustaining the region's economic expansion and providing long-term stability to the area.

50,000
EMPLOYEES PROJECTED
BY 2025

INDIRECT JOBS
108,000
SUPPORTED BY
ARSENAL PROGRAMS

LOCAL ANNUAL
\$30B
ECONOMIC IMPACT

SIZE OF REDSTONE
ARSENAL
4,270
SQ MILES



REDSTONE ARSENAL

Economic Impact

\$9 Billion in direct federal funding

\$21 Billion spent by Arsenal contractors

Total economic benefit: \$30 Billion annually

Supports 108,000 indirect jobs across various sectors

Workforce Expansion

Current Employees: 44,000

Projected Growth: Nearly 50,000 employees by 2025

Diverse Job Sectors: Defense, space, technology, and law enforcement

FBI Expansion: Expected to reach 4,000 employees by the end of the decade

Strategic Importance

78 Government Agencies and Organizations housed on base

Focus on hypersonic weapons, laser systems, and missile defense

Leading development of the Space Launch System at NASA's Marshall Space Flight Center

Innovation & Technology

New 122,000 sq. ft. Innovation Center under construction

Pioneering the future of Army helicopters, missile defense, and space exploration

Contributing to national security in all domains: land, sea, air, space, and cyber

AEROSPACE & DEFENSE: MORE THAN 400 AEROSPACE, DEFENSE & TECHNOLOGY COMPANIES

Huntsville/Madison County is home to the U.S. Army Redstone Arsenal and NASA's Marshall Space Flight Center which combine to drive a thriving aerospace and defense technology industry – managing some of the country's most important and sophisticated technology programs.

MANUFACTURING: MORE THAN 300 MANUFACTURING INDUSTRY COMPANIES

The Huntsville area manufacturing industry is comprised of a mix of aerospace, defense, automotive, electronics and other advanced technology production companies. With nearly **100,000 manufacturing workers** in the region, the sector makes up **12% of the local employment base**.

INFORMATION TECHNOLOGY: MORE THAN 100 INFORMATION TECHNOLOGY COMPANIES

Huntsville's IT industry is comprised of a combination of software development and application as well as cyber-solutions, modeling and electronic components design. More than **100 companies** employ **16,000 workers** in the local IT industry.

LIFE SCIENCES: MORE THAN 50 LIFE SCIENCE COMPANIES

Huntsville's growing life sciences industry is primarily focused on genomics and genetics research and applications with more than **50 life science companies** employing over **1,000 workers**.



MARKET OVERVIEW



TOYOTA EXPANSIONS TO CREATE OVER 350 JOBS IN HUNTSVILLE

In June of 2024, Toyota announced it was planning on expanding its engine production capabilities at its Huntsville, Alabama plant with a \$282 million investment, creating over 350 new high-quality jobs. This project brings Toyota's total investment in the Alabama facility to over \$1.7 billion and adds new drivetrain product lines, further enhancing its role in the state's growing auto industry. Governor Kay Ivey praised Toyota's long-standing partnership with Alabama, noting that this expansion builds on the plant's legacy and creates more opportunities for the local workforce.



mmgrea.com

META WRAPPING UP EXPANSION OF HUNTSVILLE DATA CENTER CAMPUS, ADDING 300 JOBS

Meta is currently wrapping up an expansion to its Huntsville data center, increasing the campus to nearly 3.5 million square feet with the addition of two new buildings. The expansion raises Meta's total investment in the Huntsville facility to over \$1.5 billion. Once completed this fall, the data center is expected to support more than 300 operational jobs. Meta first broke ground on the site in 2018, with the original \$750 million project spanning 970,000 square feet. The expanded campus is slated to be fully operational by late 2024, further strengthening Meta's presence in the region.



LOCKHEED MARTIN EXPANDS HUNTSVILLE OPERATIONS

Lockheed Martin has expanded its operations in Huntsville, Alabama, with an \$18 million investment in a new 122,000-square-foot innovation center. The project is expected to create 500 jobs and supports the company's ILMX digital transformation initiative, aimed at optimizing engineering processes. This expansion further solidifies Alabama's role as a high-tech defense hub, with Lockheed Martin now operating 30 sites across the state. The facility's opening enhances the state's contribution to national security and underscores Huntsville's strategic importance in defense innovation.





FBI CLOSING IN ON COMPLETING REGIONAL HQ IN REDSTONE ARSENAL IN HUNTSVILLE

The FBI's expansion at Redstone Arsenal in Huntsville is progressing rapidly, with 1,985 employees currently stationed there. Three new buildings, including an Innovation Center set to open in summer 2024, are under construction. The campus is expected to accommodate 5,000 full-time employees by the end of the decade, not including space for 3,800 law enforcement employees attending training. This growth reflects the FBI's long-term commitment to expanding its presence in Huntsville as part of its broader strategic mission.



KÖMMERLING USA ANNOUNCES EXPANSION IN HUNTSVILLE, ADDITIONAL JOBS

Kömmerling USA is expanding its facility in Huntsville's Chase Industrial Park, investing \$12.6 million to add two new production lines for manufacturing window and door profiles, which will reduce the need for imports. The expansion includes \$4.5 million for new equipment, \$7.5 million for facility upgrades, and \$600,000 for additional land acquisition. The project will create 30 new jobs over the next two to three years, boosting the company's current workforce of 125 employees. This expansion aligns with Kömmerling's international growth strategy and signals long-term investment in Huntsville's local economy.



LIFESTYLE & ENTERTAINMENT

The high-tech city of Huntsville, which sprawls at the foot of a mountain in North Alabama, is equally at home in the 19th century or the 21st. Huntsville's tourist attractions reflect the heritage of Alabama's first English-speaking city, the strife of the American Civil War and the accomplishments of America's rocket scientists.

U.S. Space & Rocket Center Downtown Square

Sources: WHNT, Motorcycle Destinations, Huntsville, Huntsville Business Journal



Lowie Mill ARTS & Entertainment



Huntsville Botanical Gardens



Offbeat Coffee Studio



Harrison Brothers Hardware



Parm & Pepper



Big Spring Park and Downtown Square



Gibson's BBQ

HUNTSVILLE, ALABAMA MAJOR EMPLOYERS

COMPANY	# EMPLOYEES
1 The Boeing Company	3,050
2 Hexagon	3,000
3 Dynetics, Inc.	2,950
4 SAIC	2,750
5 Northrop Grumman	1,970
6 Toyota Motor Mfg. Alabama	1,800
7 Lockheed Martin Corporation	1,450
8 Amazon	1,110
9 Science & Engineering Services (SES)	1,050
10 Raytheon Technologies	1,020
11 Huntsville Hospital System	2,000
12 NASA/Marshall Space Flight Center	1,000
13 FBI	1,850
14 U.S. Army/Redstone Arsenal	44,000*

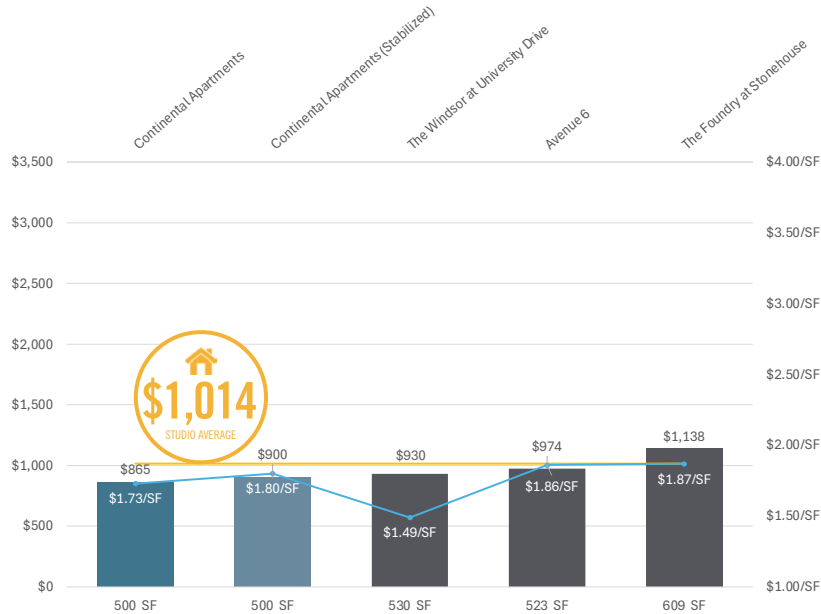
*INCLUDES MILITARY PERSONNEL AND U.S. GOVERNMENT CONTRACTORS

COMPARABLE RENTAL PROPERTIES



	The Continental	Encore Midcity	The Foundry at Stonehouse	Gravity at 255	The Windsor at University Drive	Avenue 6	The Bridges in Research Park	Capital Park at Seventy-Two West	Brixworth at Bridge Street
Address	1302 Boxwood Dr	1501 Old Monrovia Rd	4020 Independence Dr NW	3801 6th Ave SW	201 Quality Cir NW	6941 Highway 72 W	6620 Old Madison Pike NW	6941 Highway 72 W	6620 Old Madison Pike NW
Units	68	334	88	26	192	233	208	233	208
Occupancy %	0%	94%	91%	66%	99%	94%	94%	94%	94%
Yr Blt/Ren'd	2024	2008	1984/2021	2023	2014	2015	1986/2012	2015	1986/2012
Rent/Unit	\$1,119	\$1,190	\$867	\$1,089	\$1,243	\$1,280	\$1,207	\$1,280	\$1,207

STUDIO

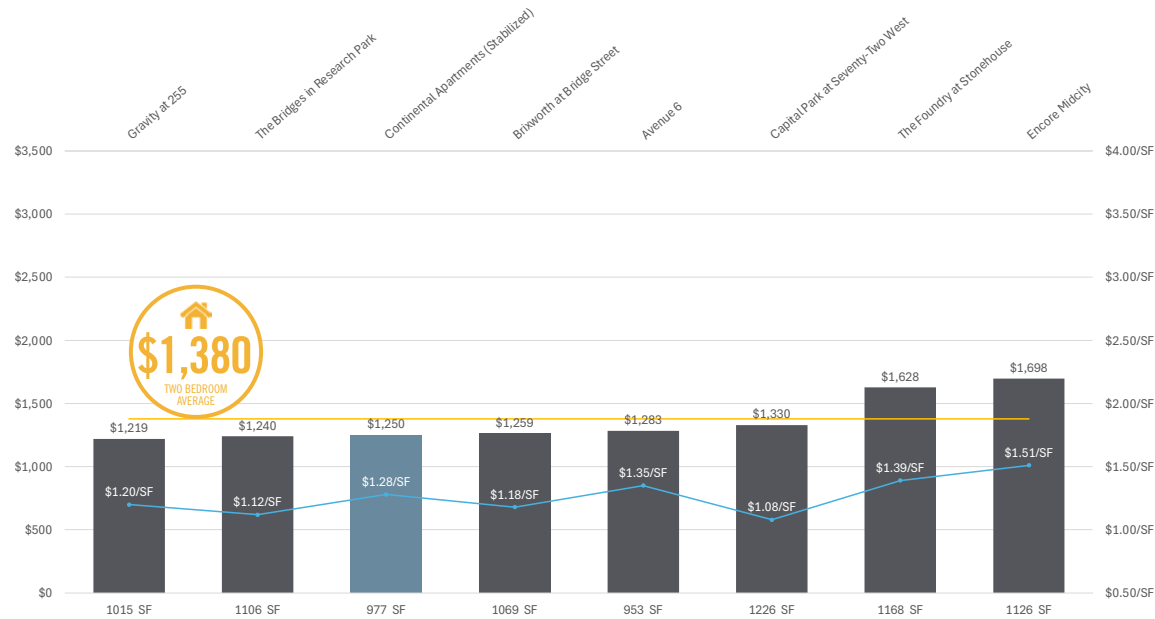


ONE BEDROOM

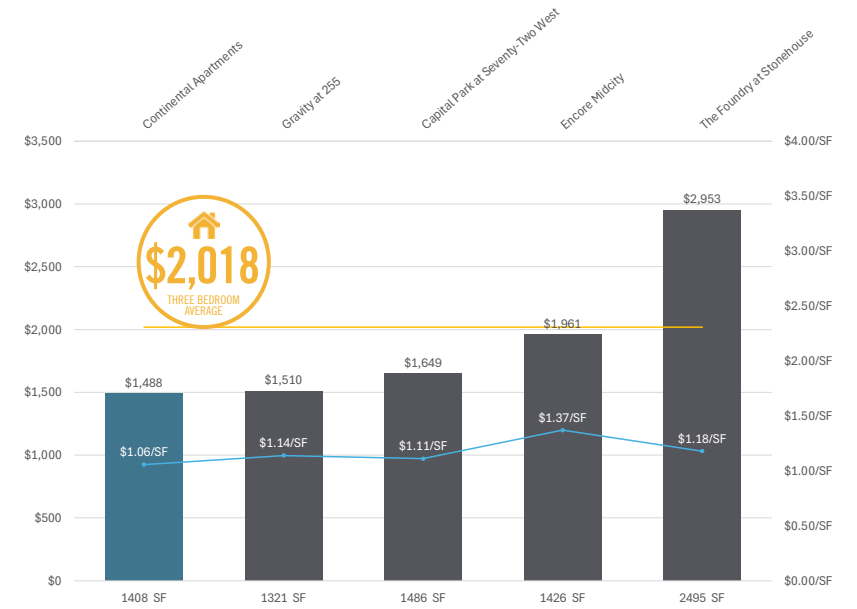


	The Continental	Encore Midcity	The Foundry at Stonehouse	Gravity at 255	The Windsor at University Drive	Avenue 6	The Bridges in Research Park	Capital Park at Seventy-Two West	Brixworth at Bridge Street
Address	1302 Boxwood Dr	1501 Old Monrovia Rd	4020 Independence Dr NW	3801 6th Ave SW	201 Quality Cir NW	6941 Highway 72 W	6620 Old Madison Pike NW	6941 Highway 72 W	6620 Old Madison Pike NW
Units	68	334	88	26	192	233	208	233	208
Occupancy %	0%	94%	91%	66%	99%	94%	94%	94%	94%
Yr Blt/Ren'd	2024	2008	1984/2021	2023	2014	2015	1986/2012	2015	1986/2012
Rent/Unit	\$1,119	\$1,190	\$867	\$1,089	\$1,243	\$1,280	\$1,207	\$1,280	\$1,207

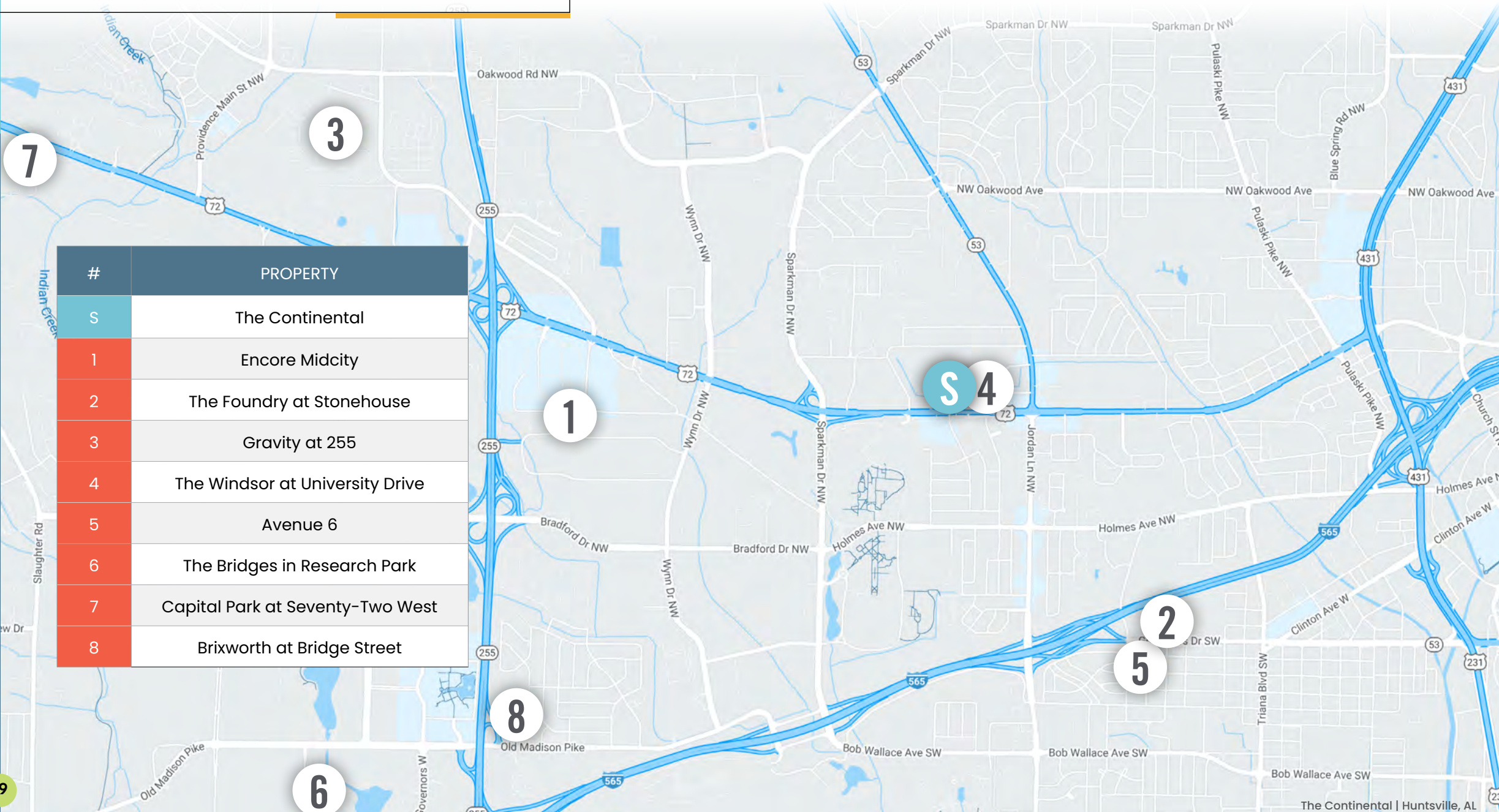
TWO BEDROOM



THREE BEDROOM



COMPARABLE RENTAL PROPERTIES



#	PROPERTY
S	The Continental
1	Encore Midcity
2	The Foundry at Stonehouse
3	Gravity at 255
4	The Windsor at University Drive
5	Avenue 6
6	The Bridges in Research Park
7	Capital Park at Seventy-Two West
8	Brixworth at Bridge Street

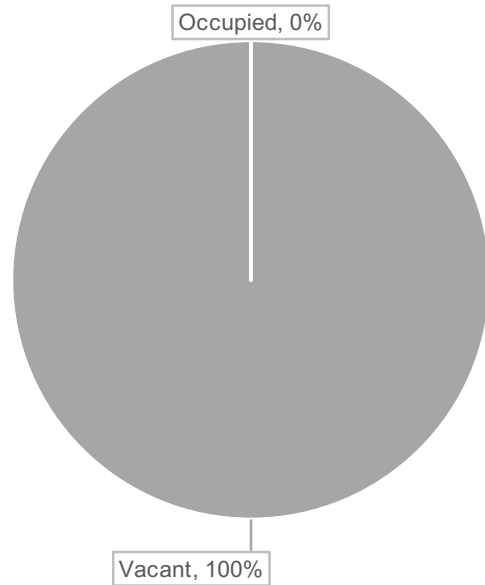


FINANCIAL ANALYSIS

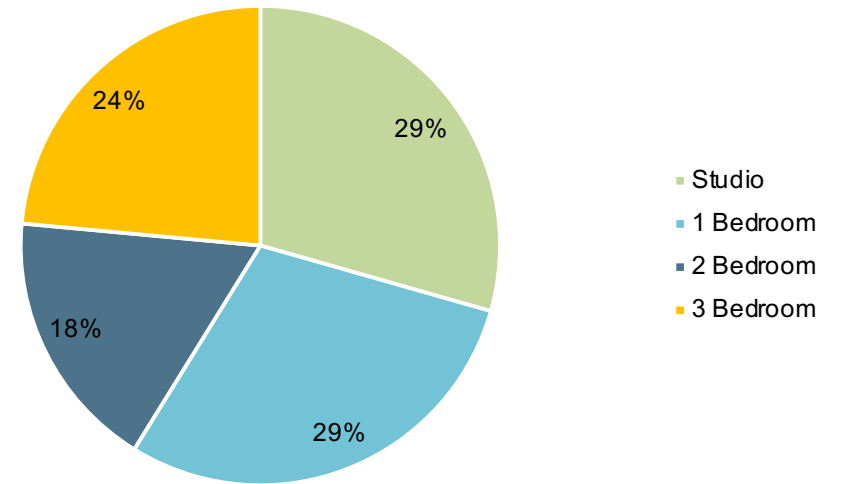
Unit Mix

Units	Type	Unit SF	Total SF	Stabilized Market Rent	Monthly Mkt. Rent	Annual Mkt. Rent	Rent/SF
20	Studio	500	10,000	\$900	\$18,000	\$216,000	\$1.80
20	1 Bedroom / 1 Bathroom	765	15,300	\$1,100	\$22,000	\$264,000	\$1.44
12	2 Bedroom / 2 Bathroom	977	11,724	\$1,250	\$15,000	\$180,000	\$1.28
16	3 Bedroom / 2 Bathroom	1,408	22,520	\$1,500	\$24,000	\$288,000	\$1.07
68		876	59,544	\$1,162	\$79,000	\$948,000	\$1.33

Occupancy



Unit Mix Breakdown



Income	MMG Pro Forma	
Rental Income		<i>Per Unit</i>
Gross Potential Rent	\$948,000	
Less: Loss to Lease	(\$9,480)	1.00%
Less: Vacancy	(\$47,400)	5.00%
Less: Non-Rev/Bad Debt/Adjust	(\$18,960)	2.00%
Net Rental Income	\$872,160	
Other Income		
Plus: Fee Income	\$43,887	\$645
Plus: Utility Reimbursements	\$68,065	\$1,001
Plus: All Other Income	\$6,672	\$98
Plus: Internet Income	\$61,200	\$900
Total Other Income	\$179,825	\$2,644
Effective Gross Income	\$1,051,985	\$15,470

Expenses	MMG Pro Forma	
Fixed Expenses		
Real Estate Taxes	\$19,140	\$281
Insurance	\$40,800	\$600
Utilities	\$80,077	\$1,178
Total Real Estate Taxes, Insurance, & Utilities	\$140,017	\$2,059
Controllable Expenses		
Contracted Services	\$34,000	\$500
Repairs & Maintenance	\$20,400	\$300
Unit Turnover	\$13,600	\$200
Marketing & Promotion	\$13,600	\$200
General & Administrative	\$17,000	\$250
On-Site Payroll	\$102,000	\$1,500
Management Fee	\$42,079	\$619
Cable/Internet Expense	\$28,560	\$420
Replacement Reserve	\$20,400	\$300
Total Controllable Expenses	\$291,639	\$4,289
<i>Total Expenses as % of EGI</i>		<i>41.03%</i>
Total Expenses	\$431,656	\$6,348
Net Operating Income	\$620,328	\$9,122

INCOME ASSUMPTIONS

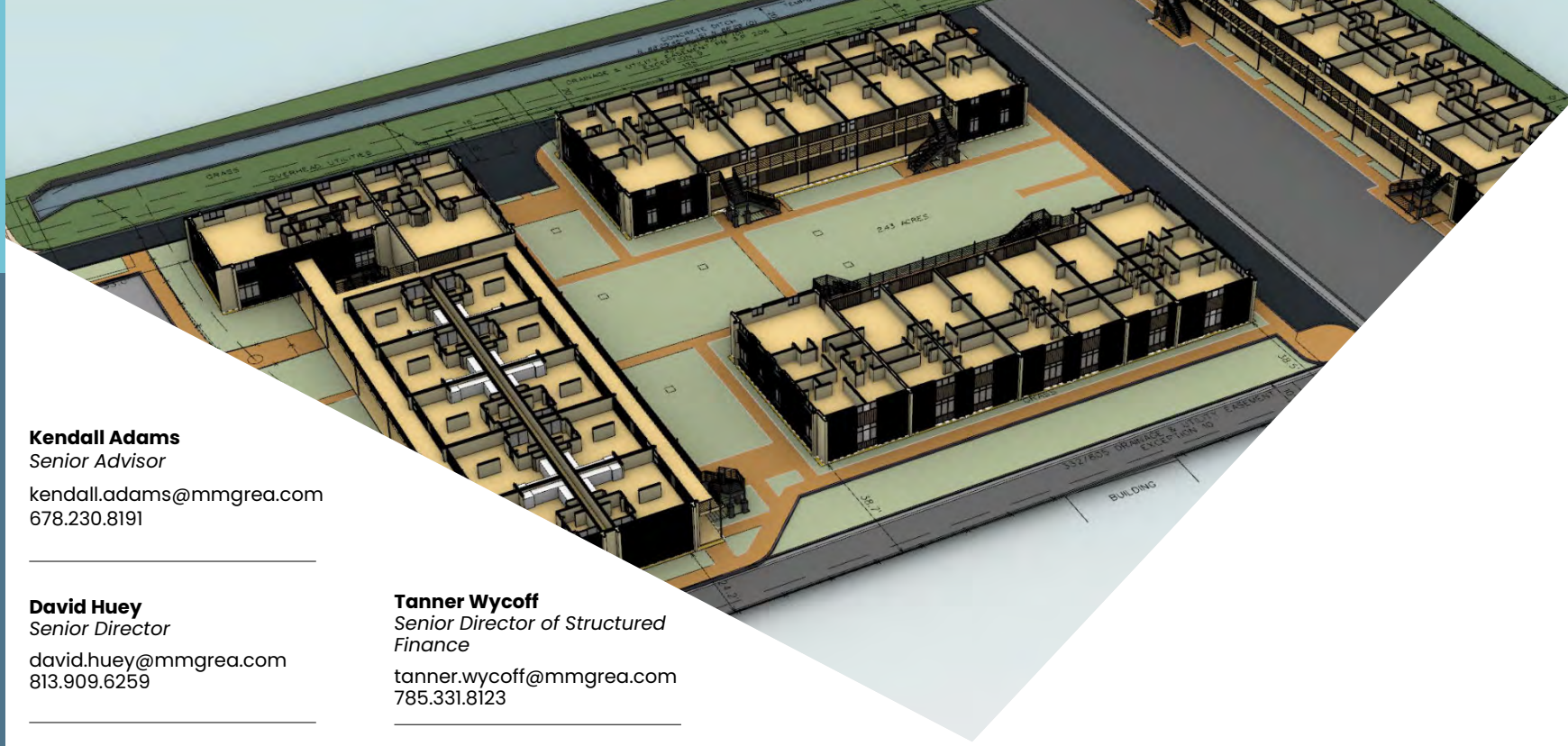
Gross Potential Rent	The Gross Potential Rent used are per the provided asking market rents. Scheduled Market Rents totaled \$948,000 annually, \$1,162 per unit per month, and \$1.33 per square foot.
Loss to Lease	Loss to Lease is underwritten at 1.00%. The current gain to lease is 0.00%.
Vacancy	Vacancy loss is underwritten at 5.00% and in line with the submarket and historical operations. The asset is currently 100.00% vacant.
Fee Income	Fee Income is underwritten at \$43,887. See full buildout of charges on the next page!
Utility Reimbursements	Utility Reimbursements is underwritten at \$68,065, which equates to an 85% recapture rate.
All Other Income	All Other Income is underwritten at \$6,672.
Internet Income	Internet Income is underwritten at \$61,200. This assumes a \$75 charge to residents on a bulk internet contract.

EXPENSE ASSUMPTIONS

Real Estate Taxes	Continental Apartments is located in Madison County, AL and is subject to its taxing authority. Per the County, the 2024 value is \$1,472,700, and based on the prior years mill levy of 5.80% the tax bill is estimated to be \$17,083, which yields an effective tax rate of 1.16%.
Insurance	Insurance is underwritten at \$600/unit/year.
Utilities	Utilities are underwritten at \$1,178/unit/year and assume trailing operations.
Contracted Services	Contract Services are underwritten at \$500/unit/year.
Repairs & Maintenance	Repair & Maintenance is underwritten at \$300/unit/year.
Unit Turnover	R&M Turnover is underwritten at \$200/unit/year.
Marketing & Promotion	Marketing & Promotion is underwritten at \$200/unit/year.
General & Administrative	General & Administrative expenses are underwritten at \$250/unit/year.
On-Site Payroll	On-Site Payroll expense is underwritten at \$1,500/unit/year.
Management Fee	Management Fee is underwritten to be 4.00% (% of EGI).
Cable/Internet Expense	Cable/Internet Expense is underwritten at \$420/unit/year. This assumes a \$35/unit bulk contract.
Replacement Reserves	Replacement Reserves are underwritten at \$300/unit/year.

OTHER INCOME ASSUMPTIONS:

• Pet Fees	\$2,550	\$250 non-refundable fee at 50% turnover and 30% of units have pets
• Pet Rent	\$3,672	Pet rent is \$15/month/pet x 30% units have pets
• Admin Fee	\$8,500	Admin fee is set at \$250/unit at 50% turnover
• Damages	\$3,000	estimated \$3,000 in damages annually
• Key Fees	\$300	keys fee is set at \$50/unit at 1 every 2 months
• Maintenance & Repairs	\$0	No Maintenance & Repair Fees
• Early Termination Fees	\$4,476	One termination every 6 months, at 2 months average rent
• Late Fees	\$2,040	Late fee is set at \$50/unit at 5% of tenant base per month
• NSF Fees	\$200	NSF fee is set at \$50/unit at 1 every quarter
• Application Fees	\$1,700	Application fee is set at \$50/unit at 50% turnover
• Transfer Fees	\$1,500	Transfer fee is set at \$750/unit at 1 every 6 months
• MTM Fees	\$1,200	MTM fee is set at \$100/unit at 1 per month
• Trash Fees	\$20,400	Trash fee is set at \$25/unit per month
• Cleaning Fees	\$850	Cleaning fee is set at \$50/unit at 50% of the units at 50% turnover
TOTAL OTHER INCOME	\$50,388	



DISCLAIMER AND CONFIDENTIALITY AGREEMENT

All interested buyers are hereby advised that the ownership of The Continental is soliciting offers via MMG Real Estate Advisors. Any offers submitted by a prospective buyer may be accepted or rejected in the sole discretion of the Owners. As part of the offer process, the Owners will be evaluating a number of factors above and beyond the price and terms, including the experience, financial health and track record of the purchasers.

This Offering Memorandum package was prepared exclusively by MMG Real Estate Advisors, with all information within having been reviewed by the Owner. The information herein is confidential and provided solely for the purpose of analyzing a potential acquisition of the Property. It is not to be used for any other purpose or made available to another without the express written consent of MMG Real Estate Advisors. While the information relied on to create this package is deemed to be highly reliable, it does not represent all material information regarding the subject Property and buyers should not consider this package as any sort of substitute for a thorough and complete examination of the financials and a rigorous and in-depth due diligence process. MMG Real Estate Advisors and seller have not conducted an analysis of the operating documents and history, the financial records, the individual leases, or the tenants that have signed them. In addition, there has been no in-depth investigation of the physical premises or any potential environmental issues that could potential affect the property, and MMG Real Estate Advisors makes no warranty or representation whatsoever regarding the integrity or accuracy of the aforementioned information. As such, any prospective purchasers are strongly encouraged to conduct their own in-depth investigation of both the financial health and physical soundness of the property. MMG Real Estate Advisors also strongly encourages all prospective purchasers to contact their own personal and corporate tax and legal counsel to determine the consequences of this type of potential investment.

MMG Real Estate Advisors and Seller strongly recommend that prospective purchasers conduct an in-depth investigation of every physical and financial aspect of the property to determine if the property meets their needs and expectations. We also recommend that prospective purchasers consult with their tax, financial and legal advisors on any matter that may affect their decision to purchase the property and the subsequent consequences of ownership.

No commission or finder's fee shall be payable to any party by the Owners nor any affiliate or agent thereof in connection with the sale of the Properties unless otherwise agreed to by the Owners in writing. Any compensation paid to a buyer's broker will be paid by the purchaser and will not be paid by the seller or seller's exclusive agent.

© 2024 MMG Real Estate Advisors

Kendall Adams
Senior Advisor

kendall.adams@mmgrea.com
678.230.8191

David Huey
Senior Director

david.huey@mmgrea.com
813.909.6259

Zach Croake
Associate Advisor

zach.croake@mmgrea.com
913.956.8559

Brett Meinzer
Managing Director

brett.meinzer@mmgrea.com
816.516.8515

Thomas Skevington
Senior Advisor

thomas.skevington@mmgrea.com
913.231.1086

Tanner Wycoff
Senior Director of Structured Finance

tanner.wycoff@mmgrea.com
785.331.8123

Alex Blagojevich
*Executive Managing Director/
Founding Partner*

alex.blagojevich@mmgrea.com
773.899.0391

Michael Sullivan
*Executive Managing Director/
Founding Partner*

michael.sullivan@mmgrea.com
913.484.7923
MO License No.: 2006007641

Scott Reid
ParaSell, Inc.
scott@parasellinc.com
949.942.6578



MMG

mmgrea.com