

# INVESTMENT OPPORTUNITY

## MULTI-FAMILY APARTMENTS

15405 E. 11 MILE RD. ROSEVILLE, MI 48066

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ADVISORS

# AUCTION PROCESS



**AUCTION BEGINS MAY 11TH THROUGH MAY 13TH, 2026**

Commercial properties sold on Crexi's online auction platform will be via a secure bidding format accessible on the property page.

Bidding will run for a duration of 48-hours and we suggest bidders check in regularly to the Crexi listing page for continued updates. As all auction sales are non-contingent, we encourage bidders to begin reviewing the due diligence items right away and get in touch with the listing broker with any questions regarding the property.

## **GETTING STARTED**

- Create your Crexi account by simply going to [crexi.com](https://crexi.com) and clicking the "sign up" button on the top right corner of the site.
- Have additional questions? Contact the listing broker or Crexi representative. Contact information is provided on the bottom left side of the property page.
- Go to the property page to download the OM and any due diligence documents found in the vault. Agree to the terms of the Confidentiality Agreement.

## **REGISTRATION & AUCTION PARTICIPATION**

- Registering to Bid: On the property page, click the "Register to Bid". Complete the registration steps, including uploading your Proof of Funds which are required to become fully approved to bid. A Crexi representative will be in contact with you during your registration to assist you through this requirement.
- Participation Deposit: Each bidder must place a refundable deposit on their account in order to place bids during the 48-hour auction period. Each bidder will complete this process electronically during the registration process. Please refer to the listing page for exact amount, as it varies for each asset. Please note, if you are not deemed the winning bidder, the Participation Deposit will be refunded to you immediately.
- Approved to Bid: You will have access to bid directly on the property page using the "Bid Now" button, as soon as the 48-hour auction event window opens. During the auction, monitor the activity of the bidding closely, and place your bids accordingly. Relax, and have fun. If you have any questions or need assistance, contact the Crexi Auction Specialist immediately.

## **CLOSING AND NEXT STEPS**

- Once you are deemed the winning bidder, you will be contacted by a Crexi representative immediately.
- The purchase documents will be sent to you electronically and for execution within 2 hours per the Auction Terms & Conditions.
- Earnest Money Deposit must be received within 24 hours following the close of the Auction or as outlined in the purchase documents.
- The Crexi Closing Portal will be shared with all closing parties and a Crexi representative will assist you throughout the closing process.



# EXECUTIVE SUMMARY

**ROSEVILLE MANOR**  
**15405 E. 11 MILE ROAD, ROSEVILLE, MI 48066**

Property Type	Multi-Family Apartments
Rentable SF	±13,688 SF
Land Size	±0.72 AC
Year Built/Renovated	1956/2025
Occupancy	100%
Number of Units	36
Unit Mix	36 - Studio
Number of Floors	1
Number of Buildings	6
Parking Spaces	38 Surface Spaces
Major Corridors with Access to	I-94 and I-696



**AUCTION DATES**  
**MAY 11TH - 13TH, 2026**

## INVESTMENT HIGHLIGHTS

-  **Value-add Opportunity with Continued Renovations:** 50% of the units have been updated, demonstrating proven rent lifts. Remaining classic units present a high-impact, low-cost renovation strategy that can be executed immediately to drive further rent increases without major capital expenditures.
-  **Immediate Income Stream:** The asset is currently stabilized and cash-flowing, offering investors in-place income from day one with the ability to organically grow returns through strategic upgrades and renewed management efficiencies.
-  **Desirable Unit Mix & Amenities:** The community consistently attracts a broad spectrum of renters, from young professionals to small families. Functional floorplans, abundant natural light, and practical on-site conveniences; such as dedicated parking, controlled building entry, and well-maintained outdoor common areas, create a comfortable living environment that supports high occupancy and strong resident satisfaction.
-  **Proximity to Major Employment & Education:** Located minutes from major regional employers such as the Macomb Mall corridor, Detroit Medical Center, General Motors Tech Center, and the broader I-94 employment axis. The site also benefits from its proximity to local schools, colleges, and training centers.



# PROPERTY PHOTOS



# SITE OVERVIEW



# UNIT MIX SUMMARY

Unit #	Unit Type	Unit Size (SF)	Rent/SF	Monthly Rent	Annual Rent
1	Studio	450 SF	\$2.22	\$1,000	\$12,000
2	Studio	450 SF	\$1.56	\$700	\$8,400
3	Studio	450 SF	\$1.89	\$850	\$10,200
4	Studio	450 SF	\$1.67	\$750	\$9,000
5	Studio	450 SF	\$1.67	\$750	\$9,000
6	Studio	450 SF	\$2.22	\$1,000	\$12,000
7	Studio	450 SF	\$1.56	\$700	\$8,400
8	Studio	450 SF	\$2.22	\$1,000	\$12,000
9	Studio	450 SF	\$1.89	\$850	\$10,200
10	Studio	450 SF	\$1.56	\$700	\$8,400
11	Studio	450 SF	\$2.22	\$1,000	\$12,000
12	Studio	450 SF	\$1.89	\$850	\$10,200
13	Studio	450 SF	\$2.65	\$1,192	\$14,300
14	Studio	450 SF	\$1.89	\$850	\$10,200
15	Studio	450 SF	\$1.56	\$700	\$8,400
16	Studio	450 SF	\$1.27	\$570	\$6,840
17	Studio	450 SF	\$2.67	\$1,200	\$14,400
19	Studio	450 SF	\$2.22	\$1,000	\$12,000

Unit #	Unit Type	Unit Size (SF)	Price/SF	Monthly Rent	Annual Rent
20	Studio	450 SF	\$2.11	\$800	\$11,400
21	Studio	450 SF	\$1.61	\$950	\$8,700
22	Studio	450 SF	\$1.56	\$725	\$8,400
23	Studio	450 SF	\$2.22	\$700	\$12,000
24	Studio	450 SF	\$2.22	\$1,000	\$12,000
25	Studio	450 SF	\$2.22	\$1,000	\$12,000
26	Studio	450 SF	\$2.22	\$1,000	\$12,000
27	Studio	450 SF	\$1.56	\$1,000	\$8,400
28	Studio	450 SF	\$2.00	\$700	\$10,800
29	Studio	450 SF	\$2.22	\$900	\$12,000
30	Studio	450 SF	\$1.89	\$1,000	\$10,200
31	Studio	450 SF	\$2.11	\$850	\$11,400
32	Studio	450 SF	\$1.56	\$950	\$8,400
33	Studio	450 SF	\$1.89	\$700	\$10,200
34	Studio	450 SF	\$1.56	\$850	\$10,200
35	Studio	450 SF	\$2.22	\$850	\$12,000
36	Studio	450 SF	\$1.67	\$1,000	\$9,000
<b>TOTALS</b>				<b>\$31,387</b>	<b>\$376,640</b>



# FINANCIAL SUMMARY (ACTUAL)

## INCOME

Base Rent	\$376,640
<b>Effective Gross Income</b>	<b>\$376,640</b>

## OPERATING EXPENSES (ACTUAL)

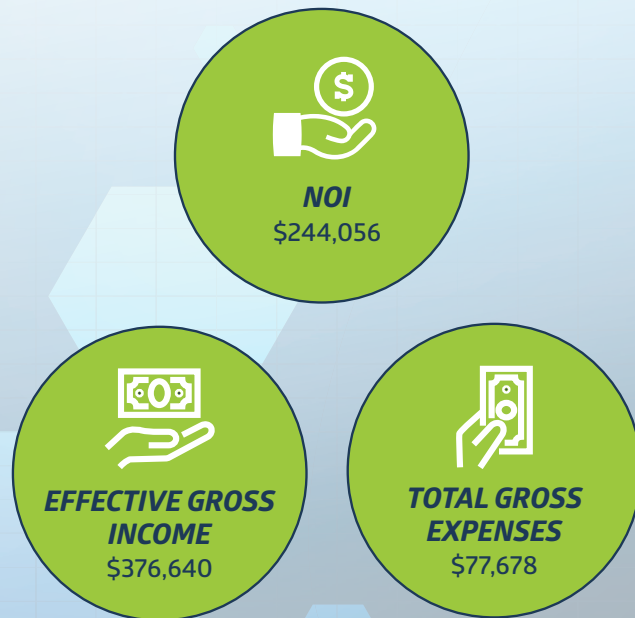
Property Taxes	\$32,574
Property Insurance	\$5,400
CAM Charges	\$92,835
<b>Total Expenses</b>	<b>\$132,584</b>
<b>Net Operating Income</b>	<b>\$244,056</b>

## OPERATING EXPENSE BREAKDOWN

Property Taxes	\$32,574
Property Insurance	\$5,400

## CAM BREAKDOWN

Repairs & Maintenance	\$18,000
DTE	\$27,587
Consumers	\$7,722
Trash	\$4,500
Water	\$18,000
Lawn/Snow	\$5,000
Management Fee	\$12,000
License	\$1,800
<b>CAM</b>	<b>\$94,610</b>
Insurance	\$3,525
Real Estate Taxes	\$32,574
MGMT Fee (3%)	\$14,326
<b>Total Gross Expenses:</b>	<b>\$77,678</b>



# FINANCIAL SUMMARY (PRO-FORMA)

<b>INVESTMENT SUMMARY (FIVE-YEAR)</b>	<b>YEAR 1</b>	<b>YEAR 2</b>	<b>YEAR 3</b>	<b>YEAR 4</b>	<b>YEAR 5</b>
Annual Gross	\$376,640	\$387,939	\$399,577	\$411,565	\$423,912
Effective Gross	\$376,640	\$387,939	\$399,577	\$411,565	\$423,912
Annual Expenses	(\$132,584)	(\$133,813)	(\$140,233)	(\$147,232)	(\$154,593)
NOI	\$244,056	\$254,126	\$259,344	\$264,333	\$269,319
CAP Rate	8.00%	8.33%	8.50%	8.66%	8.83%



# VALUE-ADD OPPORTUNITY

## UTILITY INFORMATION

	CURRENT
Electricity	Landlord Responsibility
Cable/Telephone/Internet	Resident pays direct to provider
Sewer	Landlord Responsibility
Water	Landlord Responsibility
Trash Removal	Landlord Responsibility
Gas	Landlord Responsibility



## TAX INFORMATION

Parcel ID #1	14-18-353-027
True Cash Value	\$457,400
State Equalized Value	\$228,700
Taxable Value	\$183,204
Millage Rate	77.301400
Current Property Taxes	\$14,526.59

## TAX INFORMATION





Parcel ID #2	14-18-354-028
True Cash Value	\$466,400
State Equalized Value	\$233,22
Taxable Value	\$183,204
Millage Rate	77.301400
Current Property Taxes	\$14,526.59



# MARKET OVERVIEW

## ROSEVILLE, MICHIGAN

Roseville is a well-established suburb of Detroit located in Macomb County, strategically positioned along key regional transportation and retail corridors. The city offers strong accessibility to major employment centers throughout Metro Detroit, including Warren, Sterling Heights, and Downtown Detroit. Roseville's central location, combined with its established residential base, supports consistent renter demand and long-term housing stability.

-  **Economy:** The Roseville multifamily market benefits from a broad base of workforce employment in retail, healthcare, services, and light industrial uses, supplemented by nearby automotive, manufacturing, and defense jobs throughout Metro Detroit. Gratiot Avenue (M-3) and 11 Mile Road serve as primary commuter and retail corridors, offering residents convenient access to employment, transit routes, and daily-needs retail and key drivers of renter retention and rent stability.
-  **Developments:** Roseville benefits from ongoing reinvestment along its primary commercial corridors and proximity to larger redevelopment projects throughout Macomb County. Established infrastructure supports stable, long-term residential demand.
-  **Demographics & Community Amenities:** Roseville maintains a strong renter base driven by affordability, proximity to employment centers, and access to retail and services. The city offers residents access to parks, recreational facilities, and nearby shopping destinations, including Macomb Mall, along with convenient access to major roadways and public transit. Roseville consistently demonstrates low vacancy levels and above-average renter demand.
-  **Education:** The city is served by Roseville Community Schools, offering comprehensive academic and extracurricular programs across multiple elementary, middle, and high school campuses. Residents also benefit from proximity to neighboring school districts and higher education institutions throughout Metro Detroit, supporting families, professionals, and a diverse renter population.



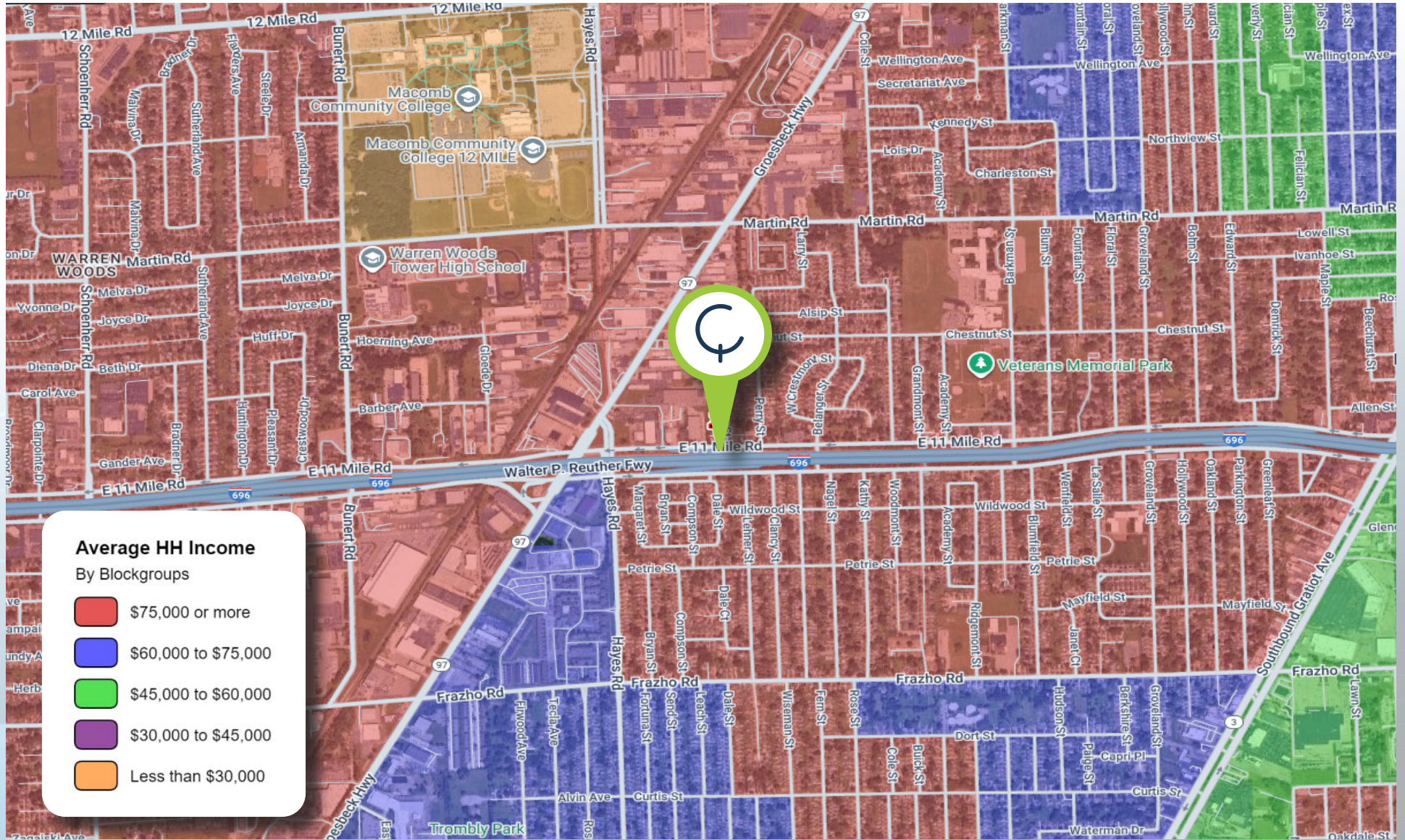
# AERIAL OVERVIEW

## ROSEVILLE, MI



# DEMOGRAPHICS HH INCOME

## ROSEVILLE, MI



# DEMOGRAPHICS HH INCOME

15405 E. 11 MILE RD. ROSEVILLE, MI 48066

\*Data provided by SitesUSA 2025

	2 mile radius	5 mile radius	10 mile radius
Population	61,784	353,580	1,038,058
Average HH Income	\$85,204	\$84,300	\$93,057
Population Median Age	37.5	38.7	38.8
Households	25,593	146,412	432,344
Total Businesses	1,907	11,396	36,858

## KEY FACTS



1.03M  
POPULATION



432,344  
NUMBER OF  
HOUSEHOLDS

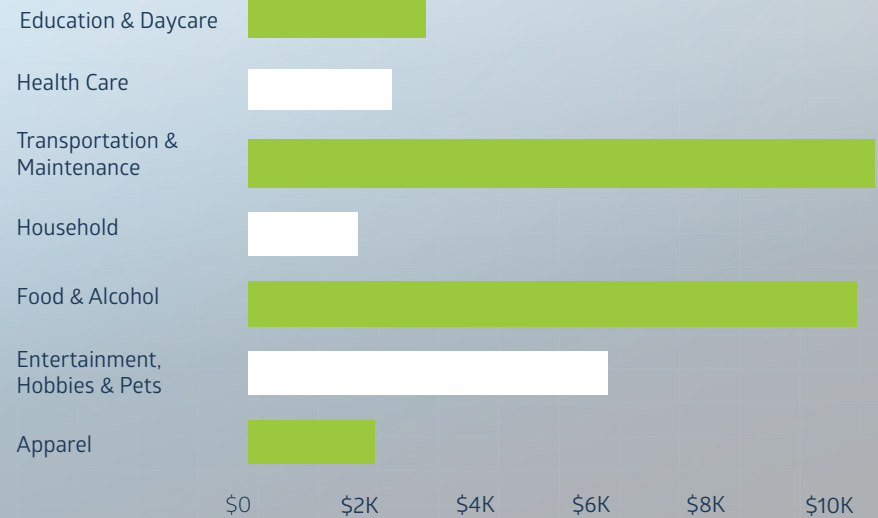
\*BASED ON 10 MILE RADIUS

36.9K

TOTAL  
BUSINESSES

\$73.2K  
MEDIAN  
INCOME

### Avg. Household Spending - 5 Mile Radius 2025



# CONTACT

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