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# HORIZON VAULT LLC

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## INSTITUTIONAL OFFERING MEMORANDUM

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### CENTRAL MAINE WORKFORCE HOUSING PORTFOLIO

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#### EXECUTIVE SUMMARY

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Horizon Vault LLC presents a 17-unit institutional-quality workforce housing platform across Bangor, Milo, Millinocket, Lincoln, and Dexter, Maine. This portfolio serves as a strategic entry point into the Central Maine corridor, offering an immediate scalable footprint in markets with limited institutional competition. The portfolio combines in-place cash flow with a clearly defined path to stabilization through rent normalization and operational improvements.

#### INVESTMENT THESIS

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- Seed portfolio for regional aggregation strategy
- Immediate mark-to-market opportunity via month-to-month leases
- Significant CapEx already completed (de-risked asset base)
- Attractive yield profile with embedded NOI growth
- Limited ownership in target markets

#### PORTFOLIO OVERVIEW

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Bangor – 24 Dexter St (2 units)  
Milo – 12 First St (3 units)  
Millinocket – 19 Central St (4 residential + 1 commercial)  
Lincoln – 460 Main St (4 units)  
Dexter – 10 Jackson St (4 units)

#### CAPITAL STRUCTURE OPPORTUNITY

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Seller financing is available to qualified institutional partners, offering a flexible bridge to permanent agency financing. This structure enables the purchaser to maximize cash-on-cash returns while executing the rent normalization phase and enhances overall IRR by reducing initial cost of capital.

## OPERATING STRATEGY – MARK-TO-MARKET EXECUTION

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The portfolio features 100% month-to-month lease structures, providing an immediate mark-to-market opportunity. This allows for a rapid 6–12 month stabilization timeline without the friction of long-term lease expirations, enabling accelerated rent alignment to market levels.

## CAPITAL IMPROVEMENTS & DE-RISKING

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The portfolio has undergone a comprehensive institutional de-risking program. Major mechanical systems, including furnaces in Milo, Lincoln, and Millinocket, have been replaced, and portfolio-wide code and fire safety compliance has been achieved.

Portfolio-wide: Code compliance, fire safety upgrades, rebuilt fire escapes

Milo: New furnace, heating, windows

Lincoln: Furnace, electrical, plumbing upgrades

Millinocket: Furnace separation, plumbing, electrical, winterization

Bangor: Renovated unit, landscaping and safety improvements

Dexter: Plumbing upgrades, mold mitigation, unit updates

## STABILIZED NOI PROJECTION (INSTITUTIONAL MODEL)

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Metric	Portfolio Target	Institutional Rationale
Gross Potential Rent	\$255,600	Market-aligned rents based on comps
Operating Expense Ratio	45.0%	Includes professional management and reserves
Stabilized NOI	\$140,580	Net of normalized operating costs
Implied Value (8% Cap)	\$1,760,000	Exit valuation based on market cap rates

## VALUE CREATION STRATEGY

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- Rent normalization across all assets
- Tenant quality optimization
- Portfolio-level operational efficiencies
- Commercial unit repositioning (Millinocket)
- Scale-driven cost reductions

## DISCLAIMER

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All financial projections are estimates based on market data and ownership inputs. Actual performance may vary.