

FOR SALE — STABILIZED MULTI-FAMILY PORTFOLIO

Greystone Avenue | 11 Units | Strong Cash Flow | Value-Add Upside

PROPERTY OVERVIEW

| | |
|-----------------------------|--|
| Asset Type | Multi-Family Residential |
| Total Units | 11 Units (2 Buildings) |
| Building 1 | 9-Unit Greystone 1BR & 3BR Mix |
| Building 2 | Updated 2-Unit Duplex 2BR/1BA Each |
| Parking | 2 Spaces Per Unit — Generously Sized |
| On-Site Amenities | Coin-Op Laundry (Tenant-Operated, No LL Responsibility) |
| Management | Professionally Managed — In Place at Closing if Desired |
| Occupancy | Excellent — Consistent, Stabilized Income |
| Capital Improvements | New Boiler (2025) New Water Heater (2025) Roof in Good Condition |

INVESTMENT HIGHLIGHTS

- Cash-flowing asset with market-rate rents in place and room to grow
- Strong, consistent occupancy — reliable income from day one
- Major CapEx de-risked: new boiler and water heater installed 2025; roof in good condition
- Professionally managed with operations in place — ideal for passive investors
- On-site leased coin-op laundry generates ancillary income at zero landlord burden
- 2 parking spaces per unit — premium amenity supporting tenant retention
- Steps from Cricket Field Park; across from Greystone Lofts

VALUE-ADD OPPORTUNITY

The property presents a clearly defined, executable path to NOI improvement through utility expense reduction.

Current Landlord-Paid Utilities (7 of 9 units in main building):

- Heat, cooking gas, hot water, common area electricity, water, trash & sewer

Conversion Opportunity:

- 7 units currently on landlord-paid heat are candidates for conversion to individual electric baseboard heating
- Straightforward capital project with a fast payback period
- Each unit converted directly reduces operating expenses and improves net cash flow
- 2 units are already on tenant-paid heat — conversion aligns balance of portfolio with best-in-class expense structure
- Duplex fully on tenant-paid gas and electricity

UNIT MIX

| Property | Unit Mix | Notes |
|-------------------|------------------------|--|
| 1 Greystone Ave | 9 Units 1BR – 3BR | Mixed unit sizes — strong rental diversity |
| 2–4 Greystone Ave | 2 Units 2BR/1BA Each | Updated duplex; private outdoor spaces & basements |

LOCATION

- Walking distance to Cricket Field Park — a neighborhood amenity driving sustained rental demand
- Directly across from Greystone Lofts — a high-profile development that anchors the submarket and attracts quality tenants
- Strong infill location with established rental demand

All information is from sources deemed reliable but is not guaranteed. Buyer to verify all information independently. Property is offered subject to prior sale, change in price, or withdrawal without notice.