

OFFERING MEMORANDUM



Crooks St Apartments

4401 Crooks St
Royal Oak MI 48073

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Crooks St Apartments

CONTENTS

01 Executive Summary

- Investment Summary
- Unit Mix Summary

02 Location

- Location Summary
- Major Employers Map
- Drive Times
- Locator Map

03 Property Description

- Property Features
- Property Images

04 Sale Comps

- Sale Comps
- Sale Comps Summary
- Sale Comps Charts
- Sale Comps Map

05 Financial Analysis

- Income & Expense Analysis
- Multi-Year Cash Flow Assumptions
- Cash Flow Analysis
- Financial Metrics

06 Demographics

- General Demographics
- Race Demographics

Exclusively Marketed by:

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21 Kercheval Suite 233, Grosse Pointe Farms, MI 48236



01 **Executive Summary**

Investment Summary

Unit Mix Summary

CROOKS ST APARTMENTS

OFFERING SUMMARY

| | |
|-----------------|--------------------------------------|
| ADDRESS | 4401 Crooks St Royal Oak MI 48073 |
| COUNTY | Oakland |
| MARKET | Royal Oak |
| SUBMARKET | Oakland |
| BUILDING SF | 4,250 SF |
| NUMBER OF UNITS | 8 |
| YEAR BUILT | 1955 |
| YEAR RENOVATED | 2023 |
| OWNERSHIP TYPE | Fee Simple |

FINANCIAL SUMMARY

| | |
|----------------------|-------------|
| PRICE | \$1,574,000 |
| PRICE PSF | \$370.35 |
| PRICE PER UNIT | \$196,750 |
| OCCUPANCY | 100.00% |
| NOI (CURRENT) | \$95,260 |
| NOI (Pro Forma) | \$100,398 |
| CAP RATE (CURRENT) | 6.05% |
| CAP RATE (Pro Forma) | 6.38% |

| DEMOGRAPHICS | 1 MILE | 3 MILE | 5 MILE |
|------------------------|-----------|-----------|-----------|
| 2026 Population | 13,656 | 117,190 | 300,672 |
| 2026 Median HH Income | \$78,657 | \$100,250 | \$97,486 |
| 2026 Average HH Income | \$101,935 | \$133,296 | \$132,964 |



The Property

- Crooks Street Apartments is a fully stabilized, 8-unit apartment building located in the desirable community of Royal Oak, Michigan. The property features 8 units. Of the 8 units 7 of them are one bed one bath, and 1 is two bed one bath. The property has 8 off street dedicated parking spaces for tenants. The property is 100% occupied, generating a gross monthly income of over \$10,600.
- Over the last few years, the Crooks Street Apartments have undergone an extensive transformation, with every unit receiving upgraded kitchens, bathrooms, flooring, and modern fixtures. These high-end renovations allow the property to command premium rents in the Royal Oak market while ensuring low operational costs and minimal deferred maintenance for ownership.
- The building's infrastructure is designed for efficiency and comfort, featuring individual electric meters for each tenant and a reliable boiler system providing consistent baseboard heat. With common laundry facilities and window AC units already in place, the property is fully equipped for modern tenancy.
- In a high-demand market near downtown, the inclusion of dedicated parking—which often costs \$150+ per month nearby—makes this a standout asset. The Crooks Street Apartments offer a rare combination of stability and upside, providing a turnkey, stabilized investment in a prime location.

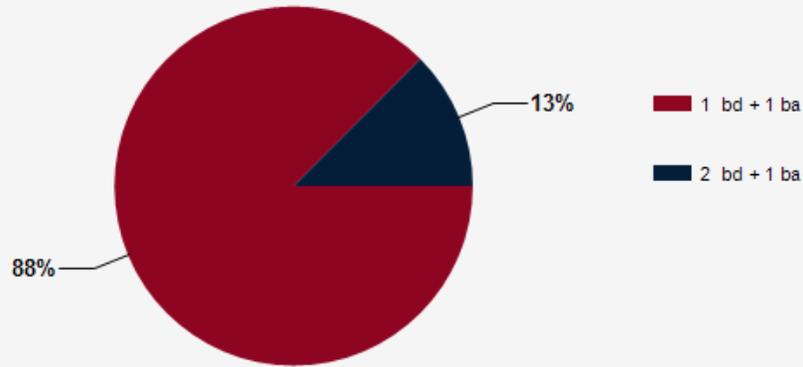
Stabilized Investment

- With its strong occupancy, renovated units, and close proximity to Royal Oak and Birmingham, The Crooks Street Apartments offers a rare combination of stability and upside potential in a prime location

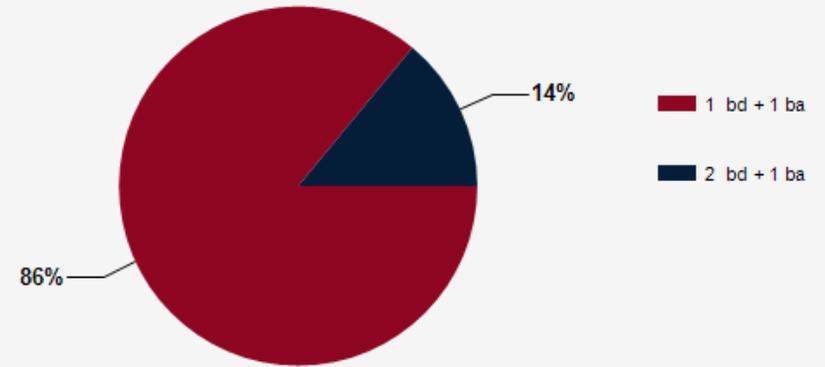


| Unit Mix | # Units | Square Feet | Actual | | | Market | | |
|------------------------|----------|-------------|----------------|---------------|-----------------|----------------|-----------------|-----------------|
| | | | Current Rent | Rent PSF | Monthly Income | Market Rent | Market Rent PSF | Market Income |
| 1 bd + 1 ba | 7 | 600 | \$1,306 | \$2.18 | \$9,142 | \$1,375 | \$2.29 | \$9,625 |
| 2 bd + 1 ba | 1 | 700 | \$1,450 | \$2.07 | \$1,450 | \$1,550 | \$2.21 | \$1,550 |
| Totals/Averages | 8 | 613 | \$1,324 | \$2.16 | \$10,592 | \$1,397 | \$2.28 | \$11,175 |

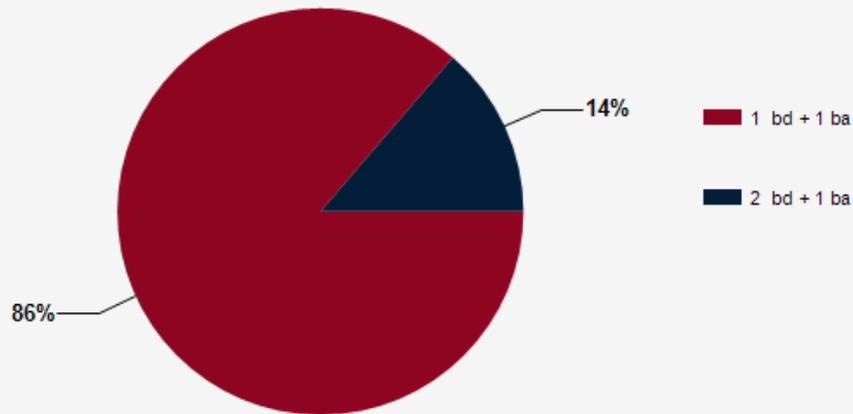
Unit Mix Summary



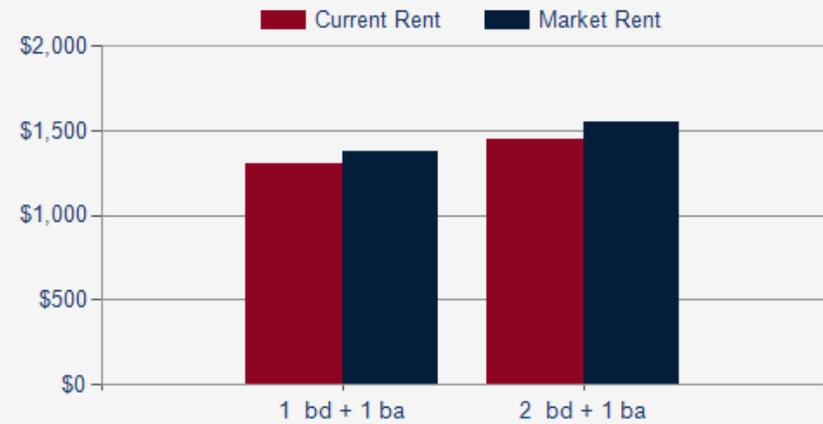
Unit Mix SF



Unit Mix Revenue



Actual vs. Market Revenue





02

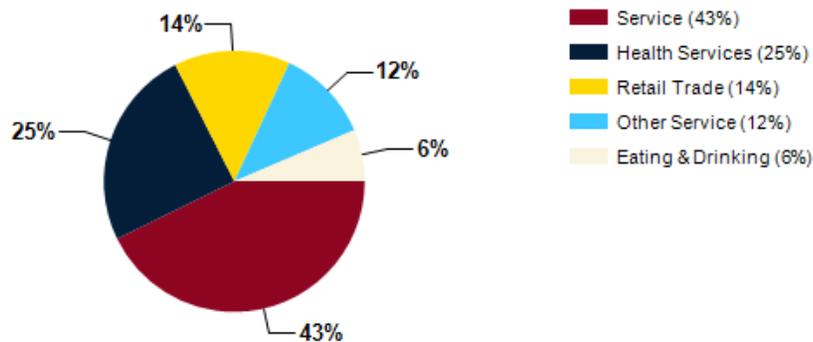
Location

- Location Summary
- Major Employers Map
- Drive Times
- Locator Map

CROOKS ST APARTMENTS

- Crooks St Apartments is located down the street from downtown Royal Oak - which is one of the most thriving downtown locations in Metro Detroit. Downtown Royal Oak has dozens of bars, restaurants, breweries, coffee shops, and fine dining restaurants which make the apartment building attractive for all renters. In the immediate area developers are building new construction apartments, mixed use buildings, hotels, and million dollar homes. With rents downtown well above \$3.00 per square foot, the Royal Oakland's rents have plenty of room to grow over the years.
- Royal Oak, Michigan has extremely strong economic and demographic indicators. There are over 386,000 people who live within a 5 mile radius of the site, with an average household income of over \$155,000 per year and median income of \$111,000 per year. The average home price in Royal Oak is \$311,000 which is a 5% increase from 2023. This translates to a \$2,900 mortgage, highlighting the large gap from renting and owning. In the immediate area - home prices are more like \$400,000 to \$1,000,000 +, creating an even larger gap. There is not much land left to develop in the city - limiting housing and putting an upward pressure on rents, and home prices.

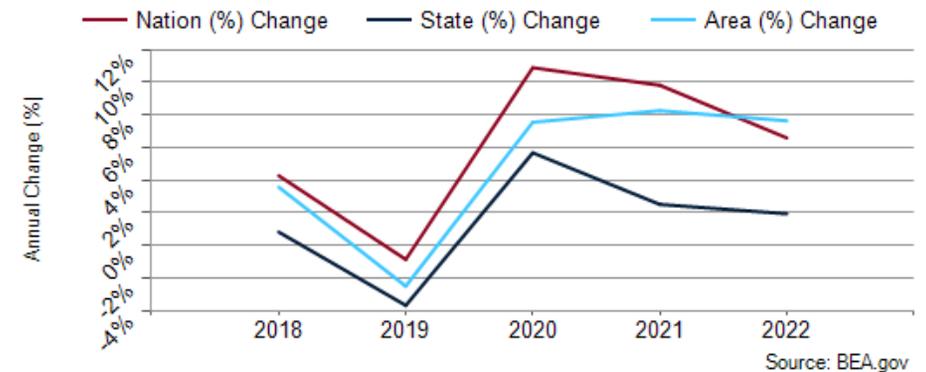
Major Industries by Employee Count

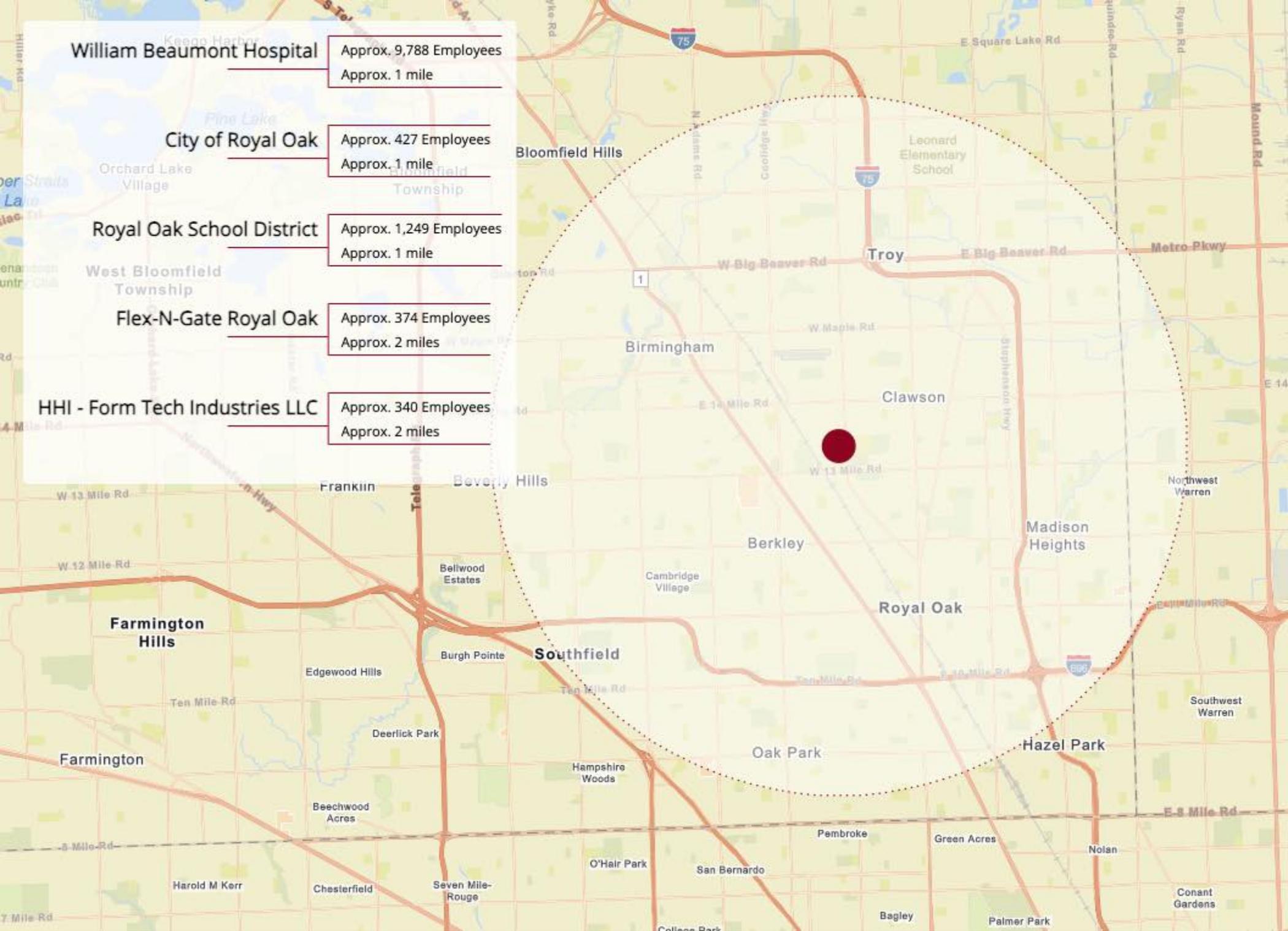


Largest Employers

| | |
|--------------------------------------|--------|
| Ford Motor Company | 95,342 |
| General Motors | 91,861 |
| Detroit Public Schools | 37,329 |
| Rock Ventures | 17,000 |
| William Beaumont Hospital | 16,551 |
| University of Michigan Health System | 16,551 |
| U.S. Postal Service | 15,385 |
| U.S. Government | 15,328 |

Oakland County GDP Trend





1

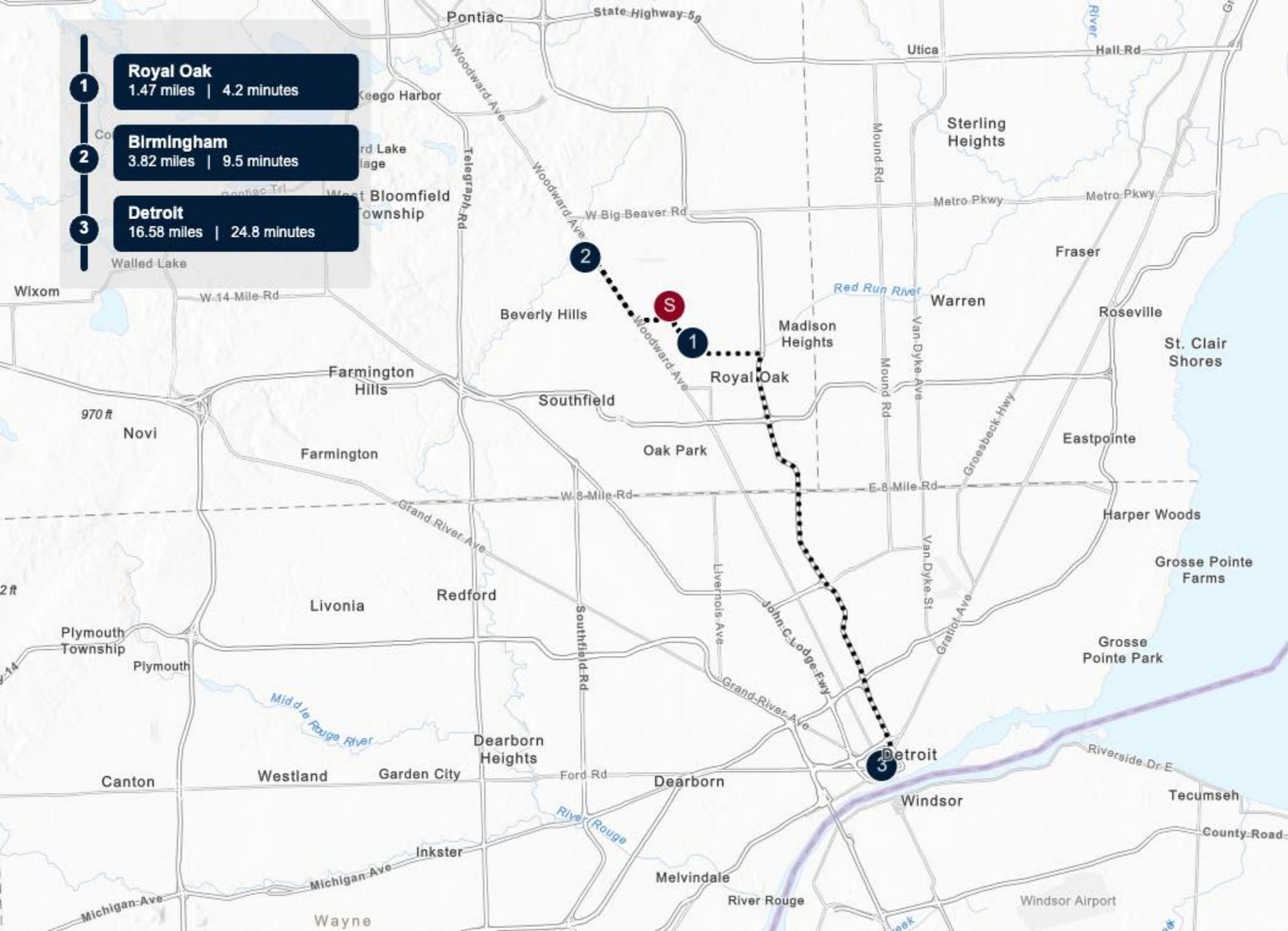
Royal Oak
1.47 miles | 4.2 minutes

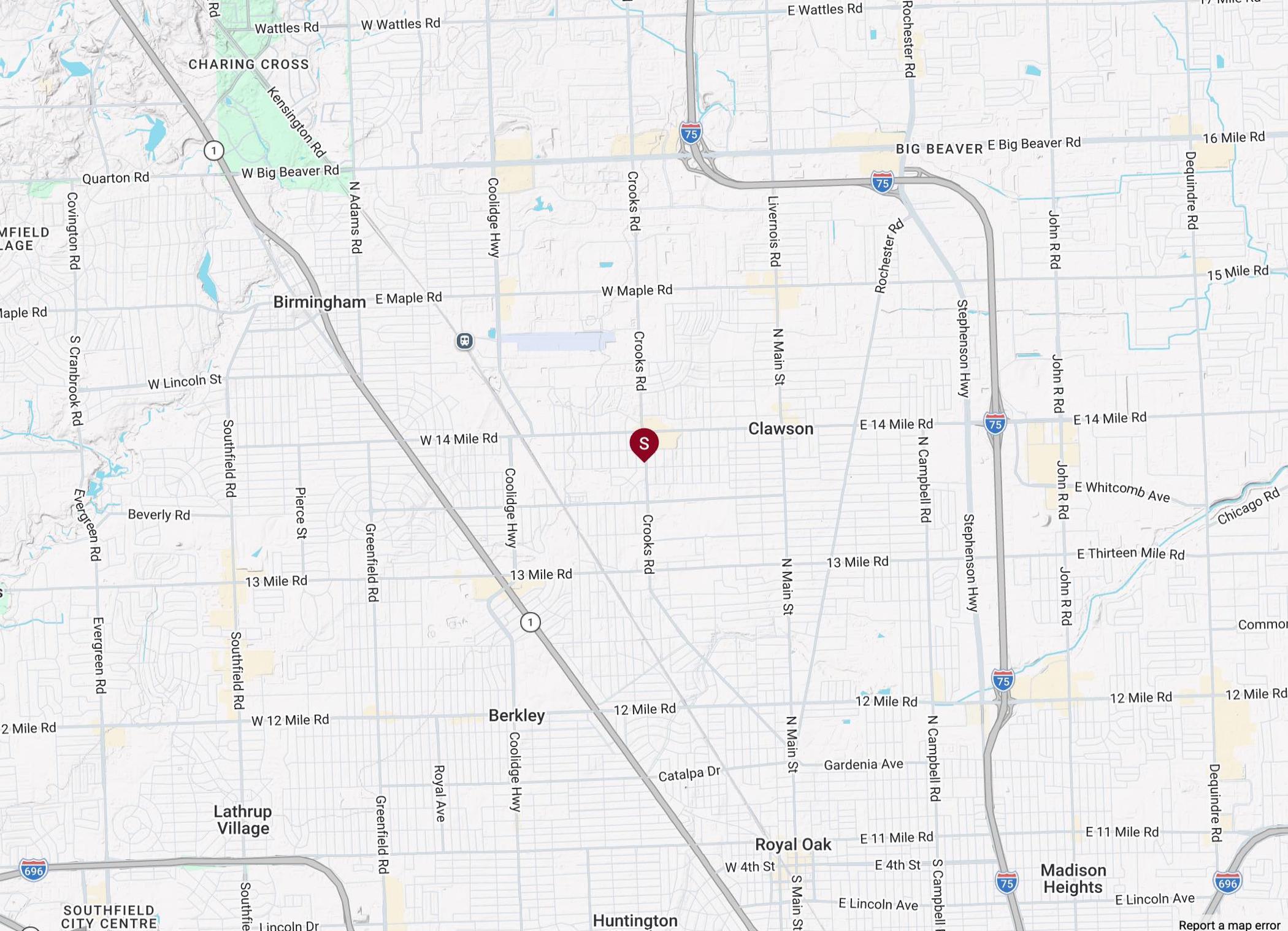
2

Birmingham
3.82 miles | 9.5 minutes

3

Detroit
16.58 miles | 24.8 minutes







03

Property Description

Property Features

Property Images

CROOKS ST APARTMENTS

PROPERTY FEATURES

| | |
|--------------------------|--------|
| NUMBER OF UNITS | 8 |
| BUILDING SF | 4,250 |
| YEAR BUILT | 1955 |
| YEAR RENOVATED | 2023 |
| # OF PARCELS | 1 |
| BUILDING CLASS | B |
| LOCATION CLASS | A |
| NUMBER OF STORIES | 1 |
| NUMBER OF BUILDINGS | 1 |
| NUMBER OF PARKING SPACES | 8 |
| WASHER/DRYER | Common |

MECHANICAL

| | |
|------|--------|
| HVAC | Boiler |
| AC | Window |

UTILITIES

| | |
|----------|----------|
| WATER | Landlord |
| TRASH | Landlord |
| GAS | Tenant |
| ELECTRIC | Tenant |







04

Sale Comps

- Sale Comps
- Sale Comps Summary
- Sale Comps Charts
- Sale Comps Map

CROOKS ST APARTMENTS

1



| | |
|--------------|-------------|
| TOTAL UNITS | 42 |
| YEAR BUILT | 1957 |
| SALE PRICE | \$6,000,000 |
| PRICE/UNIT | \$142,857 |
| PRICE/SF | \$211.27 |
| CAP RATE | 6.20% |
| BUILDING SF | 28,400 |
| CLOSING DATE | 8/14/2024 |
| DISTANCE | 4.0 miles |

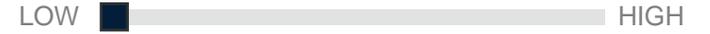
Maple Flats

1050 N Adams Rd
Birmingham, MI 48009

Cap Rate Range 5.50% - 6.90%

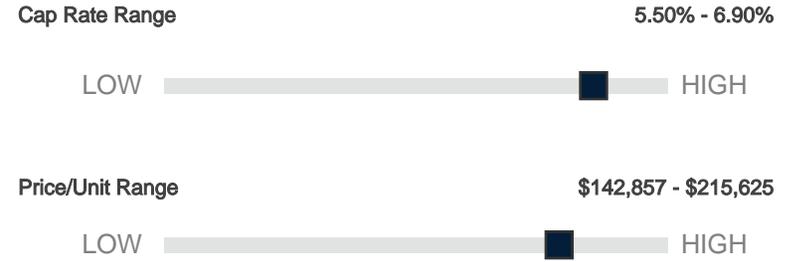


Price/Unit Range \$142,857 - \$215,625





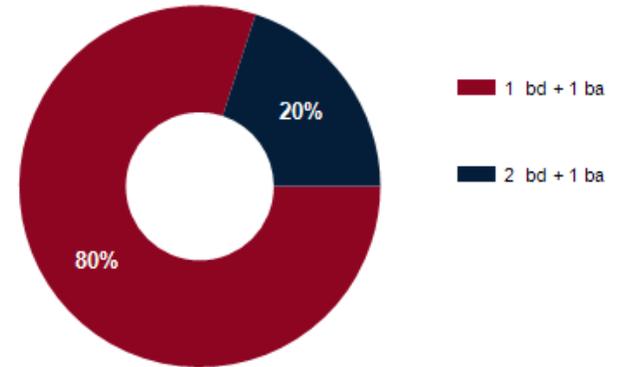
| | |
|--------------|-------------|
| TOTAL UNITS | 20 |
| YEAR BUILT | 1965 |
| SALE PRICE | \$4,000,000 |
| PRICE/UNIT | \$200,000 |
| PRICE/SF | \$144.24 |
| CAP RATE | 6.70% |
| BUILDING SF | 27,732 |
| CLOSING DATE | 1/1/2025 |
| DISTANCE | 3.0 miles |



Royal Oakland
 314 Oakland Ave
 Royal Oak, MI 48067

Unit Mix and Rent Schedule

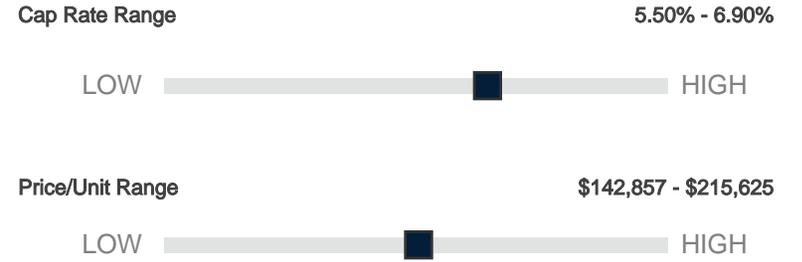
| Unit Mix | # of Units | SF | Rent Summary | Rent PSF |
|-------------------|------------|------------|----------------|---------------|
| 1 bd + 1 ba | 16 | 700 | \$1,550 | \$2.21 |
| 2 bd + 1 ba | 4 | 900 | \$1,900 | \$2.11 |
| Total/WAVG | 20 | 740 | \$1,620 | \$2.19 |





11 Mile Flats
1801 E 11 Mile
Royal Oak, MI 48067

| | |
|--------------|-------------|
| TOTAL UNITS | 8 |
| YEAR BUILT | 1960 |
| SALE PRICE | \$1,440,000 |
| PRICE/UNIT | \$180,000 |
| PRICE/SF | \$345.08 |
| CAP RATE | 6.40% |
| BUILDING SF | 4,173 |
| CLOSING DATE | 4/1/2025 |
| DISTANCE | 4.2 miles |





Birmingham Flats

355 E 14 Mile Rd
Birmingham, MI 48009

| | |
|--------------|-------------|
| TOTAL UNITS | 21 |
| YEAR BUILT | 1963 |
| SALE PRICE | \$3,700,000 |
| PRICE/UNIT | \$176,190 |
| PRICE/SF | \$176.19 |
| CAP RATE | 5.50% |
| BUILDING SF | 21,000 |
| CLOSING DATE | 7/12/2023 |
| DISTANCE | 2.6 miles |

Cap Rate Range 5.50% - 6.90%



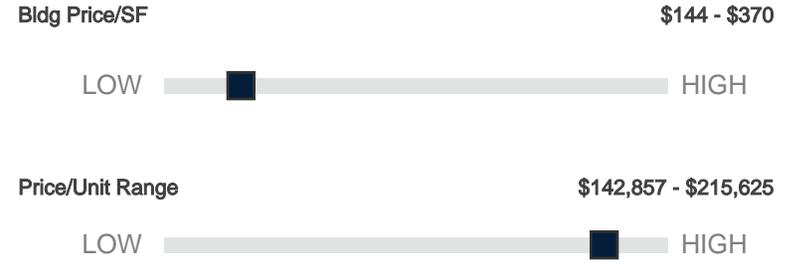
Price/Unit Range \$142,857 - \$215,625



5



| | |
|--------------|-------------|
| TOTAL UNITS | 18 |
| YEAR BUILT | 1956 |
| SALE PRICE | \$3,720,000 |
| PRICE/UNIT | \$206,667 |
| PRICE/SF | \$179.05 |
| BUILDING SF | 20,776 |
| CLOSING DATE | 2/1/2023 |
| DISTANCE | 2.7 miles |



E Maple

2101 E Maple
Birmingham, MI 48009

6



Harvard Apartments

4005 W 13 Mile
Royal oak, MI 48073

| | |
|--------------|-------------|
| TOTAL UNITS | 8 |
| YEAR BUILT | 1953 |
| SALE PRICE | \$1,725,000 |
| PRICE/UNIT | \$215,625 |
| PRICE/SF | \$308.04 |
| CAP RATE | 6.90% |
| BUILDING SF | 5,600 |
| CLOSING DATE | 10/26/2023 |
| DISTANCE | 2.4 miles |

Cap Rate Range 5.50% - 6.90%

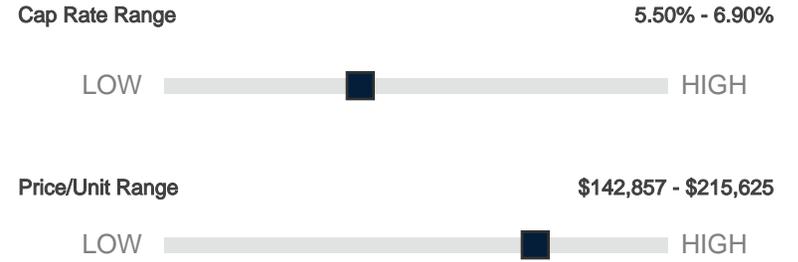


Price/Unit Range \$142,857 - \$215,625





| | |
|--------------|-------------|
| TOTAL UNITS | 8 |
| YEAR BUILT | 1955 |
| ASKING PRICE | \$1,574,000 |
| PRICE/UNIT | \$196,750 |
| PRICE/SF | \$370.35 |
| CAP RATE | 6.05% |
| OCCUPANCY | 100.00% |
| BUILDING SF | 4,250 |

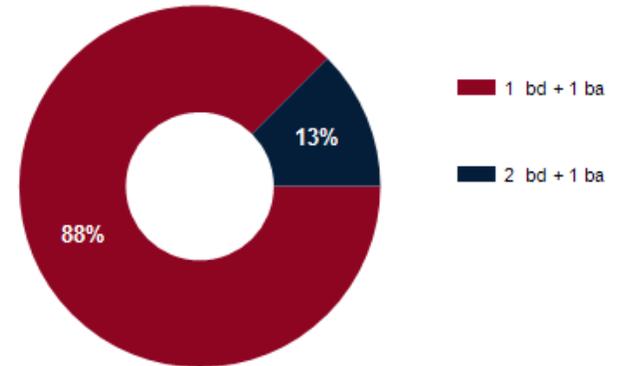


Crooks St Apartments

4401 Crooks St
Royal Oak, MI 48073

Unit Mix and Rent Schedule

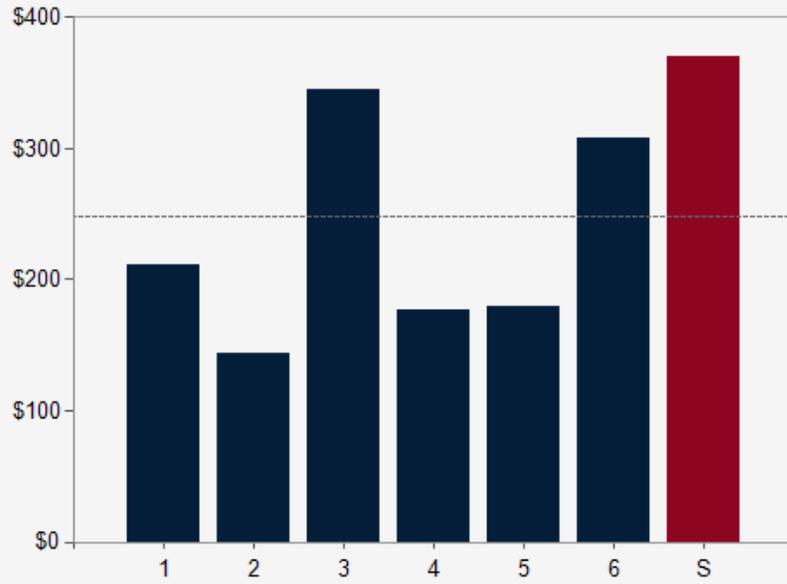
| Unit Mix | # of Units | SF | Rent Summary | Rent PSF |
|------------------------|------------|------------|----------------|---------------|
| 1 bd + 1 ba | 7 | 600 | \$1,306 | \$2.18 |
| 2 bd + 1 ba | 1 | 700 | \$1,450 | \$2.07 |
| Totals/Averages | 8 | 613 | \$1,324 | \$2.16 |



| | PROPERTY | UNITS | BUILT | SALE PRICE | PRICE/UNIT | PSF | CAP RATE | CLOSE DATE | DISTANCE (mi) |
|---|--|-----------|-------|--------------------|---------------------|-----------------|--------------|------------|---------------|
| 1 |  <p>Maple Flats 1050 N Adams Rd Birmingham, MI 48009</p> | 42 | 1957 | \$6,000,000 | \$142,857.00 | \$211.27 | 6.20% | 8/14/2024 | 4.00 |
| 2 |  <p>Royal Oakland 314 Oakland Ave Royal Oak, MI 48067</p> | 20 | 1965 | \$4,000,000 | \$200,000.00 | \$144.24 | 6.70% | 1/1/2025 | 3.00 |
| 3 |  <p>11 Mile Flats 1801 E 11 Mile Royal Oak, MI 48067</p> | 8 | 1960 | \$1,440,000 | \$180,000.00 | \$345.08 | 6.40% | 4/1/2025 | 4.20 |
| 4 |  <p>Birmingham Flats 355 E 14 Mile Rd Birmingham, MI 48009</p> | 21 | 1963 | \$3,700,000 | \$176,190.00 | \$176.19 | 5.50% | 7/12/2023 | 2.60 |
| 5 |  <p>E Maple 2101 E Maple Birmingham, MI 48009</p> | 18 | 1956 | \$3,720,000 | \$206,667.00 | \$179.05 | | 2/1/2023 | 2.70 |
| 6 |  <p>Harvard Apartments 4005 W 13 Mile Royal oak, MI 48073</p> | 8 | 1953 | \$1,725,000 | \$215,625.00 | \$308.04 | 6.90% | 10/26/2023 | 2.40 |
| | AVERAGES | 20 | | \$3,430,833 | \$186,890.00 | \$227.31 | 6.34% | | |
| S |  <p>Crooks St Apartments 4401 Crooks St Royal Oak, MI 48073</p> | 8 | 1955 | \$1,574,000 | \$196,750.00 | \$370.35 | 6.05% | | |

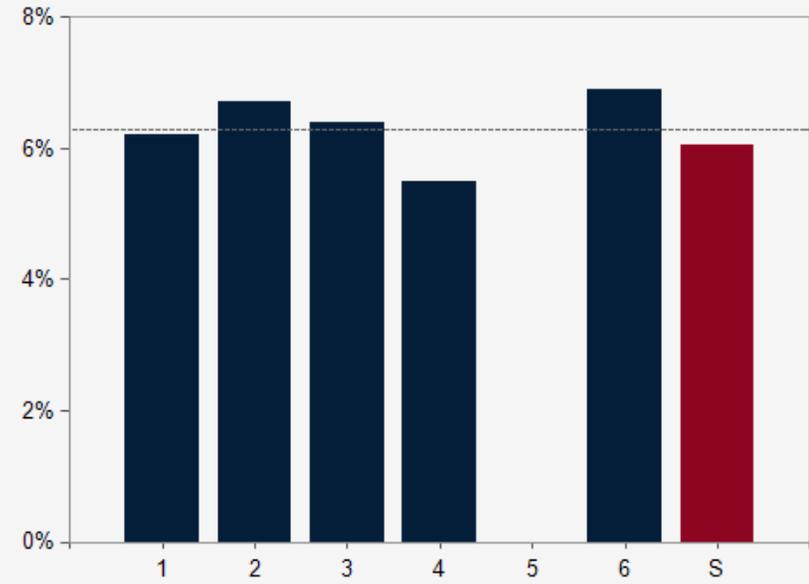
Price/SF

Average: \$247.74



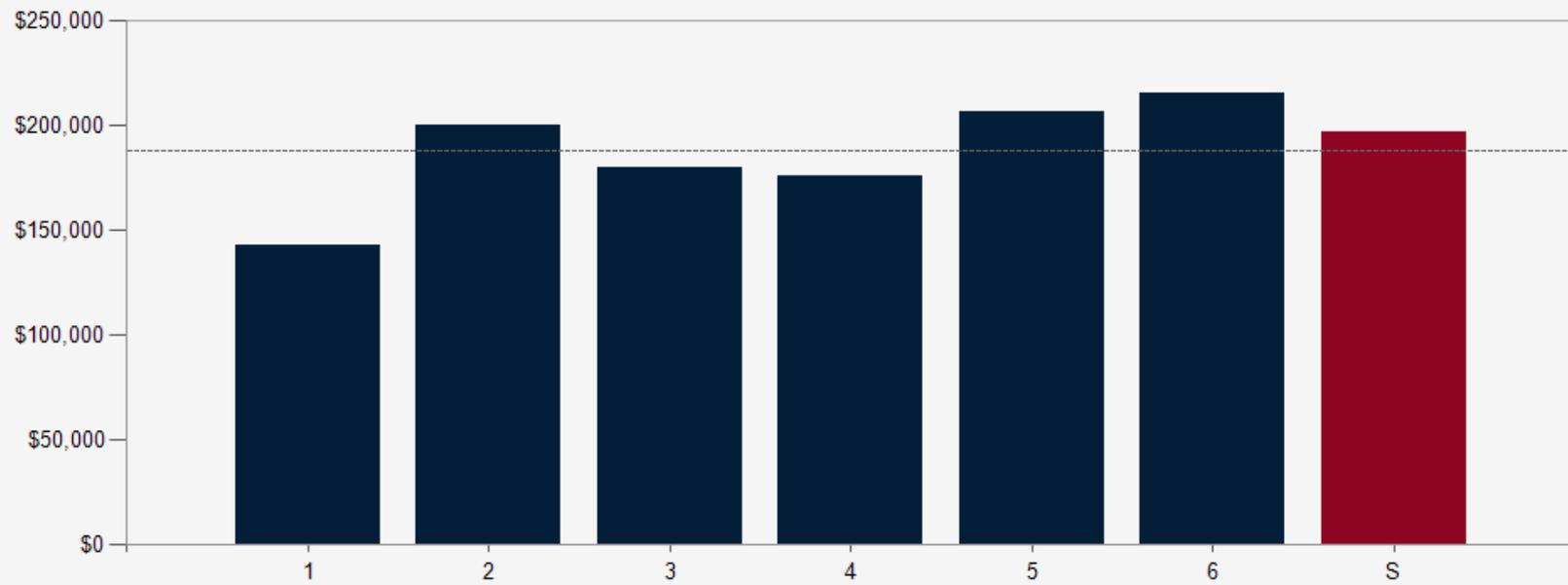
Cap Rate

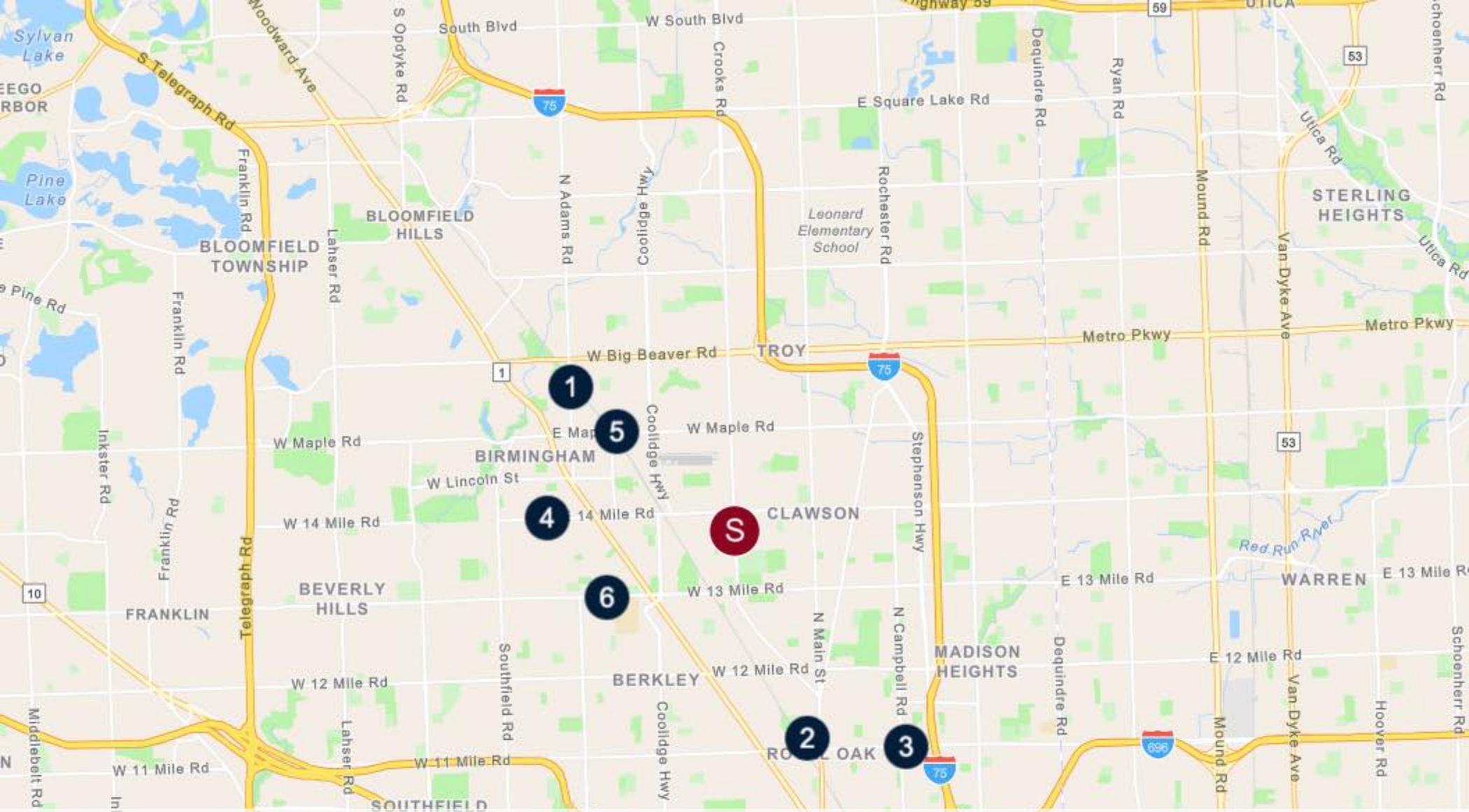
Average: 6.29%



Price/Unit

Average: \$188,298.47





| # | Property Name | Address | City |
|---|----------------------|------------------|------------|
| S | Crooks St Apartments | 4401 Crooks St | Royal Oak |
| 1 | Maple Flats | 1050 N Adams Rd | Birmingham |
| 2 | Royal Oakland | 314 Oakland Ave | Royal Oak |
| 3 | 11 Mile Flats | 1801 E 11 Mile | Royal Oak |
| 4 | Birmingham Flats | 355 E 14 Mile Rd | Birmingham |
| 5 | E Maple | 2101 E Maple | Birmingham |
| 6 | Harvard Apartments | 4005 W 13 Mile | Royal oak |



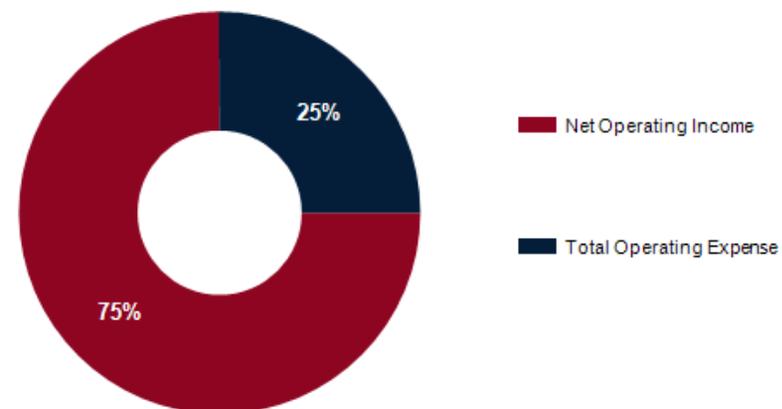
05

Financial Analysis

- Income & Expense Analysis
- Multi-Year Cash Flow Assumptions
- Cash Flow Analysis
- Financial Metrics

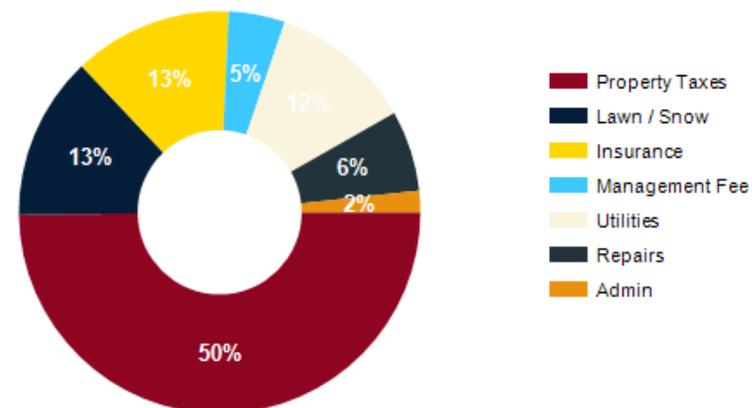
REVENUE ALLOCATION CURRENT

| INCOME | CURRENT | | PRO FORMA | |
|-------------------------------|------------------|--------|------------------|--------|
| Gross Scheduled Rent | \$127,140 | | \$134,100 | 96.5% |
| RUBS | | | \$4,800 | 3.5% |
| Gross Potential Income | \$127,140 | | \$138,900 | |
| General Vacancy | | | -3.00% | |
| Effective Gross Income | \$127,140 | | \$134,877 | |
| Less Expenses | \$31,880 | 25.07% | \$34,479 | 25.56% |
| Net Operating Income | \$95,260 | | \$100,398 | |



| EXPENSES | CURRENT | Per Unit | PRO FORMA | Per Unit |
|--------------------------------|-----------------|----------------|-----------------|----------------|
| Property Taxes | \$15,876 | \$1,985 | \$15,876 | \$1,985 |
| Admin | \$551 | \$69 | \$551 | \$69 |
| Management Fee | \$1,447 | \$181 | \$4,046 | \$506 |
| Lawn / Snow | \$4,190 | \$524 | \$4,190 | \$524 |
| Utilities | \$3,673 | \$459 | \$3,673 | \$459 |
| Repairs | \$2,067 | \$258 | \$2,067 | \$258 |
| Insurance | \$4,076 | \$510 | \$4,076 | \$510 |
| Total Operating Expense | \$31,880 | \$3,985 | \$34,479 | \$4,310 |
| Expense / SF | \$7.50 | | \$8.11 | |
| % of EGI | 25.07% | | 25.56% | |

DISTRIBUTION OF EXPENSES CURRENT



Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.

GLOBAL

| | |
|----------------------------------|--------------------|
| Price | \$1,574,000 |
| Analysis Period | 10 year(s) |
| Millage Rate (not a growth rate) | 0.32000% |
| Exit Cap Rate | 7.00% |

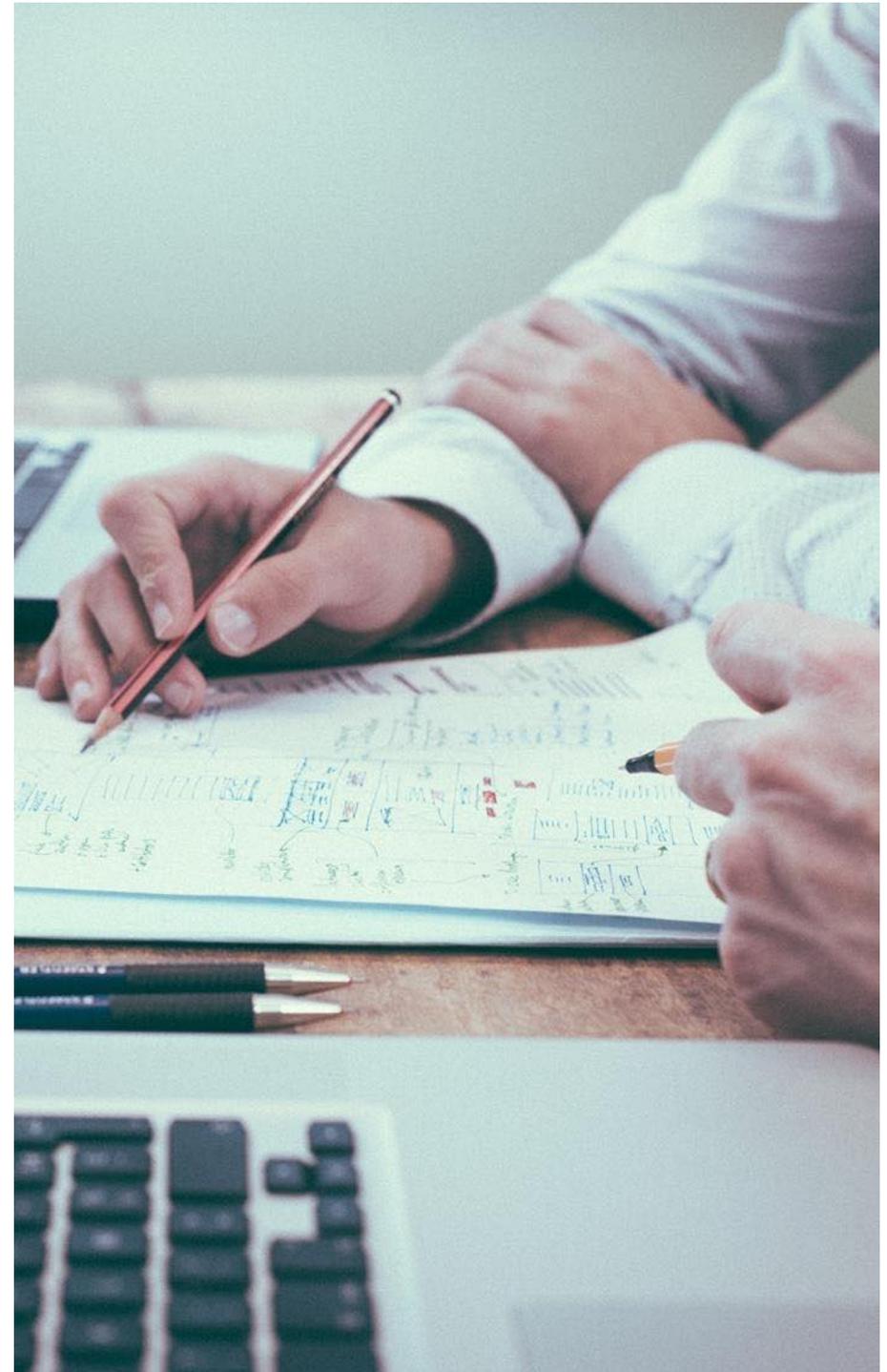
INCOME - Growth Rates

| | |
|----------------------|--------------|
| Gross Scheduled Rent | 3.00% |
|----------------------|--------------|

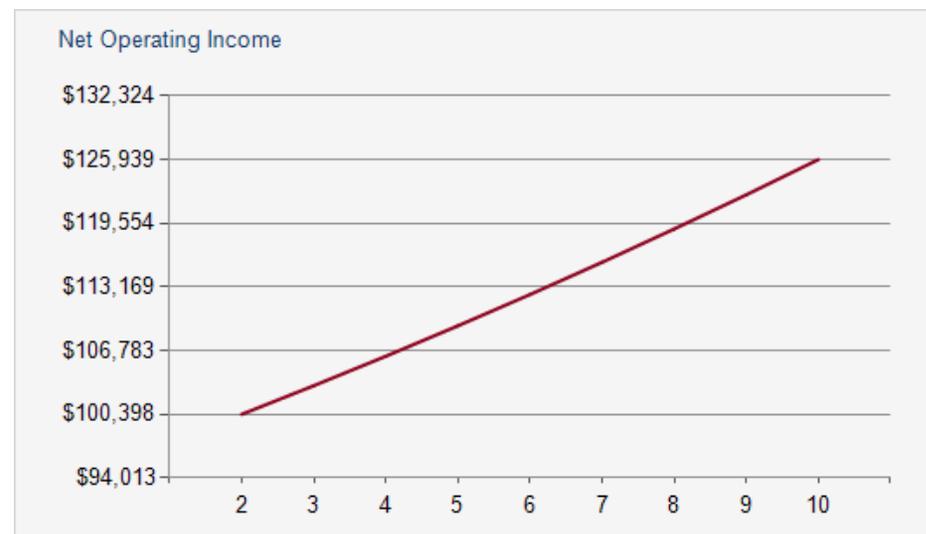
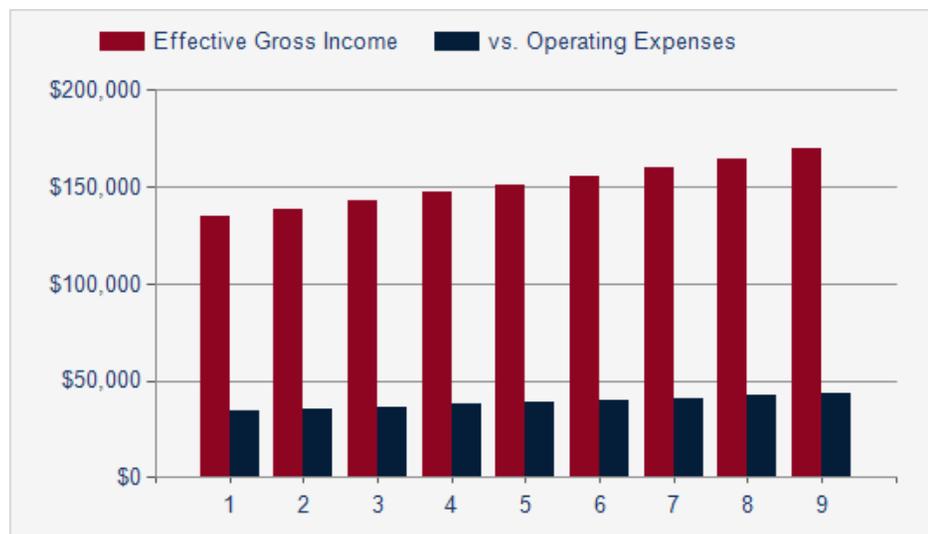
EXPENSES - Growth Rates

| | |
|----------------|--------------|
| Property Taxes | 3.00% |
| Admin | 3.00% |
| Lawn / Snow | 3.00% |
| Utilities | 3.00% |
| Repairs | 3.00% |
| Insurance | 3.00% |

Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.



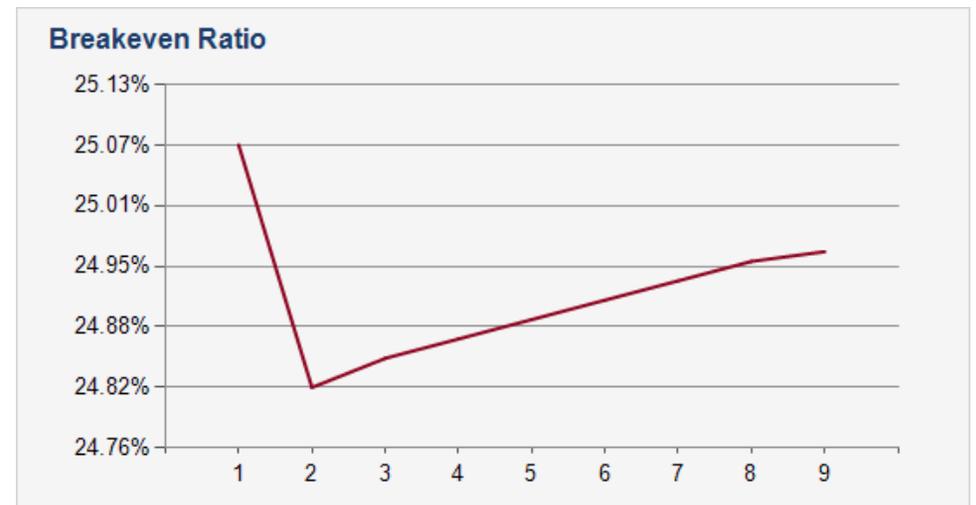
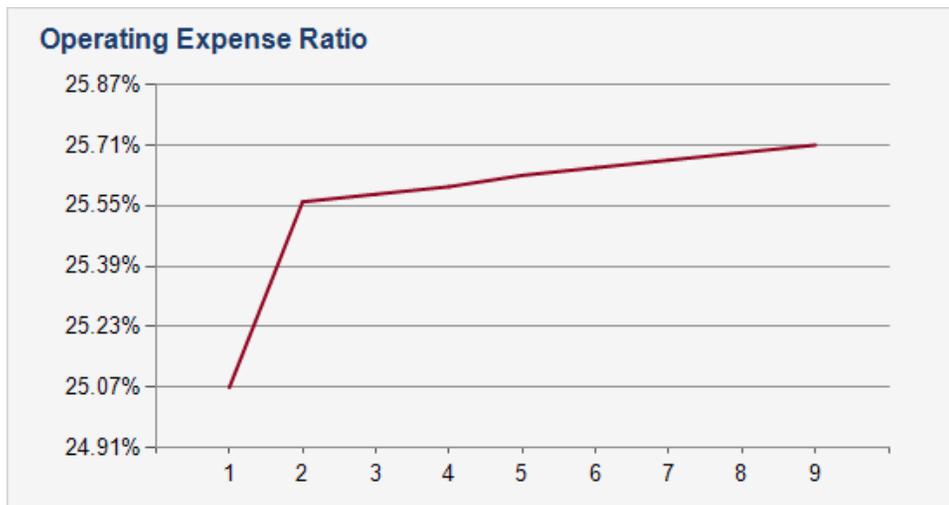
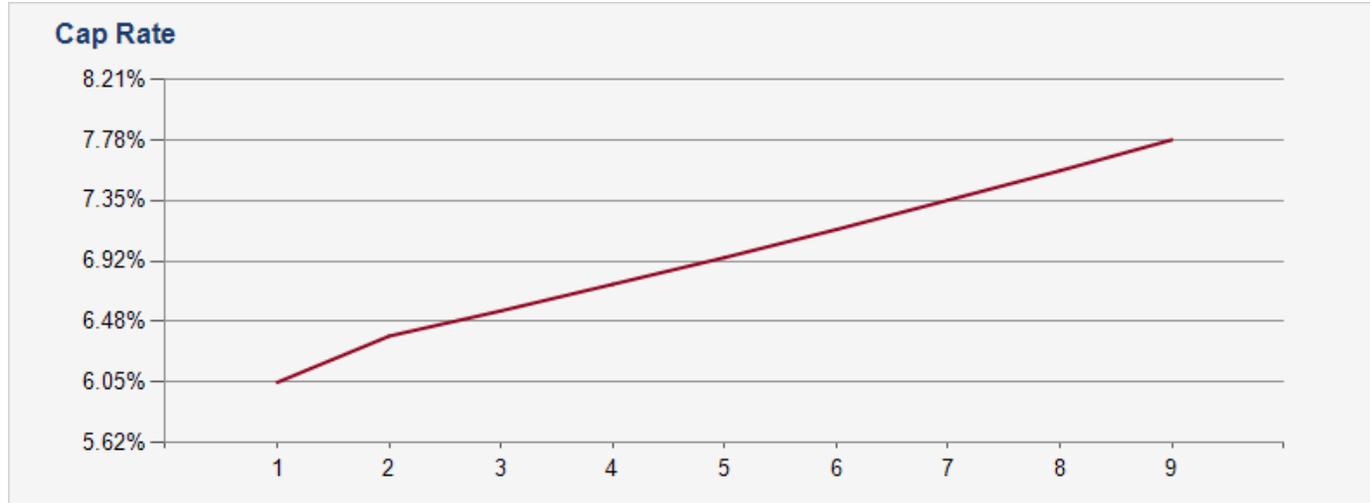
| Calendar Year | CURRENT | Pro Forma | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 |
|--------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| Gross Revenue | | | | | | | | | | |
| Gross Scheduled Rent | \$127,140 | \$134,100 | \$138,123 | \$142,267 | \$146,535 | \$150,931 | \$155,459 | \$160,122 | \$164,926 | \$169,874 |
| RUBS | | \$4,800 | \$4,800 | \$4,800 | \$4,800 | \$4,800 | \$4,800 | \$4,800 | \$4,800 | \$4,800 |
| Gross Potential Income | \$127,140 | \$138,900 | \$142,923 | \$147,067 | \$151,335 | \$155,731 | \$160,259 | \$164,922 | \$169,726 | \$174,674 |
| General Vacancy | -0.00% | -3.00% | -3.00% | -3.00% | -3.00% | -3.00% | -3.00% | -3.00% | -3.00% | -3.00% |
| Effective Gross Income | \$127,140 | \$134,877 | \$138,779 | \$142,799 | \$146,939 | \$151,203 | \$155,595 | \$160,119 | \$164,778 | \$169,578 |
| Operating Expenses | | | | | | | | | | |
| Property Taxes | \$15,876 | \$15,876 | \$16,352 | \$16,843 | \$17,348 | \$17,869 | \$18,405 | \$18,957 | \$19,525 | \$20,111 |
| Admin | \$551 | \$551 | \$568 | \$585 | \$602 | \$620 | \$639 | \$658 | \$678 | \$698 |
| Management Fee | \$1,447 | \$4,046 | \$4,163 | \$4,284 | \$4,408 | \$4,536 | \$4,668 | \$4,804 | \$4,943 | \$5,087 |
| Lawn / Snow | \$4,190 | \$4,190 | \$4,316 | \$4,445 | \$4,579 | \$4,716 | \$4,857 | \$5,003 | \$5,153 | \$5,308 |
| Utilities | \$3,673 | \$3,673 | \$3,783 | \$3,897 | \$4,014 | \$4,134 | \$4,258 | \$4,386 | \$4,517 | \$4,653 |
| Repairs | \$2,067 | \$2,067 | \$2,129 | \$2,193 | \$2,259 | \$2,326 | \$2,396 | \$2,468 | \$2,542 | \$2,618 |
| Insurance | \$4,076 | \$4,076 | \$4,198 | \$4,324 | \$4,454 | \$4,588 | \$4,725 | \$4,867 | \$5,013 | \$5,163 |
| Total Operating Expense | \$31,880 | \$34,479 | \$35,509 | \$36,570 | \$37,663 | \$38,789 | \$39,948 | \$41,142 | \$42,372 | \$43,639 |
| Net Operating Income | \$95,260 | \$100,398 | \$103,270 | \$106,228 | \$109,276 | \$112,414 | \$115,647 | \$118,977 | \$122,406 | \$125,939 |



Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.

| Calendar Year | CURRENT | Pro Forma | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 |
|-------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| CAP Rate | 6.05% | 6.38% | 6.56% | 6.75% | 6.94% | 7.14% | 7.35% | 7.56% | 7.78% | 8.00% |
| Operating Expense Ratio | 25.07% | 25.56% | 25.58% | 25.60% | 25.63% | 25.65% | 25.67% | 25.69% | 25.71% | 25.73% |
| Breakeven Ratio | 25.07% | 24.82% | 24.85% | 24.87% | 24.89% | 24.91% | 24.93% | 24.95% | 24.96% | 24.98% |
| Price / SF | \$370.35 | \$370.35 | \$370.35 | \$370.35 | \$370.35 | \$370.35 | \$370.35 | \$370.35 | \$370.35 | \$370.35 |
| Price / Unit | \$196,750 | \$196,750 | \$196,750 | \$196,750 | \$196,750 | \$196,750 | \$196,750 | \$196,750 | \$196,750 | \$196,750 |
| Income / SF | \$29.91 | \$31.73 | \$32.65 | \$33.59 | \$34.57 | \$35.57 | \$36.61 | \$37.67 | \$38.77 | \$39.90 |
| Expense / SF | \$7.50 | \$8.11 | \$8.35 | \$8.60 | \$8.86 | \$9.12 | \$9.39 | \$9.68 | \$9.96 | \$10.26 |

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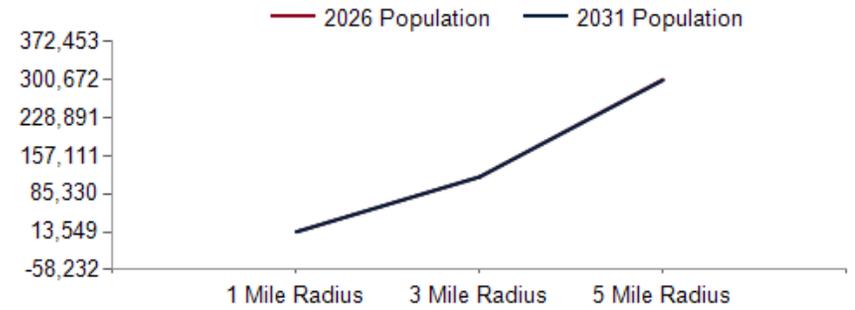
Demographics

General Demographics

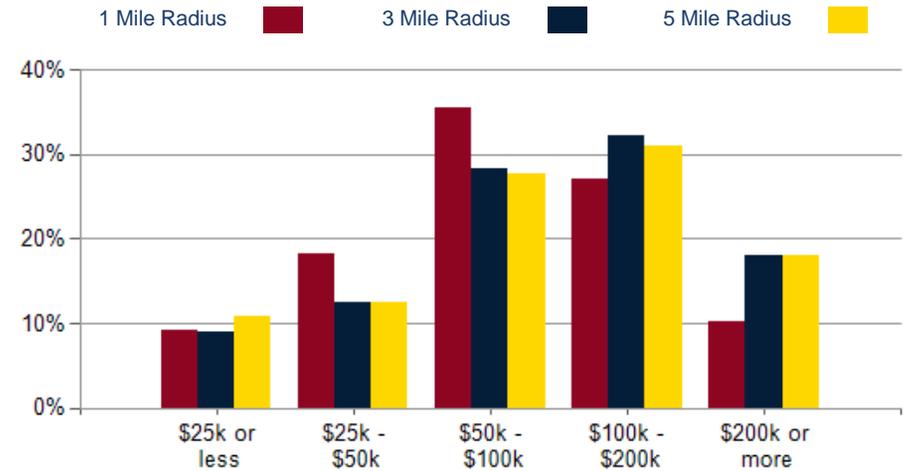
Race Demographics

| POPULATION | 1 MILE | 3 MILE | 5 MILE |
|------------------------------------|--------|---------|---------|
| 2000 Population | 14,266 | 115,544 | 304,908 |
| 2010 Population | 13,534 | 112,596 | 293,904 |
| 2026 Population | 13,656 | 117,190 | 300,672 |
| 2031 Population | 13,549 | 117,279 | 299,524 |
| 2026 African American | 569 | 6,242 | 40,656 |
| 2026 American Indian | 27 | 251 | 609 |
| 2026 Asian | 543 | 11,124 | 30,914 |
| 2026 Hispanic | 525 | 4,588 | 10,313 |
| 2026 Other Race | 160 | 1,424 | 3,357 |
| 2026 White | 11,494 | 90,766 | 207,466 |
| 2026 Multiracial | 855 | 7,348 | 17,613 |
| 2026-2031: Population: Growth Rate | -0.80% | 0.10% | -0.40% |

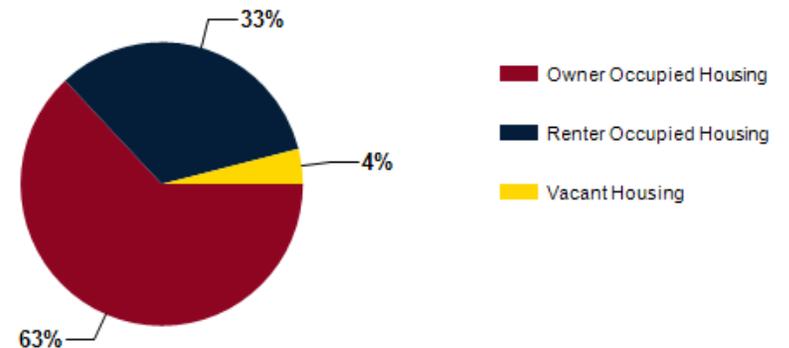
| 2026 HOUSEHOLD INCOME | 1 MILE | 3 MILE | 5 MILE |
|-----------------------|-----------|-----------|-----------|
| less than \$15,000 | 354 | 2,807 | 8,513 |
| \$15,000-\$24,999 | 341 | 2,317 | 6,326 |
| \$25,000-\$34,999 | 609 | 2,864 | 6,379 |
| \$35,000-\$49,999 | 770 | 4,305 | 10,514 |
| \$50,000-\$74,999 | 1,498 | 8,727 | 20,583 |
| \$75,000-\$99,999 | 1,193 | 7,397 | 16,954 |
| \$100,000-\$149,999 | 1,340 | 10,788 | 25,224 |
| \$150,000-\$199,999 | 721 | 7,548 | 16,872 |
| \$200,000 or greater | 770 | 10,238 | 24,474 |
| Median HH Income | \$78,657 | \$100,250 | \$97,486 |
| Average HH Income | \$101,935 | \$133,296 | \$132,964 |



2026 Household Income



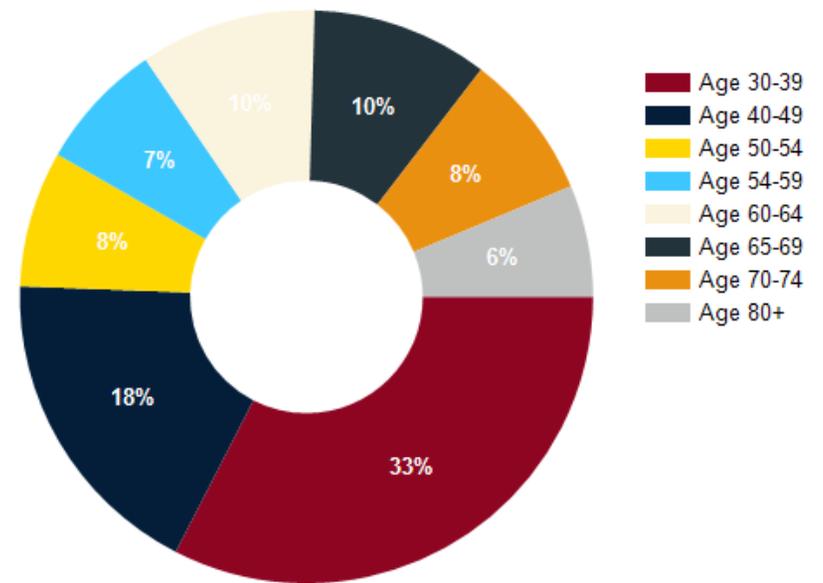
2026 Own vs. Rent - 1 Mile Radius



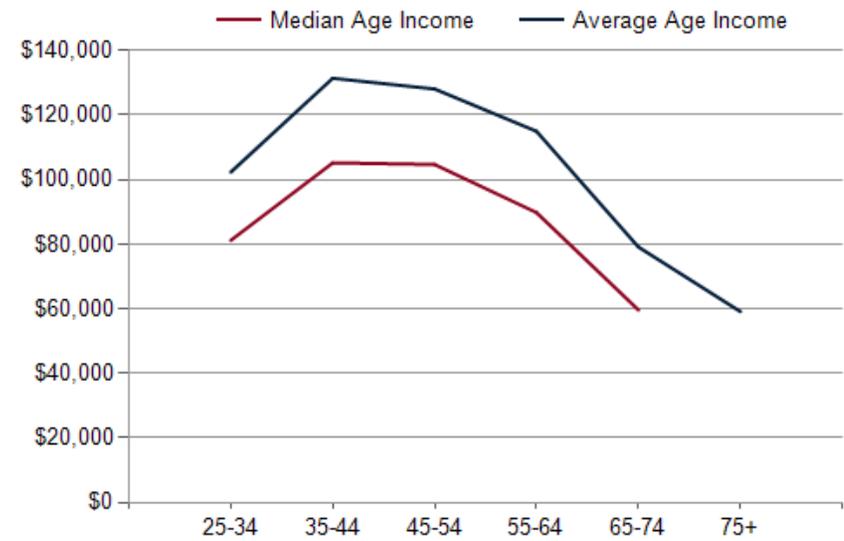
Source: esri

| 2026 POPULATION BY AGE | 1 MILE | 3 MILE | 5 MILE |
|---------------------------|--------|--------|---------|
| 2026 Population Age 30-34 | 1,603 | 11,535 | 25,553 |
| 2026 Population Age 35-39 | 1,324 | 10,261 | 22,801 |
| 2026 Population Age 40-44 | 884 | 8,861 | 20,431 |
| 2026 Population Age 45-49 | 740 | 7,185 | 18,129 |
| 2026 Population Age 50-54 | 691 | 6,953 | 18,963 |
| 2026 Population Age 55-59 | 652 | 6,662 | 18,261 |
| 2026 Population Age 60-64 | 894 | 6,971 | 18,569 |
| 2026 Population Age 65-69 | 897 | 6,544 | 17,980 |
| 2026 Population Age 70-74 | 744 | 5,525 | 15,315 |
| 2026 Population Age 75-79 | 567 | 3,814 | 11,399 |
| 2026 Population Age 80-84 | 375 | 2,551 | 7,253 |
| 2026 Population Age 85+ | 397 | 2,425 | 6,576 |
| 2026 Population Age 18+ | 11,799 | 96,112 | 244,871 |
| 2026 Median Age | 40 | 40 | 41 |
| 2031 Median Age | 43 | 41 | 42 |

Population By Age



| 2026 INCOME BY AGE | 1 MILE | 3 MILE | 5 MILE |
|--------------------------------|-----------|-----------|-----------|
| Median Household Income 25-34 | \$81,193 | \$100,178 | \$99,905 |
| Average Household Income 25-34 | \$102,356 | \$127,525 | \$126,482 |
| Median Household Income 35-44 | \$105,197 | \$127,996 | \$123,392 |
| Average Household Income 35-44 | \$131,416 | \$162,861 | \$159,090 |
| Median Household Income 45-54 | \$104,704 | \$133,170 | \$130,225 |
| Average Household Income 45-54 | \$128,088 | \$168,497 | \$169,746 |
| Median Household Income 55-64 | \$89,782 | \$115,766 | \$112,290 |
| Average Household Income 55-64 | \$114,972 | \$151,728 | \$152,224 |
| Median Household Income 65-74 | \$59,598 | \$73,056 | \$72,571 |
| Average Household Income 65-74 | \$79,114 | \$104,265 | \$107,935 |
| Average Household Income 75+ | \$59,102 | \$72,546 | \$76,732 |



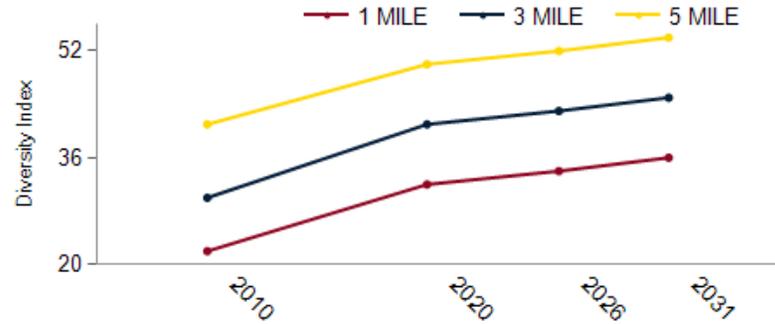
| DIVERSITY INDEX | 1 MILE | 3 MILE | 5 MILE |
|--------------------------------|--------|--------|--------|
| Diversity Index (+5 years) | 36 | 45 | 55 |
| Diversity Index (current year) | 34 | 43 | 53 |
| Diversity Index (2020) | 32 | 41 | 51 |
| Diversity Index (2010) | 22 | 30 | 41 |

POPULATION BY RACE



| 2026 POPULATION BY RACE | 1 MILE | 3 MILE | 5 MILE |
|-------------------------|--------|--------|--------|
| African American | 4% | 5% | 13% |
| American Indian | 0% | 0% | 0% |
| Asian | 4% | 9% | 10% |
| Hispanic | 4% | 4% | 3% |
| Multiracial | 6% | 6% | 6% |
| Other Race | 1% | 1% | 1% |
| White | 81% | 75% | 67% |

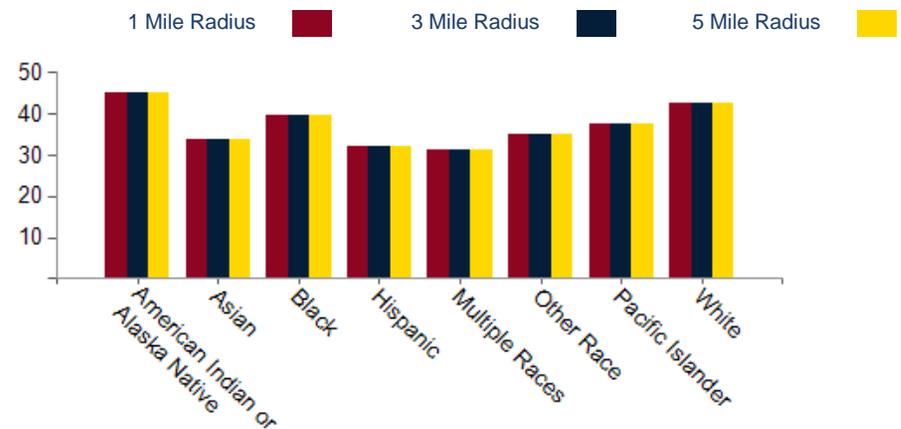
POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE

| | 1 MILE | 3 MILE | 5 MILE |
|--|--------|--------|--------|
| Median American Indian/Alaska Native Age | 45 | 38 | 38 |
| Median Asian Age | 34 | 34 | 36 |
| Median Black Age | 39 | 38 | 42 |
| Median Hispanic Age | 32 | 32 | 31 |
| Median Multiple Races Age | 31 | 29 | 29 |
| Median Other Race Age | 35 | 35 | 34 |
| Median Pacific Islander Age | 38 | 37 | 39 |
| Median White Age | 42 | 42 | 43 |

2026 MEDIAN AGE BY RACE



Crooks St Apartments

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