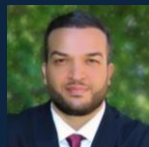




72-HOME RENTAL PORTFOLIO

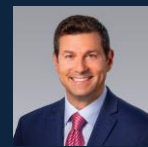
Detroit & Highland Park, Michigan



Simon Jonna
Executive Vice President
248 226 1610
simon@jonnagroup.com



Raymond Jonna
Senior Vice President
248 226 1611
raymond@jonnagroup.com



Tony Fayne
Vice President
248 226 1608
tony@jonnagroup.com



Table Of Contents

03 INVESTMENT
SUMMARY

05 OPERATING
STATEMENT

15 AGENT
REPRESENTATION



INVESTMENT SUMMARY



ASKING PRICE

\$6,600,000 (\$91,667/Unit)



CAP RATE

7.40%



OF UNITS

72 Single-family homes



NOI

\$487,576



MUNICIPALITY

City of Detroit
City of Highland Park



OCCUPANCY

95%

INVESTMENT HIGHLIGHTS

- ✓ **High Occupancy:** 95% Occupancy Rate
- ✓ **Diverse Locations:** Properties Spread in Detroit & Highland Park
- ✓ **Attractive Cap Rate:** The Investment Yields 7.40% CAP Rate
- ✓ **Well-Maintained Properties:** Significant Capital Improvements, Renovations and Consistent Maintenance Ensuring High Tenant Satisfaction & Retention
- ✓ **Strategic Investment:** Offers Investors Stable and Recession-Proof Cash Flow with the Potential for Value Appreciation
- ✓ **Renters Market:** Detroit is a Strong Renter's Market with Approximately 54% of Households Renting
- ✓ **Detroit Attractions:** Near Key Attractions Like the Detroit Institute of Arts, Motown Museum, Belle Isle Park, Ford Field, Little Caesar's Arena, Detroit Riverwalk, Wayne State and Detroit Mercy Universities, & many Corporate Headquarters.



City of
Highland Park
Michigan

OPERATING STATEMENT

| | Monthly | Annual |
|----------------------------------|--------------------|------------------|
| AS-IS Rental Income | | |
| Scheduled Rental Income | \$83,976 | \$1,010,390 |
| Less: Loss to Lease/Vacancy (5%) | \$4,198 | \$50,519 |
| Gross Potential Rent | \$79,777 | \$959,871 |
| AS-IS Operating Expenses | | |
| Total Taxes | \$12,197.67 | \$146,372.00 |
| Total Insurance | \$4,559.22 | \$54,710.61 |
| Cleaning and Maintenance | \$37.50 | \$450.00 |
| Landscaping | \$232.08 | \$2,785.00 |
| Legal and Professional | \$2,311.96 | \$27,743.50 |
| Management | \$7,239.68 | \$86,876.19 |
| Other Expenses | \$480.42 | \$5,765.00 |
| Repairs | \$9,176.67 | \$110,120.00 |
| Shipping/Postage | \$39.33 | \$472.00 |
| Utilities | \$3,083.40 | \$37,000.83 |
| Total Expense | \$39,357.92 | \$472,295 |
| NET OPERATING INCOME | | |
| NOI | \$40,419.25 | \$487,576 |

RENT ROLL

| Unit | Rent |
|---------------------------|------------|
| 38 East Savannah Street | \$1,000.00 |
| 44 East Savannah Street | \$1,100.00 |
| 92 East Savannah Street | \$1,100.00 |
| 204 East Nevada Street | \$950.00 |
| 409 West Margaret Street | \$1,100.00 |
| 502 Leicester Court | \$1,150.00 |
| 980 Carmel Street | \$1,200.00 |
| 1419 South Liebold Street | \$1,000.00 |
| 1677 Grand Street | \$1,000.00 |
| 2166 Oakman Boulevard | \$1,100.00 |
| 3936 Courville Street | \$1,200.00 |
| 6858 Edgeton Avenue | \$1,100.00 |
| 7437 Saint Marys Street | \$800.00 |
| 7767 Saint Marys Street | \$1,200.00 |
| 8243 Stout Street | \$1,000.00 |
| 8246 Hubbell Avenue | \$950.00 |
| 8880 Asbury Park | \$750.00 |
| 9061 Fielding Street | \$1,050.00 |
| 11335 Saint Marys Street | \$1,100.00 |
| 11693 Hubbell Avenue | \$875.00 |
| 11701 Hubbell Avenue | \$1,100.00 |
| 11885 Pierson Street | \$965.00 |
| 12524 Maiden Street | \$750.00 |
| 12651 Mettetal Street | \$700.00 |
| 12828 Braile Street | \$1,200.00 |
| 12831 Braile Street | \$900.00 |
| 14021 Braile Street | \$850.00 |
| 17570 Wisconsin Street | \$1,200.00 |

| Unit | Rent |
|--------------------------|------------|
| 14131 Heyden Street | \$900.00 |
| 14300 Westwood Street | \$900.00 |
| 14319 Kentfield Street | \$1,300.00 |
| 14360 Stout Street | \$842.00 |
| 14434 Asbury Park | \$1,700.00 |
| 12900 Trinity Street | \$1,200.00 |
| 14572 Beaverland Street | \$800.00 |
| 14607 Roselawn Street | \$1,000.00 |
| 14635 Roselawn Street | \$725.00 |
| 14823 Patton Street | \$1,200.00 |
| 14834 Cruse Street | \$750.00 |
| 14871 Braile Street | \$900.00 |
| 15057 Beaverland Street | \$800.00 |
| 15350 Mark Twain Street | \$800.00 |
| 15358 Parkside Street | \$1,150.00 |
| 15424 Chapel Street | \$1,000.00 |
| 15458 Mark Twain Street | \$1,100.00 |
| 15474 Mark Twain Street | \$900.00 |
| 15475 Mark Twain Street | \$1,200.00 |
| 15510 Rockdale Street | \$850.00 |
| 15779 Mendota Street | \$1,150.00 |
| 15905 Lappin Street | \$1,100.00 |
| 16511 Strathmoor Street | \$1,100.00 |
| 16535 Robson Street | \$944.00 |
| 17144 Murray Hill Street | \$900.00 |
| 17161 Gore Street | \$1,000.00 |
| 17161 Murray Hill Street | \$1,050.00 |
| 18498 Saint Marys Street | \$1,100.00 |

| Unit | Rent |
|--|------------|
| 18717 Biltmore Street | \$850.00 |
| 18910 Margareta Street | \$975.00 |
| 18940 Hamburg Street | \$1,000.00 |
| 19001 Conant Street | \$1,200.00 |
| 19501 Biltmore Street | \$900.00 |
| 19937 Chapel Street | \$1,250.00 |
| 19964 Forrer Street | \$900.00 |
| 19967 Winthrop Street | \$900.00 |
| 19974 Santa Rosa Drive | \$800.00 |
| 20089 Southfield Freeway | \$650.00 |
| 20135 Tireman Avenue | \$850.00 |
| 21513 Lyndon Street | \$1,100.00 |
| 22633 Pembroke Avenue | \$1,100.00 |
| 12103 Olga Street | \$1,200.00 |
| 12122 Rossiter Street | \$1,200.00 |
| 12900 Trinity Street | \$1,200.00 |
| 14559 Wildemere Street (Commercial NNN) | \$6,750.00 |

PROPERTIES



11693 Hubbell Ave. Detroit, MI



11701 Hubbell Ave. Detroit, MI



14635 Roselawn St. Detroit, MI



15350 Mark Twain St. Detroit, MI



15458 Mark Twain St. Detroit, MI



14607 Roselawn St. Detroit, MI



15779 Mendota St. Detroit, MI



7437 Saint Marys St. Detroit, MI



19501 Biltmore St. Detroit, MI



12828 Braille St. Detroit, MI



12831 Braille St. Detroit, MI



12900 Trinity St. Detroit, MI



14319 Kentfield St. Detroit, MI



14823 Patton St. Detroit, MI



14871 Braille St. Detroit, MI

OFFERING MEMORANDUM
72-HOME RENTAL PORTFOLIO | DETROIT, MI

PROPERTIES



11310 Penrod Ave. Detroit, MI



14021 Braille St. Detroit, MI



14131 Heyden St. Detroit, MI



14300 Westwood St. Detroit, MI



14360 Stout St. Detroit, MI



15510 Rockdale St. Detroit, MI



21513 Lyndon St. Detroit, MI



11885 Pierson St. Detroit, MI



7767 St Marys St. Detroit, MI



8880 Asbury Park. Detroit, MI



11335 Saint Mary's St. Detroit, MI



12122 Rossiter St. Detroit, MI



1677 Grand St. Detroit, MI



17144 Murray Hill St. Detroit, MI



17161 Murray Hill St. Detroit, MI

OFFERING MEMORANDUM
72-HOME RENTAL PORTFOLIO | DETROIT, MI

PROPERTIES



38 E Savannah St. Detroit, MI



409 W Margaret St. Detroit, MI



44 E Savannah St. Detroit, MI



92 E Savannah St. Detroit, MI



6858 Edgeton Ave. Detroit, MI



15475 Mark Twain St. Detroit, MI



12524 Maiden St. Detroit, MI



1419 S Leibold St. Detroit, MI



9061 Fielding St. Detroit, MI



15358 Parkside St. Detroit, MI



15424 Chapel St. Detroit, MI



22633 Pembroke Ave. Detroit, MI



8243 Stout St. Detroit, MI



15057 Beaverland St. Detroit, MI



12103 Olga St. Detroit, MI

OFFERING MEMORANDUM
72-HOME RENTAL PORTFOLIO | DETROIT, MI

PROPERTIES



15474 Mark Twain St. Detroit, MI



8246 Hubbell Ave. Detroit, MI



19964 Forrer St. Detroit, MI



19967 Winthrop St. Detroit, MI



19974 Santa Rosa Dr. Detroit, MI



20089 Southfield Fwy. Detroit, MI



204 E Nevada St. Detroit, MI



15905 Lappin St. Detroit, MI



16535 Robson St. Detroit, MI



20135 Tireman Ave. Detroit, MI



16511 Strathmore St. Detroit, MI



17570 Wisconsin St. Detroit, MI



18498 Saint Mary's St. Detroit, MI



18717 Biltmore St. Detroit, MI



18910 Margareta St. Detroit, MI

OFFERING MEMORANDUM
72-HOME RENTAL PORTFOLIO | DETROIT, MI

PROPERTIES



18940 Hamburg St. Detroit, MI



19001 Conant St. Detroit, MI



19937 Chapel St. Detroit, MI



2166 Oakman Blvd. Detroit, MI



3936 Courville St. Detroit, MI



502 Leicester Ct. Detroit, MI



12651 Mettetal St. Detroit, MI



14434 Asbury Park Detroit, MI



14559 Wildemere St. Detroit, MI



14572 Beaverland St. Detroit, MI



14834 Cruse St. Detroit, MI



17161 Gore St. Detroit, MI

OFFERING MEMORANDUM
72-HOME RENTAL PORTFOLIO | DETROIT, MI

LOCATIONS



LOCATION OVERVIEW



Detroit, Michigan is a city steeped in history, character, and immense potential. Renowned as the Motor City, it was once the industrial powerhouse of the nation. While challenges have shaped its past, Detroit is now experiencing a remarkable resurgence that presents unparalleled opportunities for real estate investors.

The city's rich history is evident in its architectural gems, from the Art Deco Fisher Building to the neoclassical City-County Building. This historic fabric provides a unique backdrop for revitalization efforts.

Downtown Detroit has witnessed the construction of high-rise residential towers, mixed-use developments, and innovative office spaces. Neighborhoods like Corktown, Midtown, and Brush Park are experiencing rapid gentrification with restored historic homes, trendy shops, and restaurants.

For real estate investors, Detroit offers a rare combination of affordability, high rental yields, and the potential for substantial property appreciation. Whether you're interested in residential, commercial, or industrial properties, the city's revitalization presents a compelling investment opportunity.

Detroit is more than just a place to invest; it's a city on the cusp of greatness, ready to redefine its future.

Demographic Trends & Key Indicators

Detroit MSA, SHORTNAME



| | | | | | | | | |
|------------|------------|--------------------|------------|-------------------------|-------------------|--------------|-----------------------|-----------------|
| 4,364,290 | 1,778,496 | 2.43 | 40.5 | \$76,092 | \$271,203 | 98 | 103 | 58 |
| Population | Households | Avg size household | Median age | Median household income | Median home value | Wealth index | Housing affordability | Diversity index |

Mortgage indicators



\$12,692

Avg spent on mortgage & basics



22.3%

Percent of income for mortgage

Population by generation



4.8%

Greatest gen: born 1945/earlier



20.6%

Baby boomer: born 1946 to 1964



20.2%

Generation x: born 1965 to 1980



23.9%

Millennial: born 1981 to 1998



21.6%

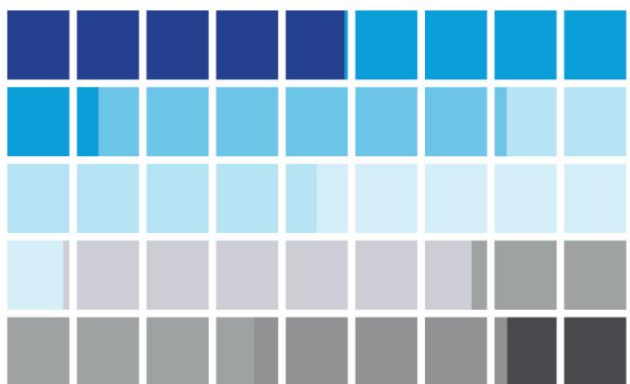
Generation z: born 1999 to 2016



8.9%

Alpha: born 2017 to present

Population by age

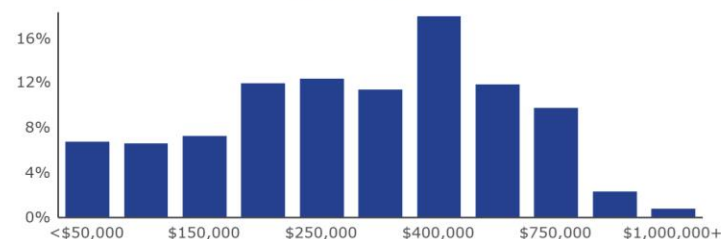


| | | | | | |
|---------------|-------|---------------|-------|---------------|-------|
| Age 0-9 (%) | (11%) | Age 10-19 (%) | (12%) | Age 20-29 (%) | (13%) |
| Age 30-39 (%) | (14%) | Age 40-49 (%) | (12%) | Age 50-59 (%) | (13%) |
| Age 60-69 (%) | (13%) | Age 70-79 (%) | (8%) | Age 80+ (%) | (4%) |

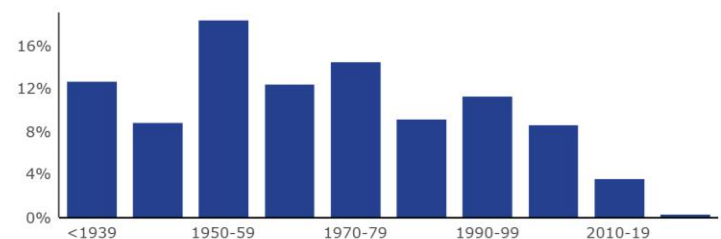
Historical trends: population

| | |
|------|-----------|
| 2000 | 4,452,557 |
| 2010 | 4,296,249 |
| 2020 | 4,392,041 |
| 2023 | 4,364,290 |
| 2028 | 4,329,662 |

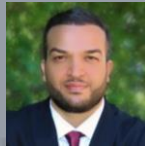
Home value



Housing: year built



U.S. Census Bureau, Esri forecasts for 2024 and 2029, Esri Vintage 2024 Time Series



Simon Jonna
Executive Vice President
248 226 1610
simon@jonnagroup.com



Raymond Jonna
Senior Vice President
248 226 1611
raymond@jonnagroup.com



Tony Fayne
Vice President
248 226 1608
tony@jonnagroup.com

Jonna Group
• 401 S Old Woodward Avenue Suite 425 Birmingham, MI 48009 •
jonnagroup.com
colliers.com/detroit



DISCLAIMER: This Offering Memorandum contains select information pertaining to the business and affairs of **72 Unit Rental Portfolio – Detroit and Highland Park, Michigan** and has been prepared by Colliers International. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Colliers International. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by Colliers International from sources it deems reliable. Owner, nor their officers, employees, Colliers International or agents makes any representation or warranty, express or implied, as to the accuracy or completeness or this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum from Colliers International, you agree:

- 1) The Offering Memorandum and its contents are confidential;
- 2) You will hold it and treat it in the strictest of confidence
- 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller; and
- 4) You understand and agree that any financial analysis uses industry standard assumptions and actual financial returns may vary.

Owner and Colliers International expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers International or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property. This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum