

OFFERING MEMORANDUM

PRIME
REAL ESTATE



KALASHO CO.



ONE 11
RESIDENCES

23225 DEANHURST ST, CLINTON TWP, MI 48035

Exclusively Marketed by:

Tim Shayoka

Principal Broker

(248) 953-6270

Tim@primerealestateco.com



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EXECUTIVE SUMMARY



23225 DEANHURST ST, CLINTON TWP, MI 48035

Address: 23225 Deanhurst St

City, State, Zip: Clinton Twp, MI 48035

APN: 16-11-35-403-028

County: Macomb County

Market: Clinton Township

Year Built: 1979

Number of Units: 9 units (650 SF)

Water: Landlord

Gas: Tenant

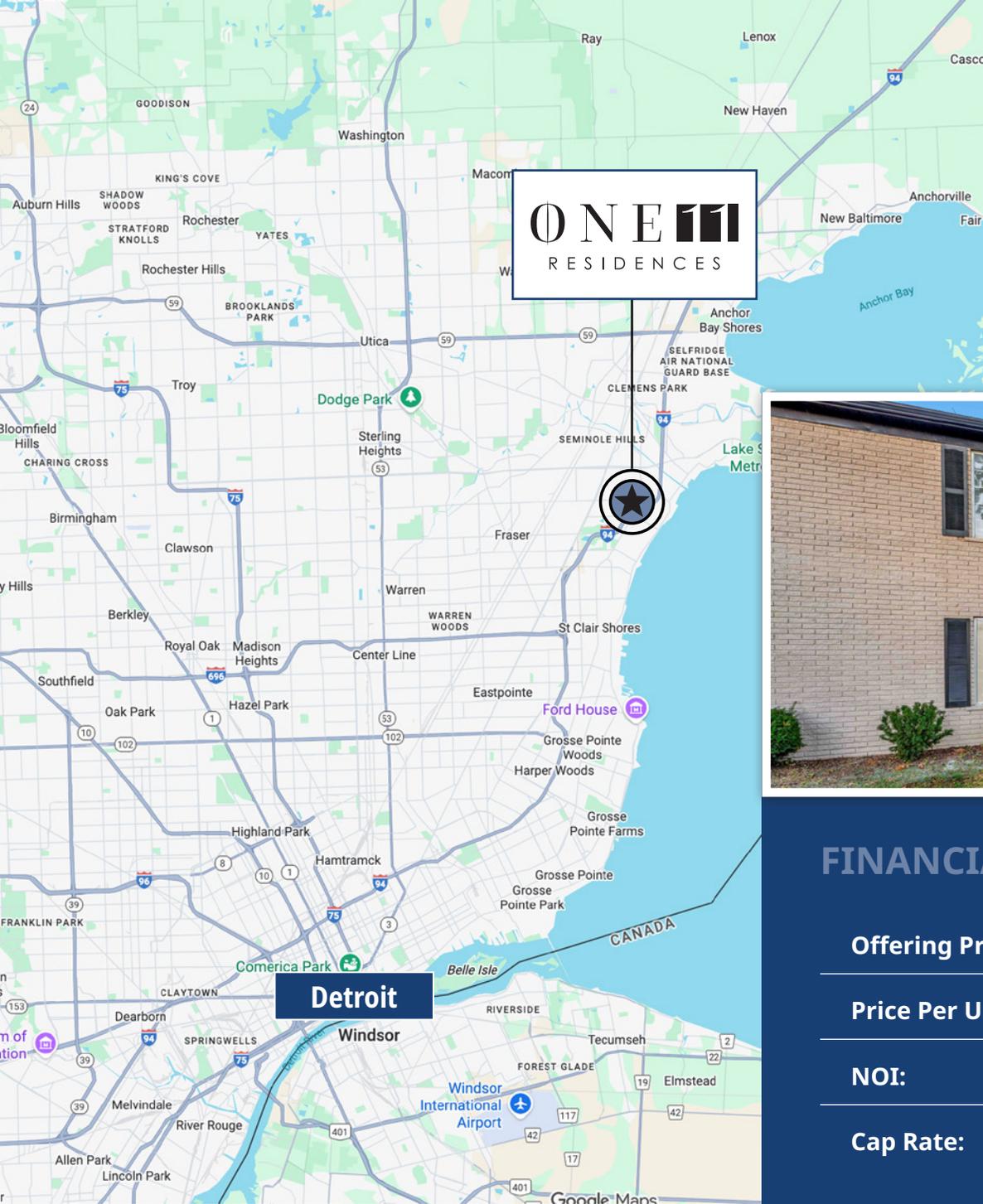
Electricity: Tenant

*Landlord is reimbursed by Tenants for Water

The ONE11 Collection, located at 23225 Deanhurst Street offers a well-maintained multifamily asset positioned in a quiet residential pocket of Clinton Township, one of Macomb County's most stable and steadily growing suburban markets. The property features nine fully occupied one-bedroom units, each with efficient layouts, consistent rental demand, and strong in-place income supported by long-term tenancy. With uniform unit sizes and a straightforward building configuration, the asset is easy to manage and ideal for both new and seasoned investors.

The property benefits from recent operational performance, reflected in solid trailing-12-month financials, stable collections, and limited turnover. Nearby retail, parks, and daily conveniences contribute to tenant satisfaction, while the surrounding neighborhood continues to experience healthy home value appreciation and expanding demand for quality rental housing. Clinton Township's strong demographics, accessibility, and reputation as a safe, family-friendly community further reinforce the property's long-term appeal.

Overall, 23225 Deanhurst St presents a compelling opportunity to acquire a 100% occupied, income-producing multifamily property in a proven suburban market. With reliable cash flow, manageable expenses, and upside potential through continued rent growth, this asset offers an attractive blend of stability and long-term investment value in one of the area's most accessible and resilient rental corridors.



ONE 11

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FINANCIAL SUMMARY

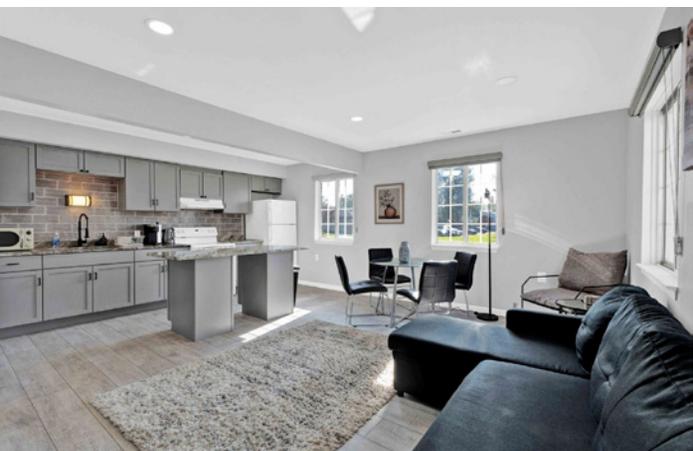
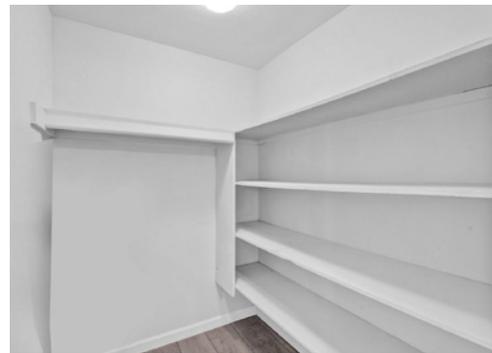
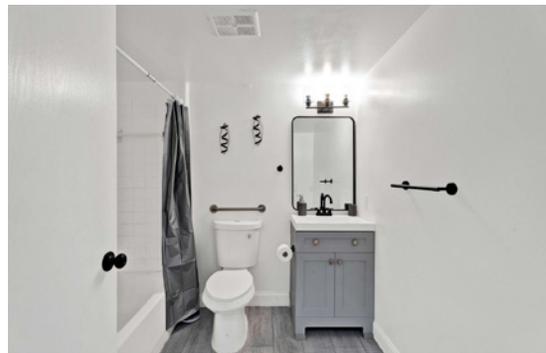
Offering Price: \$1,300,000

Price Per Unit: \$144,444.44

NOI: \$84,081.07

Cap Rate: ~ 6.46%

INTERIOR I



INTERIOR II



INTERIOR III



RENT ROLL

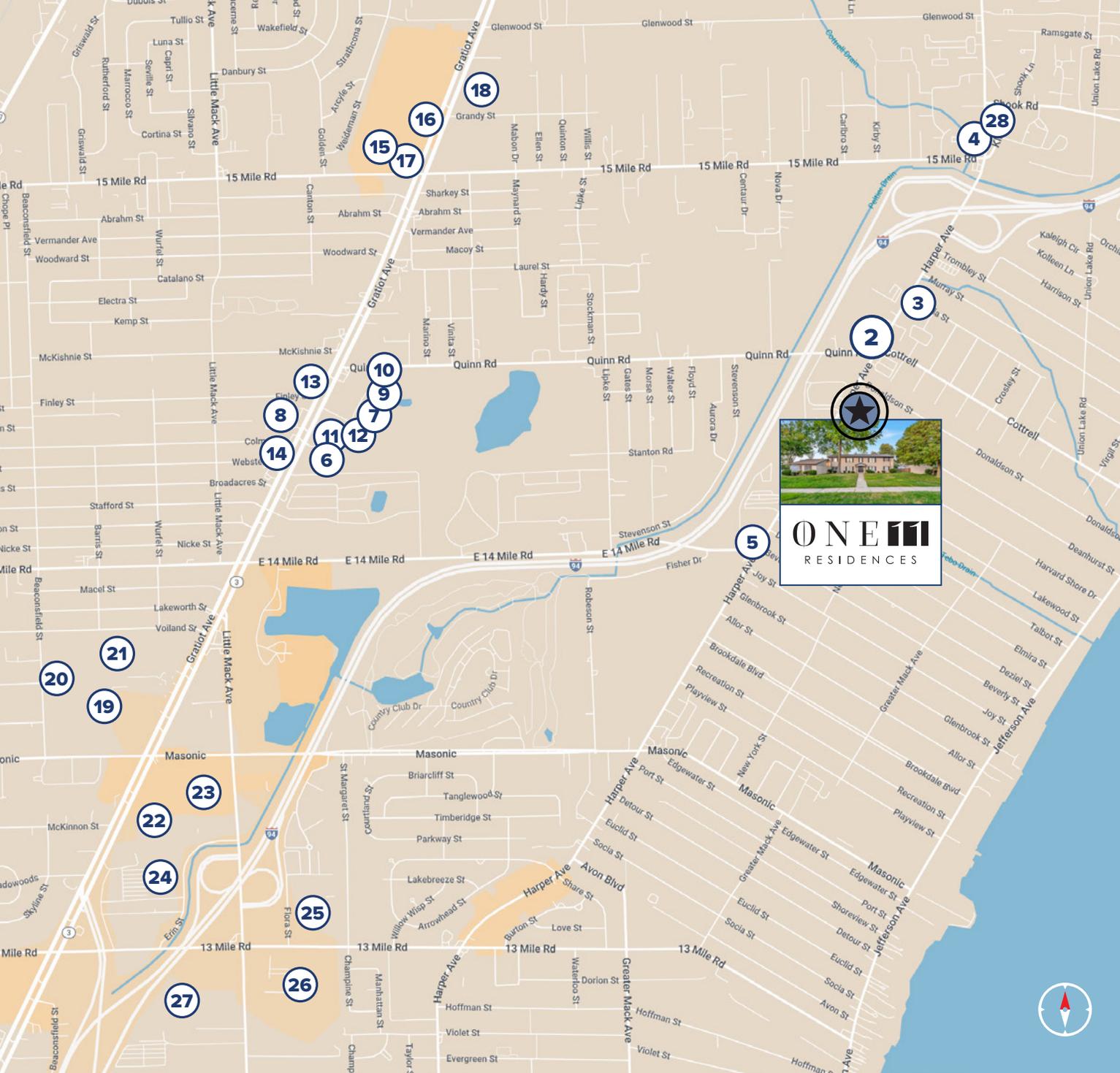
Unit	BD/BA	Status	Sqft	Market Rent	Rent	Deposit	Leas From	Lease To	Recurring Charges
UNIT 201	1/1.00	Current	600	\$1,300	\$1,200	1,600	12/01/2024	12/31/2026	35
UNIT 202	1/1.00	Current	600	\$1,300	\$1,200	1,400	11/21/2024	12/31/2026	35
UNIT 204	1/1.00	Current	600	\$1,300	\$1,095	1,200	05/01/2025	04/30/2026	35
UNIT 101	1/1.00	Current	600	\$1,300	\$1,100	1,100	08/01/2025	07/31/2026	35
UNIT 102	1/1.00	Current	600	\$1,300	\$1,100	1,050	03/04/2024	02/28/2026	30
UNIT 103	1/1.00	Current	600	\$1,300	\$1,100	1,000	11/01/2023	12/31/2025	35
UNIT 203	1/1.00	Current	600	\$1,300	\$1,115	900	07/01/2025	06/30/2026	-
UNIT 104	1/1.00	Current	600	\$1,300	\$1,195	1,400	02/01/2025	01/31/2026	100
UNIT 100	1/1.00	Current	600	\$1,700	\$2,000	-	04/01/2025	03/31/2026	-
Total Units: 9		100% Occupied	5,400	\$12,100	\$10,895	9,650			305



OPERATING INCOME & EXPENSE

Income	
Rent	\$123,543.00
Tenant Utilities Reimbursement	\$1,939.00
Tenant Fees	\$ 2,672.00
Total Operating Income	\$128,154.00
Expense	
Maintenance	\$8,145.99
Landscaping / Snow Plow	\$2,472.00
Insurance	\$4,304.28
Management Fee	\$5,122.00
Property Tax	\$12,625.99
Utilities	\$6,008.32
Garbage And Recycling	\$1,775.66
Water & Sewage	\$3,618.69
Total Operating Expense	\$44,072.93
Total Income	\$128,154.00
Total Expense	\$ (- 44,072.93)
Net Operating Income (NOI)	\$84,081.07





KEY MAP	
1	23225 Deanhurst St (Subject Site)
2	Golden Donuts
3	Travis Restaurant
4	Tim Hortons
5	Ireland's Pub
6	ALDI
7	Target
8	Value City Furniture
9	Planet Fitness
10	T.J. Maxx
11	GameStop
12	OfficeMax
13	Advance Auto Parts
14	Discount Tire
15	Lowe's Home Improvement
16	Fifth Third Bank & ATM
17	Starbucks
18	Moran Chevrolet
19	Macomb Mall
20	Kohl's
21	Michaels
22	Sam's Club
23	Guitar Center
24	JCPenney
25	Kroger
26	Meijer
27	The Home Depot
28	Family Dollar

Clinton Township

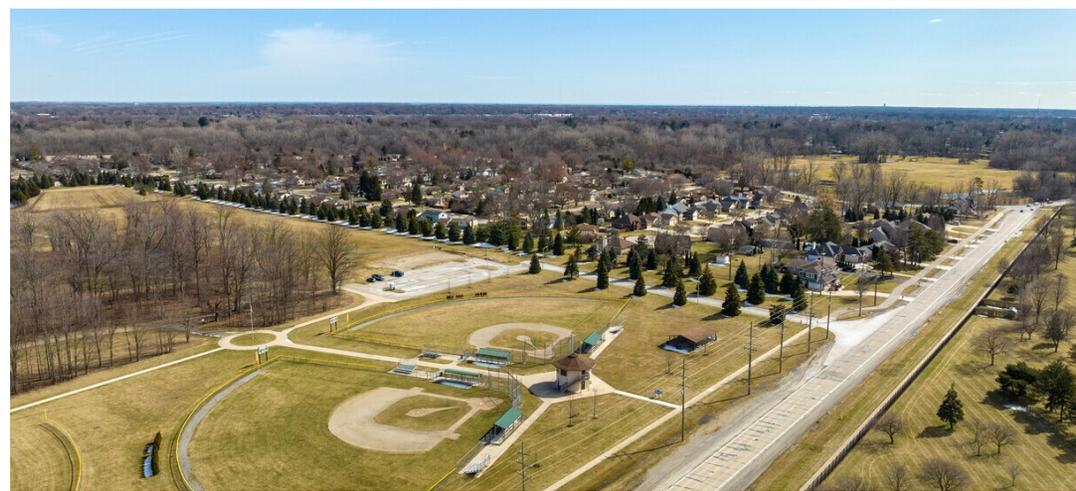
MICHIGAN

MARKET OVERVIEW

Clinton Township, Michigan continues to show strong and steady momentum, supported by rising home values and consistent buyer demand. The area remains one of the more attractive and accessible suburban markets in metro Detroit, offering a balance of affordability and long-term value. With home prices trending upward year over year, the township appeals to both owner-occupants and investors looking for stable appreciation without the volatility seen in other markets.

The community benefits from a diverse housing stock, strong local amenities, and convenient access to major employment hubs throughout Macomb County and the greater Detroit region. Its suburban character, parks, schools, and established neighborhoods make it especially appealing to families and long-term residents. Properties tend to move at a healthy pace, reflecting confidence in the area and a competitive environment for well-maintained homes.

Overall, Clinton Township presents a compelling market position: steady economic fundamentals, stable population growth, and a continued upward trajectory in both home values and rental demand. For investors, the combination of attainable entry pricing and reliable returns makes the township a practical, long-horizon market. For buyers, it delivers quality of life, convenience, and value — all supported by a community that continues to grow and strengthen.



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