



ASKING PRICE
\$2,600,000

TOTAL UNITS
15

LISTING PROPOSAL / BOV

Cedar Creek Court

9289 Cedar Creek Ct, Swartz Creek, MI, 48473

September 2026

YOUR TEAM

Ahsan Tarar

Broker
313.888.0315
Ahsan@SolvantaCRE.com

Nick Kirby

Managing Director
248.973.4067
Nick@SolvantaCRE.com

CONFIDENTIALITY & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of Cedar Creek Court and has been prepared by Solvanta Commercial Real Estate. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources deemed reliable. Owner, nor their Officers, Employees, or Agents makes any representation or warranty, express or implied, as to the accuracy or completeness of 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.

By acknowledging your receipt of this Offering Memorandum from Solvanta Commercial Real Estate, you agree: The Offering Memorandum and its contents are confidential; You will hold it and treat it in the strictest of confidence; and 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.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction shall be limited to those expressly provided in an executed Purchase Agreement. This Offering Memorandum shall not be deemed to represent the current 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 this Offering Memorandum was prepared.

SUMMARY OF OFFERING TERMS

Terms of Sale

Cedar Creek Court is being offered for sale with the final sale price determined by the market. We are accepting and reviewing preemptive offers and reserve the right to accept an offer prior to any future bid deadline.

Property Tours

Prospective purchasers are encouraged to visit the property prior to submitting offers. Property tours will be conducted with the listing agents via pre-scheduled appointments. Seller and listing agents request that interested parties refrain from visiting the site independently or communicating with staff.

Offer Submission Process

Offers should be presented in the form of a non-binding Letter of Intent, spelling out the significant terms and conditions of the Purchaser's offering including: (1) asset pricing, (2) due diligence and closing time frame, (3) earnest money deposit, (4) a description of the debt/equity structure, and (5) underwriting and capital expenditures.

Communications

All communications, inquiries and requests, including property tours, should be addressed exclusively to a Solvanta Commercial Real Estate team member.

EXCLUSIVELY LISTED BY

Ahsan Tarar

Broker
313.888.0315
Ahsan@SolvantaCRE.com

Nick Kirby

Managing Director
248.973.4067
Nick@SolvantaCRE.com



OFFERING SUMMARY



ASKING PRICE
\$2,600,000



PRICE/UNIT
\$173,333

TOTAL UNITS
15

YEAR BUILT
2010

AVG UNIT SF
1850 SF

RENT RANGE
\$1,150–\$1,500

BROADER SUBMARKET RENT
\$1,750

SUBMARKET
Genesee County

INVESTMENT HIGHLIGHTS

- 1 No Current HOA: No existing homeowners association, helping reduce ongoing ownership costs and restrictions.
- 2 Tenant-Paid Utilities: Tenants are responsible for all utilities, including water, resulting in minimal utility exposure and lower owner involvement.
- 3 Garage & Basement: Every unit includes a 2.5-car garage and a private basement, offering valuable storage and parking amenities.
- 4 Upper-Level Laundry: Each unit features conveniently located top-floor laundry, eliminating the need to carry laundry between levels.
- 5 Primary Suite: Each unit includes a primary bedroom with a private attached bathroom, providing a highly desirable residential feature.
- 6 Individually Parceled: Each unit is separately parceled, offering added flexibility for future resale, financing, or individual disposition strategies.

LOCATION HIGHLIGHTS

Appealing Fundamentals

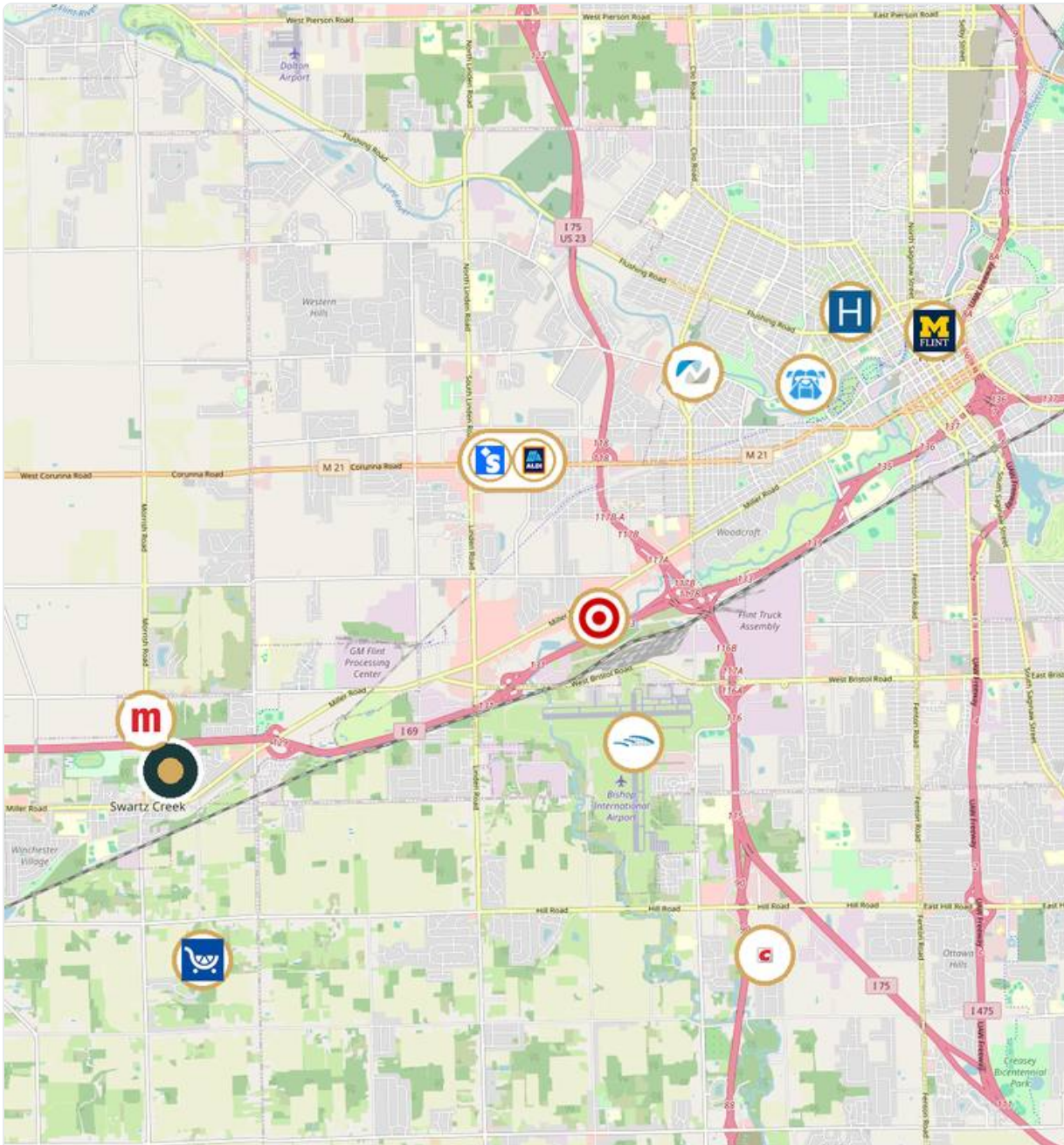
Cedar Creek Court sits in the Swartz Creek submarket of Genesee County, in the greater Flint, Michigan MSA — a stable, blue-collar corridor of small-unit-count rental housing with minimal new supply, keeping barriers to entry high. In-place rents here (~\$1,294/unit) trail the broader submarket's \$1,750/unit rent, pointing to embedded upside as month-to-month leases (8 of 15 units) roll to market. Small multifamily assets like this typically trade at 7–10% cap rates, reflecting a buyer pool weighted toward regional and private investors.

Desirable Amenities

- **Meijer** — 0.5 mi · Grocery & everyday essentials
- **Kroger** — 1.7 mi · Grocery
- **Sam's Club** — 4.1 mi · Wholesale club
- **Target** — 4.1 mi · General merchandise
- **Bishop International Airport** — 4.2 mi · Regional airport
- **ALDI** — 4.3 mi · Discount grocery
- **Costco** — 5.6 mi · Wholesale club
- **McLaren Flint** — 6.0 mi · Hospital
- **Kettering University** — 6.7 mi · University
- **Hurley Medical Center** — 7.4 mi · Hospital
- **University of Michigan-Flint** — 8.0 mi · University



NEIGHBORHOOD MAP



Nearby

-  **Meijer** — 0.5 mi
-  **Kroger** — 1.7 mi
-  **Sam's Club** — 4.1 mi
-  **Target** — 4.1 mi
-  **Bishop International Airport** — 4.2 mi
-  **ALDI** — 4.3 mi
-  **Costco** — 5.6 mi
-  **McLaren Flint** — 6.0 mi
-  **Kettering University** — 6.7 mi
-  **Hurley Medical Center** — 7.4 mi
-  **University of Michigan-Flint** — 8.0 mi

PROPERTY SUMMARY

Cedar Creek Court is a 15-unit townhome-style multifamily community built in 2010 in Swartz Creek, Michigan, within the greater Flint MSA. The property is structured as 15 individually parceled 3-bedroom / 2.1-bath townhomes, each featuring a private 2.5-car garage, full basement, upper-level laundry, and a primary suite — an amenity package rarely found at this unit count and price point. In-place rents currently average \$1,294/unit against a broader submarket rent of \$1,750/unit, with 8 of the 15 units on month-to-month leases, providing a clear, low-capex path to market rent. Tenants pay all utilities including water, and there is no HOA, keeping the operating footprint light. Offered at \$2,600,000 (\$173,333/unit), Cedar Creek Court combines embedded rent upside with an efficient, easy-to-manage unit structure in a supply-constrained submarket.

RECOMMENDED BUSINESS PLAN

Cedar Creek Court is a lease-up-through-turnover play, not a renovation project — the plan centers on capturing existing rent upside with minimal capital outlay. Phase 1 (Months 1-3) — Stabilize: Assume management, audit all 15 leases, and confirm unit condition and rent-roll accuracy. No unit is vacant at closing, so day-one cash flow is intact. Phase 2 (Months 1-12) — Turn month-to-month units to market: 8 of 15 leases are already month-to-month. As each turns, reset rent from the current \$1,294/unit average toward the broader submarket's \$1,750/unit rent — a \$456/unit/month lift with no unit downtime or capex required, since units are already move-in ready. Phase 3 (Ongoing) — Light touch-ups at turnover: Budget modest cosmetic refreshes (paint, flooring spot-repair) only as units turn, funded from operations rather than a bulk renovation draw — the garages, basements, and primary suites already differentiate these units from competing product. Phase 4 (Year 2-3) — Hold and monitor exit: With no HOA and tenant-paid utilities keeping the expense load light, the plan is to stabilize rents at market, then evaluate a hold for cash flow or a sale to a private buyer once market rents are fully in place — each unit's individual parcel also supports a unit-by-unit disposition if that path is preferred instead.



TOTAL UNITS

15



RENT RANGE

\$1,150–\$1,500



BROADER SUBMARKET RENT

\$1,750

PROPERTY DETAILS

THE OFFERING

Address	
9289 Cedar Creek Ct	
Swartz Creek, MI, 48473	
Property Type	Multifamily
Total Units	15
Year Built	2010
Year Renovated	N/A
Submarket	Genesee County
Zoning	Residential
Site Size	1.6 Acres
Parking	Garage and Street

UTILITIES

Water	Tenant Paid
Sewer	Tenant Paid
Electric	Tenant Paid
Gas	Tenant Paid
Trash Removal	Tenant Paid

CONSTRUCTION

Foundation	2010
Exterior Facade	2010
Roof	2010

MECHANICAL

HVAC - Heating	2010
HVAC - A/C	2010
Fire Protection	2010
Hot Water	2010
Wiring	2010



FINANCIAL ANALYSIS

SOLVANTA COMMERCIAL REAL ESTATE

RENT ROLL

UNIT	TYPE	SF	\$/SF	RENT	ANNUAL
9263 Cedar Creek Court	3 Bed 2.1 Bath	1,850	\$0.62	\$1,150	\$13,800
9265 Cedar Creek Court	3 Bed 2.1 Bath	1,850	\$0.73	\$1,350	\$16,200
9267 Cedar Creek Court	3 Bed 2.1 Bath	1,850	\$0.81	\$1,500	\$18,000
9269 Cedar Creek Court	3 Bed 2.1 Bath	1,850	\$0.78	\$1,450	\$17,400
9271 Cedar Creek Court	3 Bed 2.1 Bath	1,850	\$0.65	\$1,200	\$14,400
9275 Cedar Creek Court	3 Bed 2.1 Bath	1,850	\$0.78	\$1,450	\$17,400
9277 Cedar Creek Court	3 Bed 2.1 Bath	1,850	\$0.65	\$1,200	\$14,400
9279 Cedar Creek Court	3 Bed 2.1 Bath	1,850	\$0.62	\$1,150	\$13,800
9281 Cedar Creek Court	3 Bed 2.1 Bath	1,850	\$0.62	\$1,150	\$13,800
9283 Cedar Creek Court	3 Bed 2.1 Bath	1,850	\$0.65	\$1,200	\$14,400
9287 Cedar Creek Court	3 Bed 2.1 Bath	1,850	\$0.62	\$1,150	\$13,800
9289 Cedar Creek Court	3 Bed 2.1 Bath	1,850	\$0.73	\$1,350	\$16,200
9291 Cedar Creek Court	3 Bed 2.1 Bath	1,850	\$0.74	\$1,375	\$16,500
9293 Cedar Creek Court	3 Bed 2.1 Bath	1,850	\$0.81	\$1,500	\$18,000
9295 Cedar Creek Court	3 Bed 2.1 Bath	1,850	\$0.78	\$1,450	\$17,400
TOTAL — 15 Units		27,750		\$19,625/mo	\$235,500

PROPERTY OVERVIEW



AVG UNIT SF
1850 SF

AVG IN-PLACE RENT
\$1294

TOTAL UNITS
15

YEAR BUILT
2010

SUBMARKET
**Genesee
County**

OCCUPANCY
100.0%

Why Invest?

CEDAR CREEK COURT

1

No Current HOA: No existing homeowners association, helping reduce ongoing ownership costs and restrictions.

2

Tenant-Paid Utilities: Tenants are responsible for all utilities, including water, resulting in minimal utility exposure and lower owner involvement.

3

Garage & Basement: Every unit includes a 2.5-car garage and a private basement, offering valuable storage and parking amenities.

4

Upper-Level Laundry: Each unit features conveniently located top-floor laundry, eliminating the need to carry laundry between levels.



CONTACT US

A

Ahsan Tarar

Broker

313.888.0315

Ahsan@SolvantaCRE.com

N

Nick Kirby

Managing Director

248.973.4067

Nick@SolvantaCRE.com

2950 W. Square Lake Road, Suite 200 · Troy, MI 48098



LISTING PROPOSAL / BOV

Cedar Creek Court

September 2026