

# Offering Memorandum

## 10-Unit Multifamily Investment Opportunity

**12 Grove Ct, Marysville, Ohio**

|                     |                     |
|---------------------|---------------------|
| Asking Price        | \$1,350,000         |
| Units               | 10 (5 Duplexes)     |
| Year Built          | 1961                |
| Gross Annual Income | \$129,000           |
| Estimated NOI       | \$84,000 – \$90,000 |
| In-Place Cap Rate   | ~6.25%              |
| Utilities           | Tenant Paid         |

## Property Overview

The subject property is a stabilized 10-unit multifamily asset consisting of five (5) duplex buildings located at 12 Grove Ct in Marysville, Ohio. Constructed in 1961, all units are single-level, ranch-style residences, a configuration that appeals to long-term tenants and supports reduced maintenance and liability exposure. All utilities are separately metered and paid directly by tenants.

## Financial Overview

The property generates \$10,750 in gross monthly rental income, equating to \$129,000 annually. Based on market-supported expense assumptions of 30%–35%, estimated Net Operating Income ranges from approximately \$84,000 to \$90,000 annually.

|                      |                     |
|----------------------|---------------------|
| Total Monthly Rent   | \$10,750            |
| Total Annual Rent    | \$129,000           |
| Expense Ratio (Est.) | 30% – 35%           |
| Estimated NOI        | \$84,000 – \$90,000 |

## Investment Highlights

- Stabilized in-place cash flow with proven rental history
- Tenants pay all utilities, supporting strong operating margins
- Single-level, ranch-style units reduce maintenance and turnover
- Durable 1961 construction with straightforward operations
- Limited supply of small multifamily assets in Marysville
- Attractive opportunity for private investors and 1031 buyers

This Offering Memorandum has been prepared for informational purposes only and does not constitute an offer to sell or a solicitation of an offer to buy. Information contained herein is subject to change without notice. Prospective purchasers should conduct their own independent investigation.