

OFFERING MEMORANDUM

# Milford Village Flats

811 N Main St  
Milford MI 48381

# Milford Village Flats

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*Exclusively Marketed by:*

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01 **Executive Summary**

- Investment Summary
- Unit Mix Summary

MILFORD VILLAGE FLATS

## OFFERING SUMMARY

ADDRESS	811 N Main St Milford MI 48381
COUNTY	Oakland
MARKET	Milford
SUBMARKET	Oakland County
BUILDING SF	12,800 SF
NUMBER OF UNITS	16
YEAR BUILT	1975
YEAR RENOVATED	2025
OWNERSHIP TYPE	Fee Simple

## FINANCIAL SUMMARY

OFFERING PRICE	\$3,300,000
PRICE PSF	\$257.81
PRICE PER UNIT	\$206,250
OCCUPANCY	95.00%
NOI (CURRENT)	\$203,377
NOI (Pro Forma)	\$216,877
CAP RATE (CURRENT)	6.16%
CAP RATE (Pro Forma)	6.57%
CASH ON CASH (CURRENT)	6.00%
CASH ON CASH (Pro Forma)	7.17%

## PROPOSED FINANCING

LOAN TYPE	Interest Only & Amortized
DOWN PAYMENT	\$1,155,000
LOAN AMOUNT	\$2,145,000
INTEREST ONLY YEARS	3
INTEREST ONLY RATE (1-3)	6.25%
AMORITIZED RATE	6.25%
LOAN TERMS	10
ANNUAL DEBT SERVICE	\$158,485
LOAN TO VALUE	65%

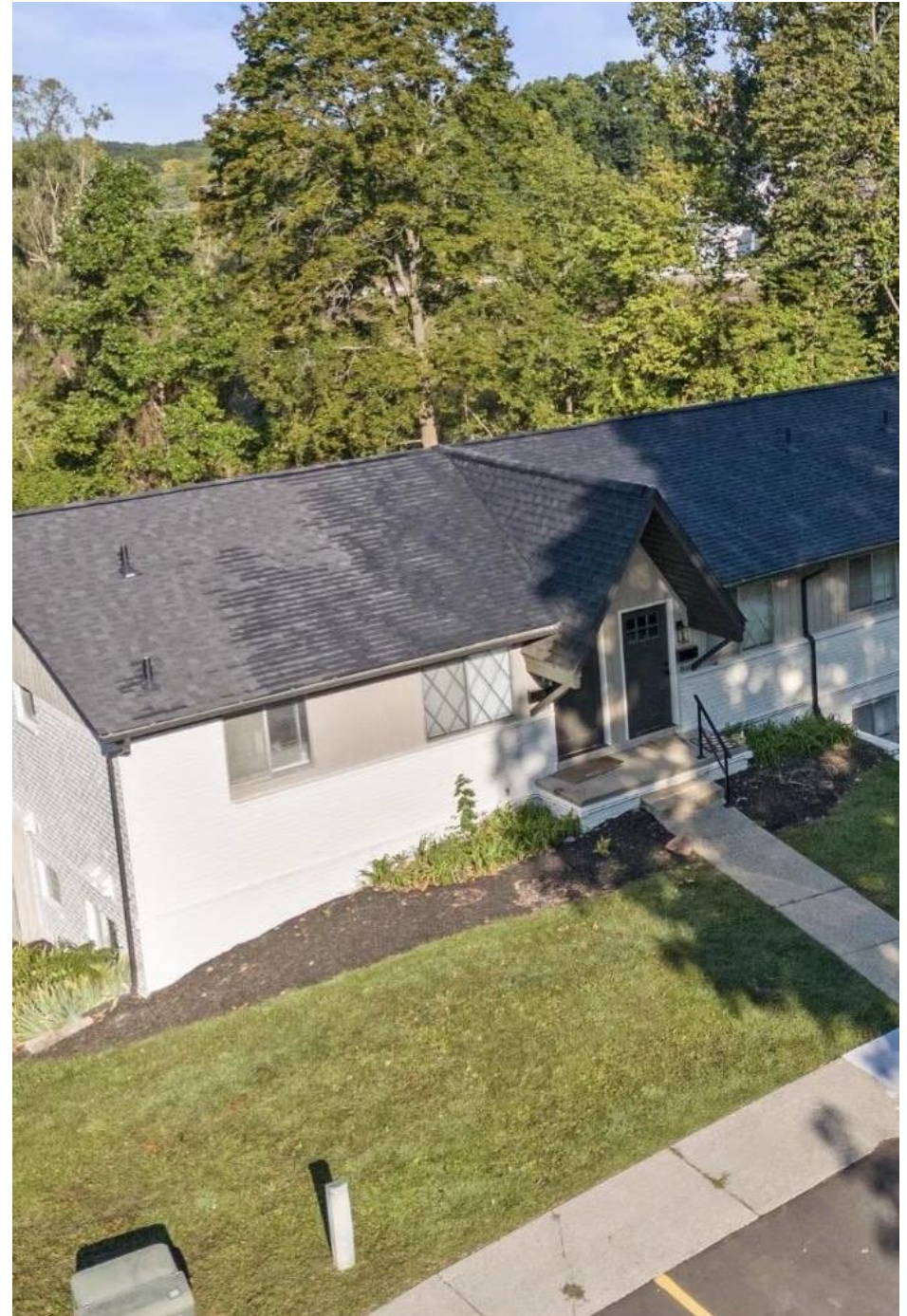
## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2025 Population	5,653	17,121	50,733
2025 Median HH Income	\$100,451	\$124,699	\$113,640
2025 Average HH Income	\$140,173	\$160,572	\$148,478



## The Property

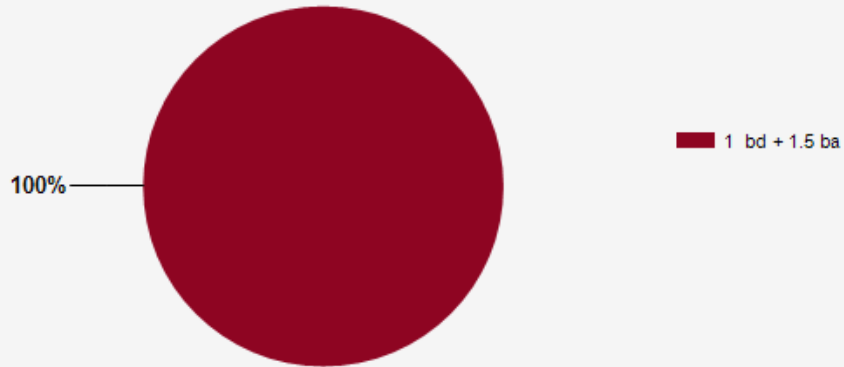
- Milford Village Flats presents a rare opportunity to acquire a fully stabilized, 16-unit multifamily community in the heart of Milford, Michigan — one of Oakland County's most desirable and supply-constrained submarkets. The property comprises two well-maintained residential buildings offering an identical unit mix of all one-bedroom, one-bath floor plans averaging 740 square feet. With over two dedicated parking spaces per unit and a 100% occupancy rate, the asset generates monthly gross revenues exceeding \$22,000, equating to an annual gross potential income of \$264,000.
- The property features a favorable utility structure that enhances net operating income. Each unit is individually metered for electricity and gas, with tenants responsible for those costs directly. The landlord covers only water and trash. Every unit is equipped with its own in-unit washer and dryer, electric baseboard heat, and window AC — amenities that support strong tenant retention. A utility reimbursement program currently generates approximately \$360 per month in additional income, further improving cash flow.
- The current owner has invested over \$500,000 in capital improvements over the last two years, substantially reducing future CapEx exposure for an incoming investor. Major exterior and structural upgrades include a brand-new roof, a freshly resurfaced parking lot, updated property signage, and enhanced professional landscaping that elevates the asset's curb appeal. On the interior, the community has undergone extensive modernization with high-end turnkey renovations featuring new cabinets, premium countertops, modern flooring, fresh paint, and updated contemporary fixtures. These comprehensive upgrades position the property to command premium rents while ensuring low-maintenance operations for years to come.



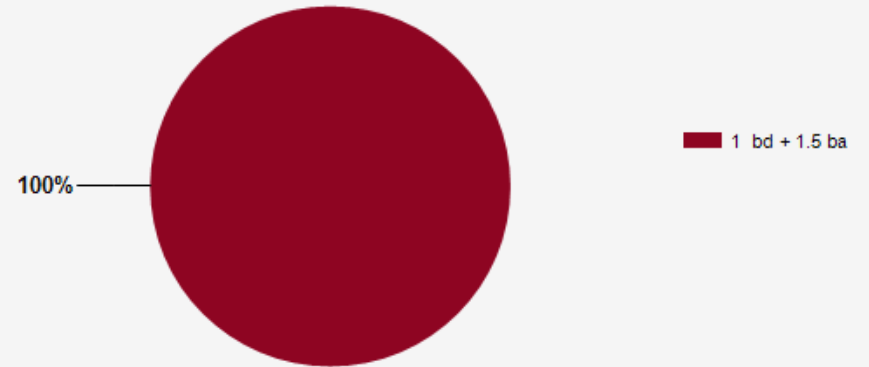
- Milford boasts exceptional macroeconomic fundamentals, characterized by a highly affluent resident base with a median household income exceeding \$105,000—well above the state and national averages. This strong economic landscape is anchored by the area's premier public education system, including top-rated institutions within the Huron Valley School District like Milford High School. The combination of high-earning households and coveted, blue-ribbon schools makes the submarket immensely desirable for young professionals and families alike, ensuring a highly qualified, stable tenant pool and insulating the property from economic volatility.

Unit Mix	# Units	Square Feet	Actual			Market		
			Current Rent	Rent PSF	Monthly Income	Market Rent	Market Rent PSF	Market Income
1 bd + 1.5 ba	16	740	\$1,413	\$1.91	\$22,608	\$1,485	\$2.01	\$23,760
<b>Totals/Averages</b>	<b>16</b>	<b>740</b>	<b>\$1,413</b>	<b>\$1.91</b>	<b>\$22,608</b>	<b>\$1,485</b>	<b>\$2.01</b>	<b>\$23,760</b>

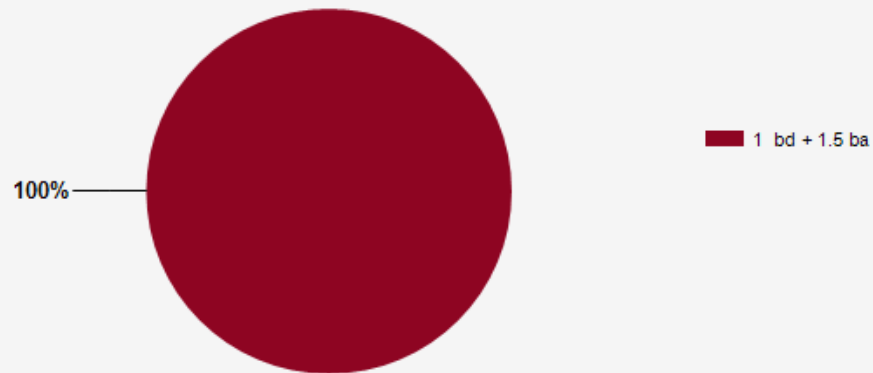
Unit Mix Summary



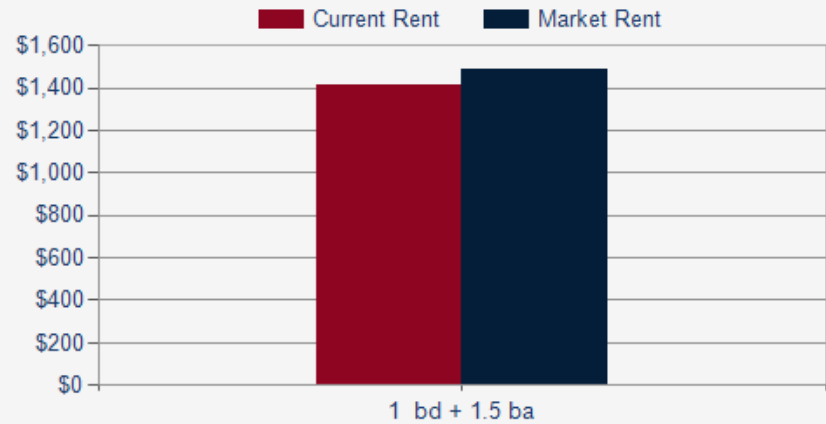
Unit Mix SF



Unit Mix Revenue



Actual vs. Market Revenue

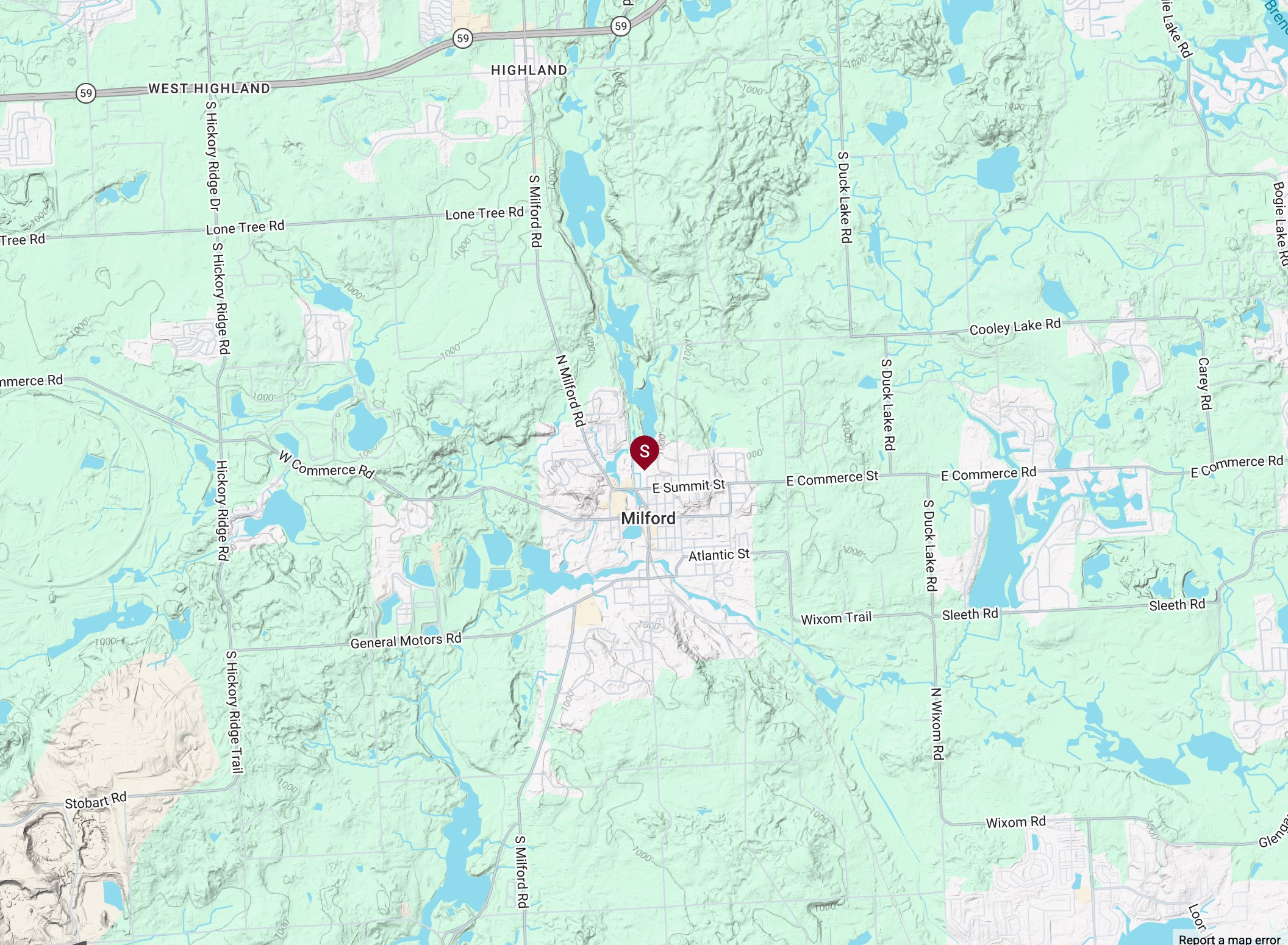


# MILFORD VILLAGE FLATS

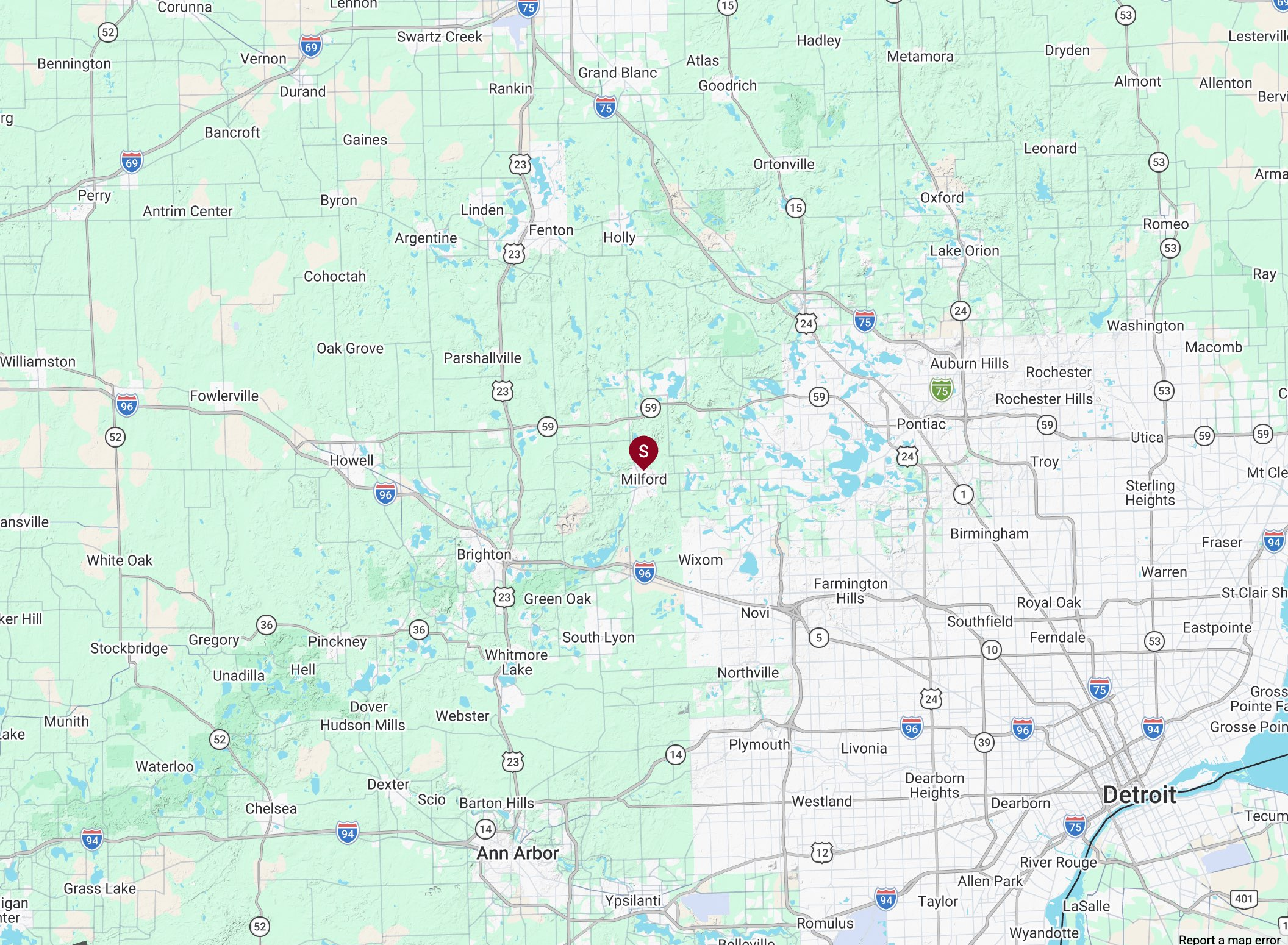
## 02 Location

Local Map

Regional Map



[Report a map error](#)





03

Property Description

Property Features

Property Images

# MILFORD VILLAGE FLATS

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## PROPERTY FEATURES

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NUMBER OF UNITS	16
BUILDING SF	12,800
YEAR BUILT	1975
YEAR RENOVATED	2025
# OF PARCELS	2
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	2
NUMBER OF PARKING SPACES	32
WASHER/DRYER	In Unit

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## MECHANICAL

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HVAC	Electric Baseboard Heat
AC	Window

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## UTILITIES

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WATER	Landlord
TRASH	Landlord
GAS	Tenant
ELECTRIC	Tenant

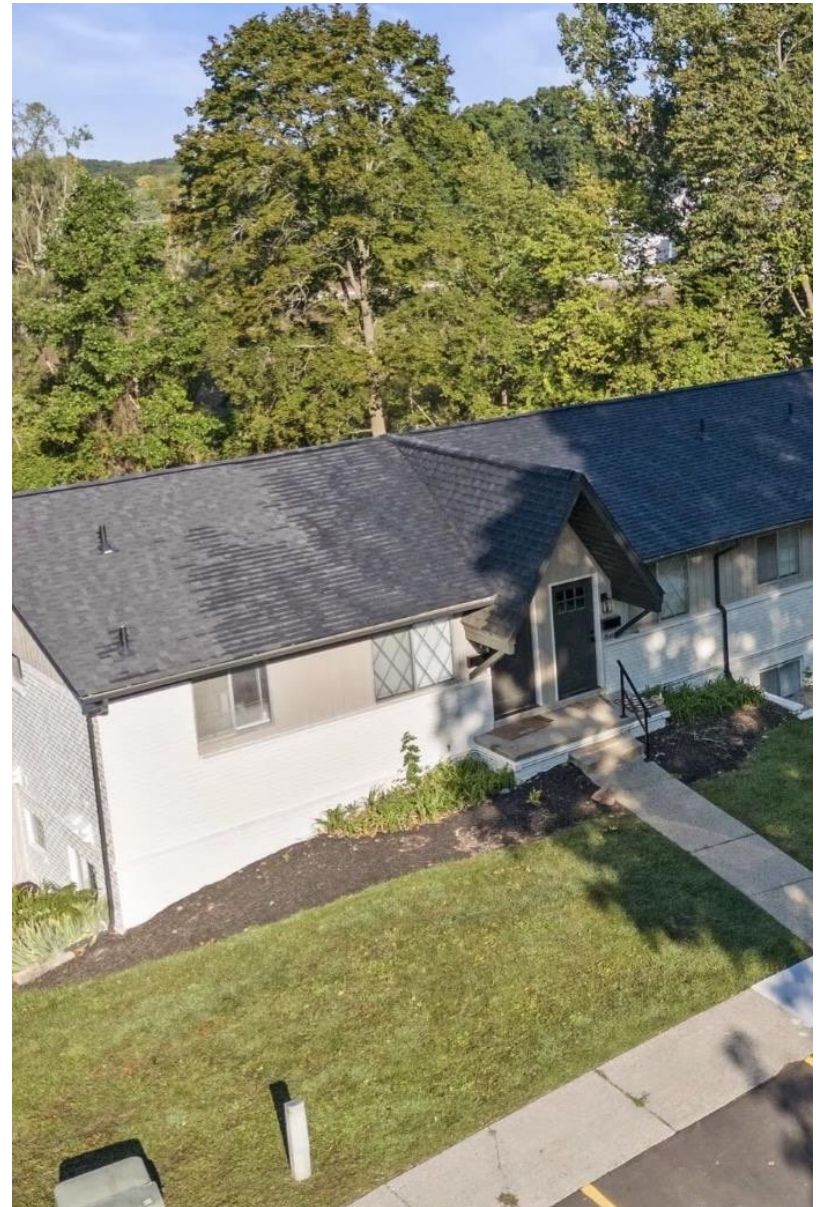
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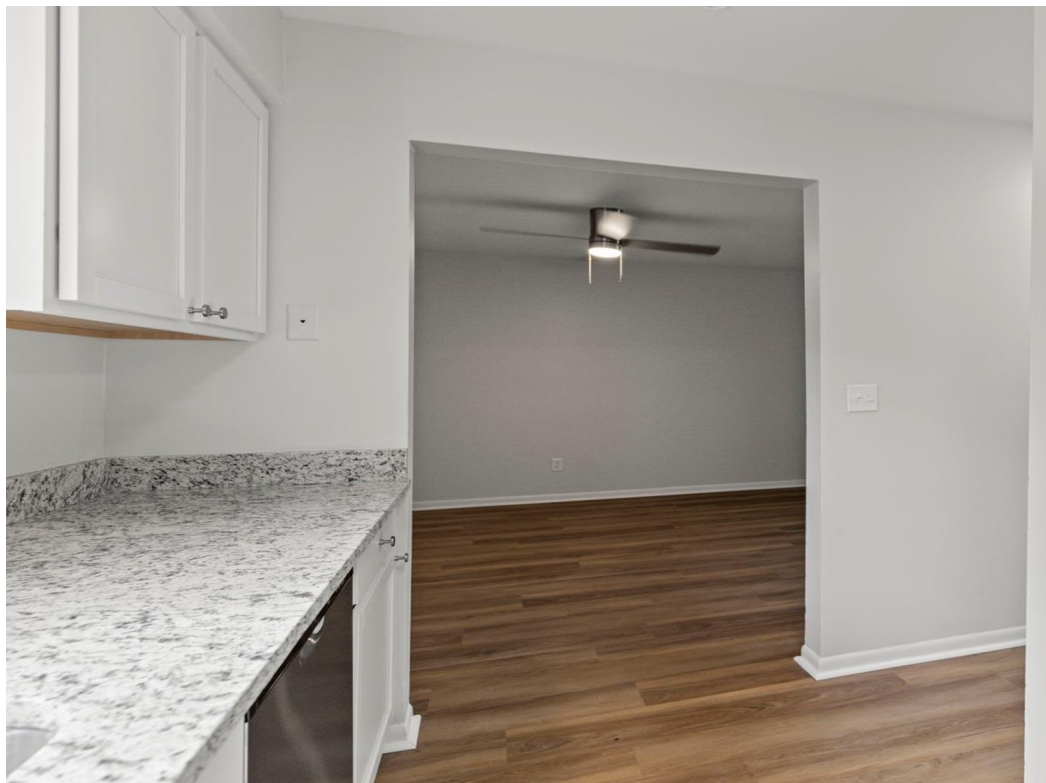
## CONSTRUCTION

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FOUNDATION	Slab
FRAMING	Wood
EXTERIOR	Siding
PARKING SURFACE	Asphalt

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04

## Sale Comps

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

1



### 11 Mile Flats

1801 E 11 Mile  
Royal Oak, MI 48067

TOTAL UNITS	8
BUILDING SF	4,173
YEAR BUILT	1960
SALE PRICE	\$1,440,000
PRICE/UNIT	\$180,000
PRICE PSF	\$345.08
CAP RATE	6.40%
CLOSING DATE	4/1/2025
DISTANCE	33.8 miles

Cap Rate Range 6.40% - 6.90%



Price/Unit Range \$180,000 - \$215,625



2



### Harvard Apartments

4005 W 13 Mile  
Royal oak, MI 48073

TOTAL UNITS	8
BUILDING SF	5,600
YEAR BUILT	1953
SALE PRICE	\$1,725,000
PRICE/UNIT	\$215,625
PRICE PSF	\$308.04
CAP RATE	6.90%
CLOSING DATE	10/26/2023
DISTANCE	31.0 miles

Cap Rate Range 6.40% - 6.90%



Price/Unit Range \$180,000 - \$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	31.8 miles

### Royal Oakland

314 Oakland Ave  
Royal Oak, MI 48067

Cap Rate Range 6.40% - 6.90%

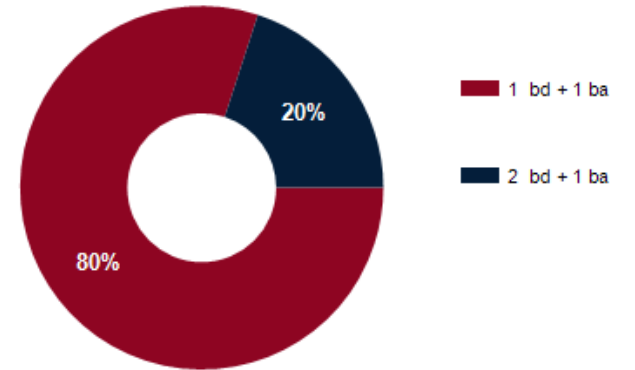


Price/Unit Range \$180,000 - \$215,625



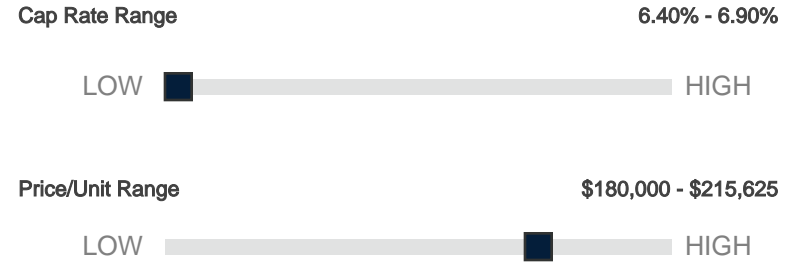
### Unit Mix and Rent Schedule

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
<b>Total/WAVG</b>	<b>20</b>	<b>740</b>	<b>\$1,620</b>	<b>\$2.19</b>





TOTAL UNITS	16
YEAR BUILT	1975
ASKING PRICE	\$3,300,000
PRICE/UNIT	\$206,250
PRICE/SF	\$257.81
CAP RATE	6.16%
OCCUPANCY	95.00%
BUILDING SF	12,800

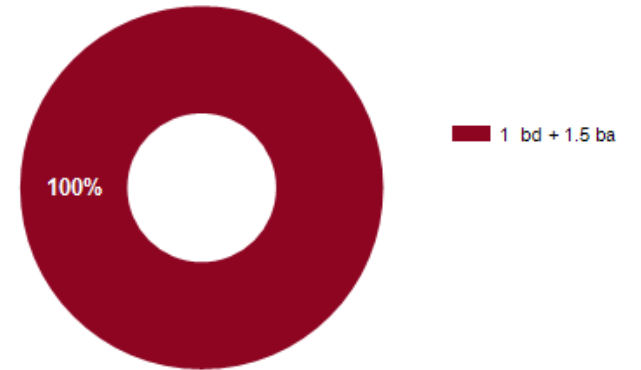






### Milford Village Flats

811 N Main St  
Milford, MI 48381

### Unit Mix and Rent Schedule

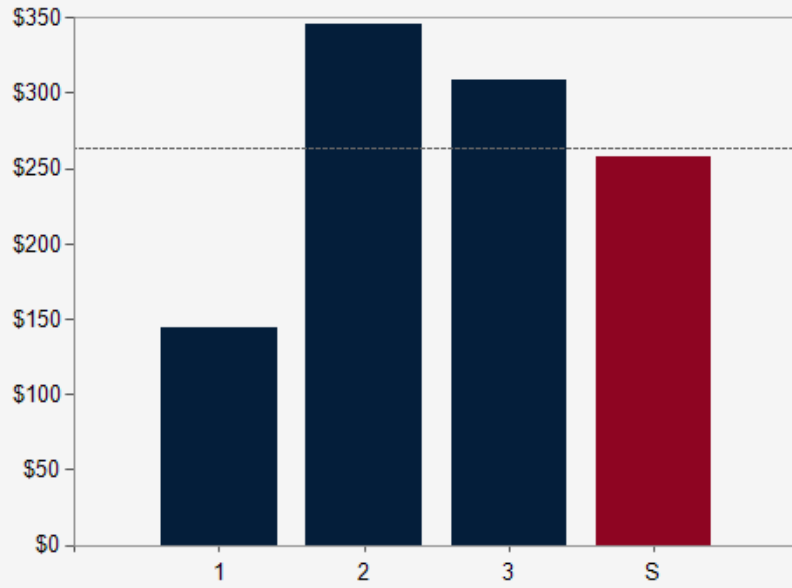
Unit Mix	# of Units	SF	Rent Summary	Rent PSF
1 bd + 1.5 ba	16	740	\$1,413	\$1.91
<b>Totals/Averages</b>	<b>16</b>	<b>740</b>	<b>\$1,413</b>	<b>\$1.91</b>



	PROPERTY	UNITS	BUILT	SALE PRICE	PRICE/UNIT	PSF	CAP RATE	CLOSE DATE	DISTANCE (mi)
1	 <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	31.80
2	 <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	33.80
3	 <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	31.00
<b>AVERAGES</b>		<b>12</b>		<b>\$2,388,333</b>	<b>\$198,542.00</b>	<b>\$265.78</b>	<b>6.67%</b>		
S	 <p>Milford Village Flats 811 N Main St Milford, MI 48381</p>	16	1975	\$3,300,000	\$206,250.00	\$257.81	6.16%		

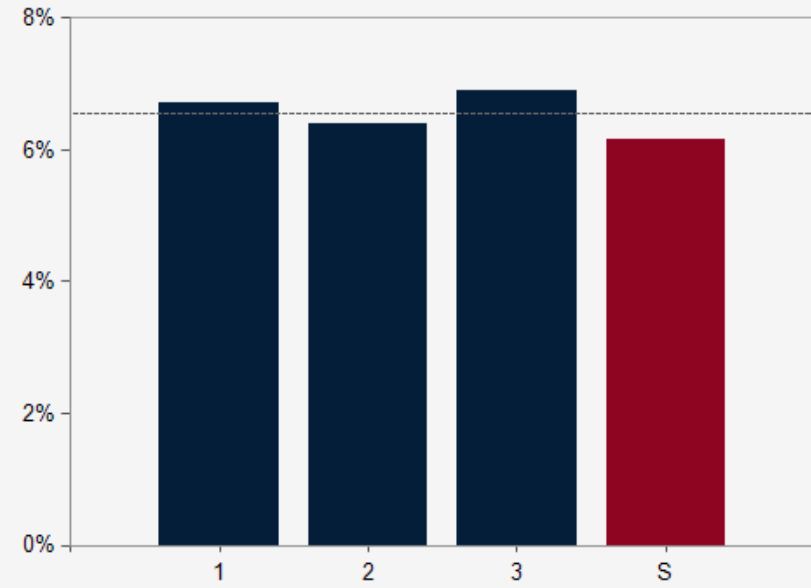
### Price/SF

Average: \$263.79



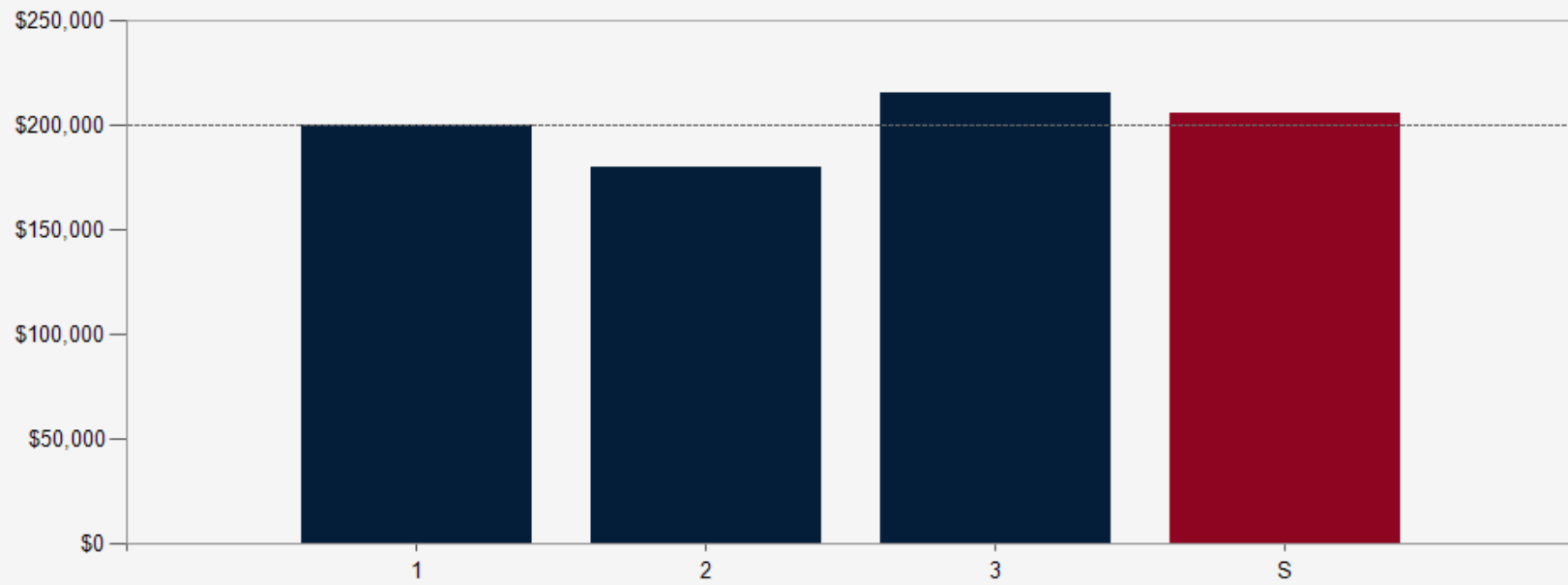
### Cap Rate

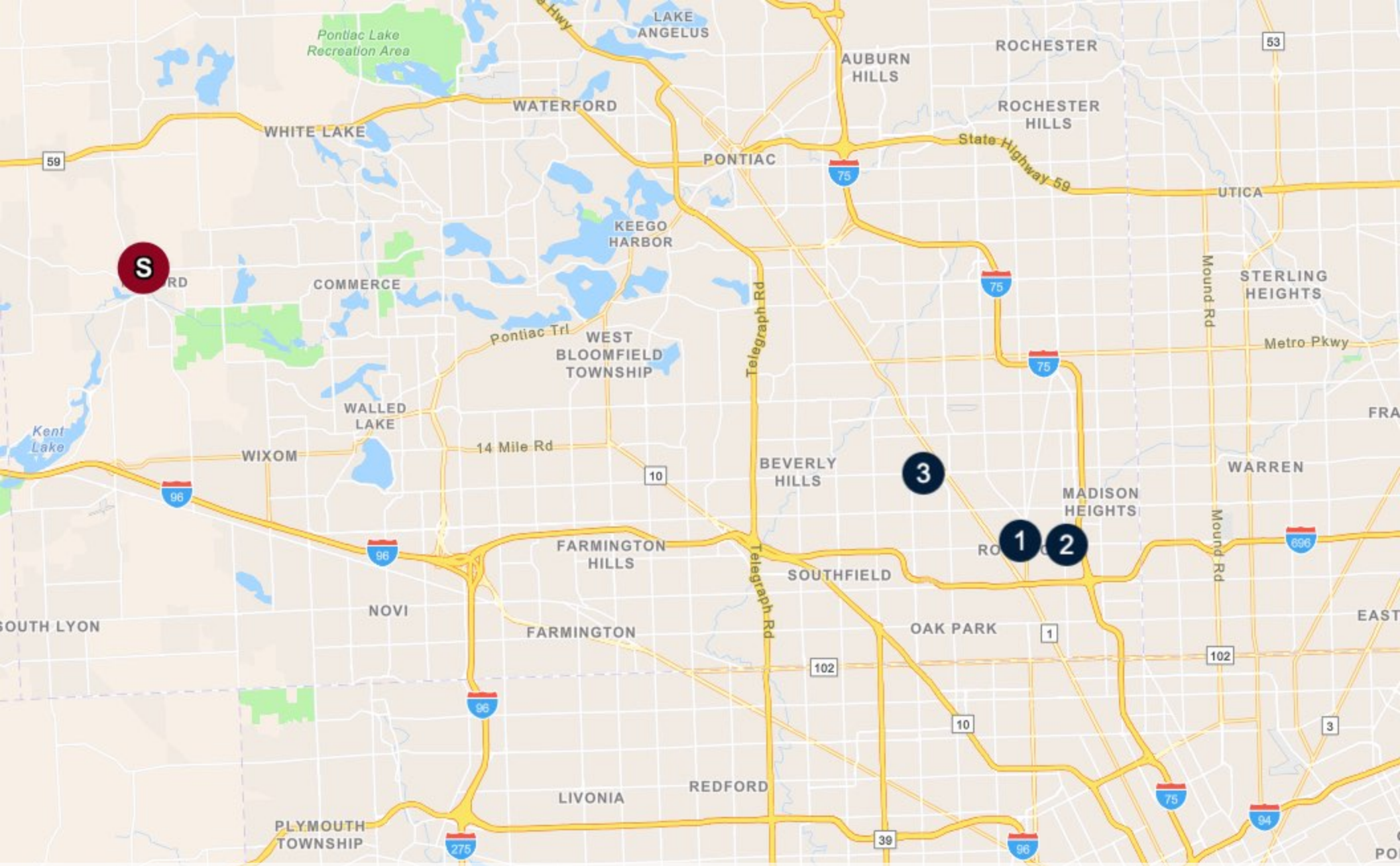
Average: 6.54%



### Price/Unit

Average: \$200,468.75





#	Property Name	Address	City
S	Milford Village Flats	811 N Main St	Milford
1	Royal Oakland	314 Oakland Ave	Royal Oak
2	11 Mile Flats	1801 E 11 Mile	Royal Oak
3	Harvard Apartments	4005 W 13 Mile	Royal oak

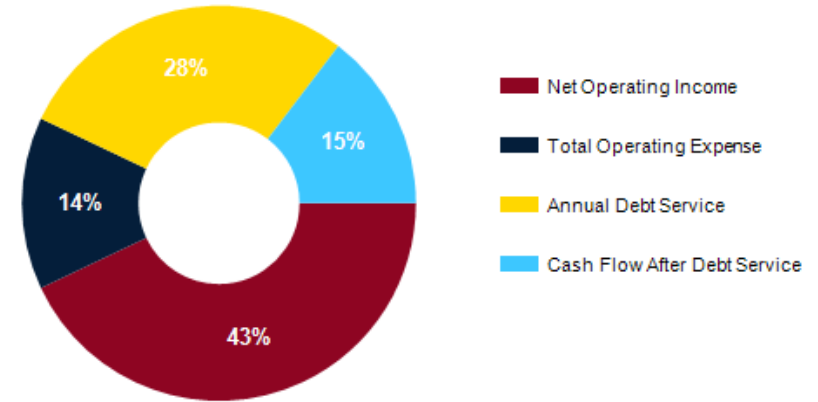


## 05 Financial Analysis

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

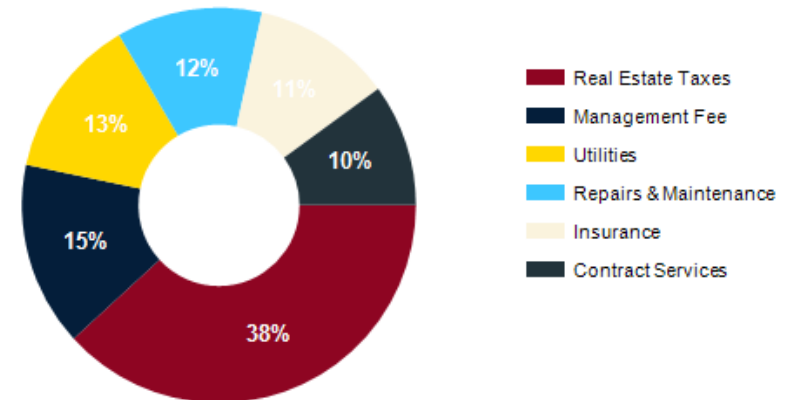
## REVENUE ALLOCATION CURRENT

INCOME	CURRENT		PRO FORMA	
Gross Potential Rent	\$271,440	95.7%	\$285,120	95.9%
Other Income	\$12,330	4.3%	\$12,330	4.1%
<b>Gross Potential Income</b>	<b>\$283,770</b>		<b>\$297,450</b>	
General Vacancy	-5.00%		-5.00%	
<b>Effective Gross Income</b>	<b>\$270,198</b>		<b>\$283,194</b>	
Less Expenses	\$66,821	24.73%	\$66,317	23.41%
<b>Net Operating Income</b>	<b>\$203,377</b>		<b>\$216,877</b>	
Annual Debt Service	\$134,063		\$134,063	
<b>Cash flow</b>	<b>\$69,315</b>		<b>\$82,815</b>	
Debt Coverage Ratio	1.52		1.62	



EXPENSES	CURRENT		PRO FORMA	
		Per Unit		Per Unit
Real Estate Taxes	\$25,524	\$1,595	\$25,524	\$1,595
Insurance	\$7,662	\$479	\$7,662	\$479
Management Fee (\$, \$)	\$10,091	\$631	\$9,587	\$599
Repairs & Maintenance	\$8,000	\$500	\$8,000	\$500
Utilities	\$8,844	\$553	\$8,844	\$553
Contract Services	\$6,700	\$419	\$6,700	\$419
<b>Total Operating Expense</b>	<b>\$66,821</b>	<b>\$4,176</b>	<b>\$66,317</b>	<b>\$4,145</b>
Annual Debt Service	\$134,063		\$134,063	
Expense / SF	\$5.22		\$5.18	
% of EGI	24.73%		23.41%	

## 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.

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## GLOBAL

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Offering Price	<b>\$3,300,000</b>
Analysis Period	<b>10 year(s)</b>
Exit Cap Rate	<b>6.50%</b>

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## INCOME - Growth Rates

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Gross Potential Rent	<b>3.00%</b>
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## EXPENSES - Growth Rates

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Real Estate Taxes	<b>3.00%</b>
Insurance	<b>3.00%</b>
Repairs & Maintenance	<b>3.00%</b>
Utilities	<b>3.00%</b>
Contract Services	<b>3.00%</b>

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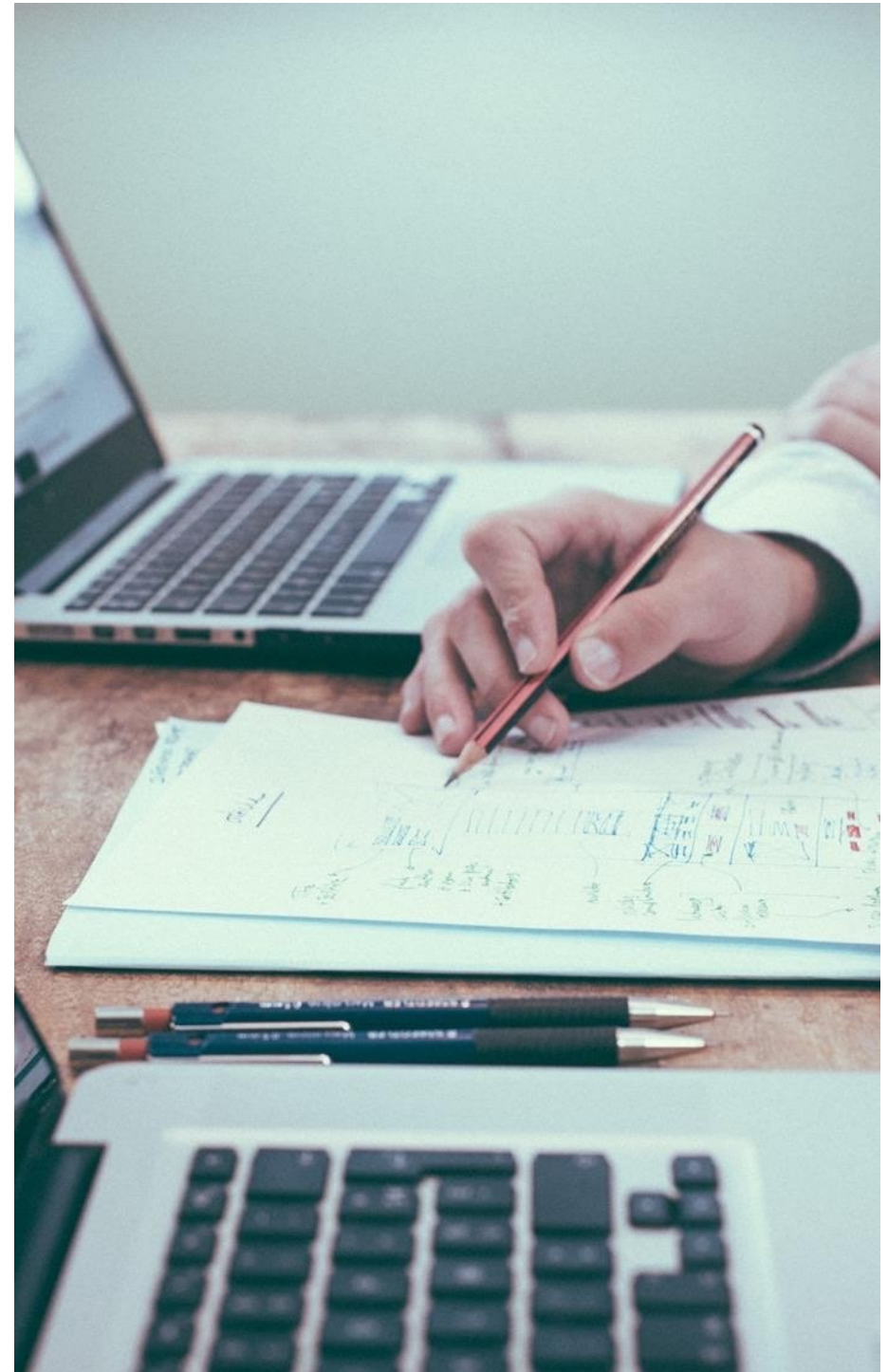
## PROPOSED FINANCING

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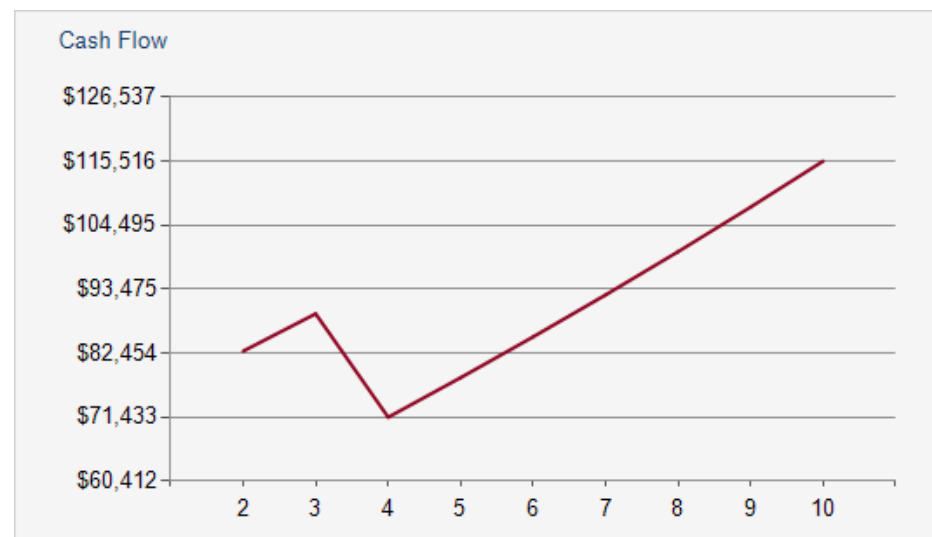
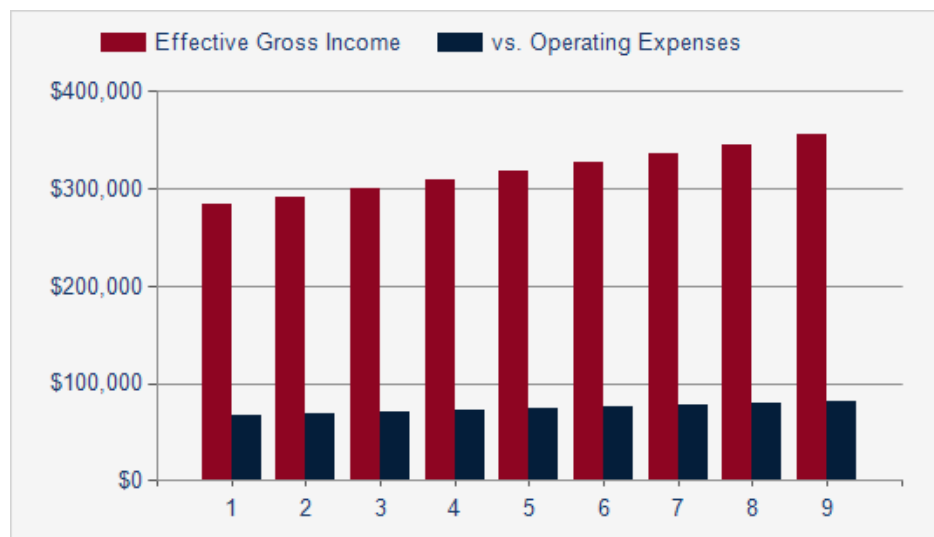
Loan Type	<b>Interest Only &amp; Amortized</b>
Down Payment	<b>\$1,155,000</b>
Loan Amount	<b>\$2,145,000</b>
Interest Only Years	<b>3</b>
Interest Only Rate (1-3)	<b>6.25%</b>
Amortized Rate	<b>6.25%</b>
Loan Terms	<b>10</b>
Annual Debt Service	<b>\$158,485</b>
Loan to Value	<b>65%</b>

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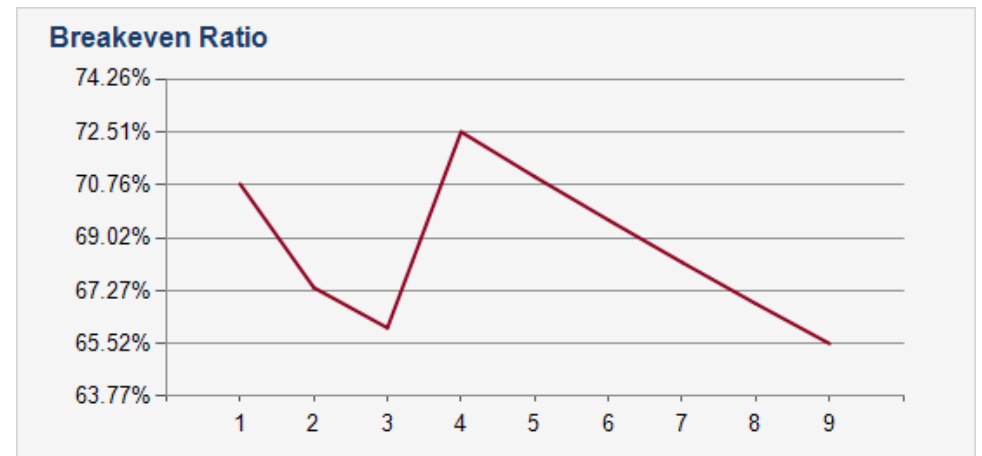
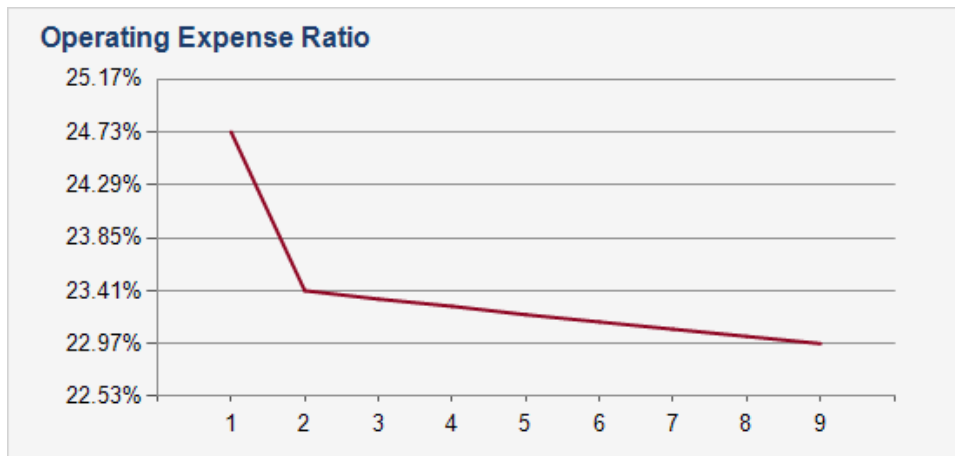
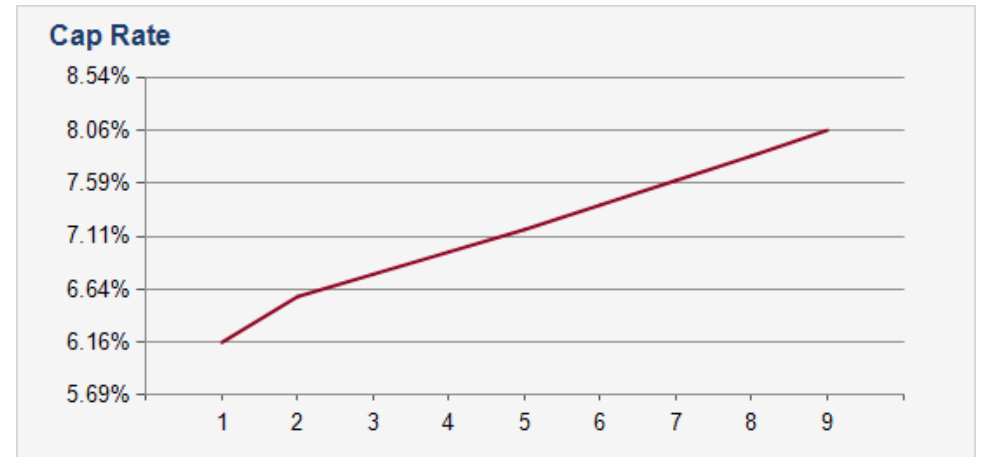
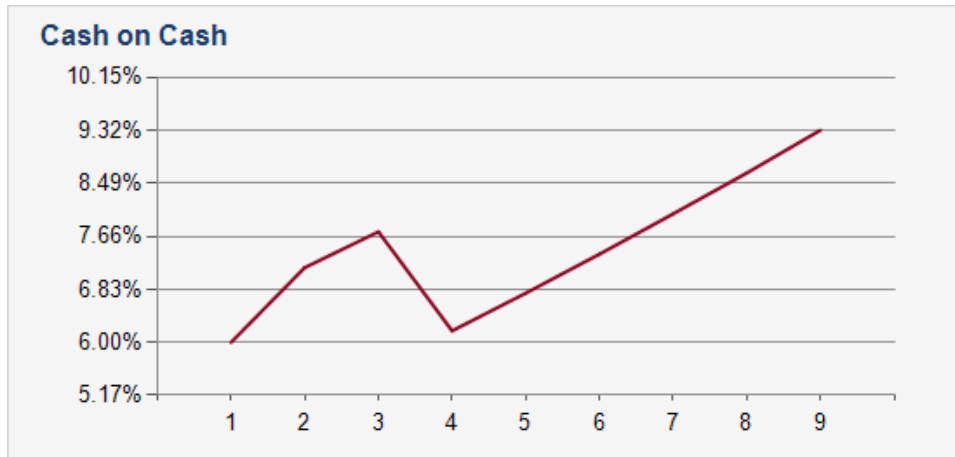
Calendar Year	CURRENT	Pro Forma	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
<b>Gross Revenue</b>										
Gross Rental Income	\$271,440	\$285,120	\$293,674	\$302,484	\$311,558	\$320,905	\$330,532	\$340,448	\$350,662	\$361,181
Other Income	\$12,330	\$12,330	\$12,330	\$12,330	\$12,330	\$12,330	\$12,330	\$12,330	\$12,330	\$12,330
<b>Gross Potential Income</b>	<b>\$283,770</b>	<b>\$297,450</b>	<b>\$306,004</b>	<b>\$314,814</b>	<b>\$323,888</b>	<b>\$333,235</b>	<b>\$342,862</b>	<b>\$352,778</b>	<b>\$362,992</b>	<b>\$373,511</b>
General Vacancy	-5.00%	-5.00%	-5.00%	-5.00%	-5.00%	-5.00%	-5.00%	-5.00%	-5.00%	-5.00%
<b>Effective Gross Income</b>	<b>\$270,198</b>	<b>\$283,194</b>	<b>\$291,320</b>	<b>\$299,690</b>	<b>\$308,310</b>	<b>\$317,190</b>	<b>\$326,336</b>	<b>\$335,756</b>	<b>\$345,459</b>	<b>\$355,452</b>
<b>Operating Expenses</b>										
Real Estate Taxes	\$25,524	\$25,524	\$26,290	\$27,078	\$27,891	\$28,727	\$29,589	\$30,477	\$31,391	\$32,333
Insurance	\$7,662	\$7,662	\$7,892	\$8,129	\$8,372	\$8,624	\$8,882	\$9,149	\$9,423	\$9,706
Management Fee	\$10,091	\$9,587	\$9,587	\$9,587	\$9,587	\$9,587	\$9,587	\$9,587	\$9,587	\$9,587
Repairs & Maintenance	\$8,000	\$8,000	\$8,240	\$8,487	\$8,742	\$9,004	\$9,274	\$9,552	\$9,839	\$10,134
Utilities	\$8,844	\$8,844	\$9,109	\$9,383	\$9,664	\$9,954	\$10,253	\$10,560	\$10,877	\$11,203
Contract Services	\$6,700	\$6,700	\$6,901	\$7,108	\$7,321	\$7,541	\$7,767	\$8,000	\$8,240	\$8,487
<b>Total Operating Expense</b>	<b>\$66,821</b>	<b>\$66,317</b>	<b>\$68,019</b>	<b>\$69,772</b>	<b>\$71,577</b>	<b>\$73,437</b>	<b>\$75,353</b>	<b>\$77,326</b>	<b>\$79,358</b>	<b>\$81,451</b>
<b>Net Operating Income</b>	<b>\$203,377</b>	<b>\$216,877</b>	<b>\$223,301</b>	<b>\$229,918</b>	<b>\$236,733</b>	<b>\$243,753</b>	<b>\$250,983</b>	<b>\$258,430</b>	<b>\$266,101</b>	<b>\$274,002</b>
Annual Debt Service	\$134,063	\$134,063	\$134,063	\$158,485	\$158,485	\$158,485	\$158,485	\$158,485	\$158,485	\$158,485
<b>Cash Flow</b>	<b>\$69,315</b>	<b>\$82,815</b>	<b>\$89,239</b>	<b>\$71,433</b>	<b>\$78,248</b>	<b>\$85,268</b>	<b>\$92,498</b>	<b>\$99,945</b>	<b>\$107,616</b>	<b>\$115,516</b>



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Calendar Year	CURRENT	Pro Forma	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Cash on Cash Return b/t	6.00%	7.17%	7.73%	6.18%	6.77%	7.38%	8.01%	8.65%	9.32%	10.00%
CAP Rate	6.16%	6.57%	6.77%	6.97%	7.17%	7.39%	7.61%	7.83%	8.06%	8.30%
Debt Coverage Ratio	1.52	1.62	1.67	1.45	1.49	1.54	1.58	1.63	1.68	1.73
Operating Expense Ratio	24.73%	23.41%	23.34%	23.28%	23.21%	23.15%	23.09%	23.03%	22.97%	22.91%
Loan to Value	64.97%	64.98%	65.03%	64.26%	63.39%	62.59%	61.68%	60.65%	59.59%	58.49%
Breakeven Ratio	70.79%	67.37%	66.04%	72.51%	71.03%	69.60%	68.20%	66.84%	65.52%	64.24%
Price / SF	\$257.81	\$257.81	\$257.81	\$257.81	\$257.81	\$257.81	\$257.81	\$257.81	\$257.81	\$257.81
Price / Unit	\$206,250	\$206,250	\$206,250	\$206,250	\$206,250	\$206,250	\$206,250	\$206,250	\$206,250	\$206,250
Income / SF	\$21.10	\$22.12	\$22.75	\$23.41	\$24.08	\$24.78	\$25.49	\$26.23	\$26.98	\$27.76
Expense / SF	\$5.22	\$5.18	\$5.31	\$5.45	\$5.59	\$5.73	\$5.88	\$6.04	\$6.19	\$6.36

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06

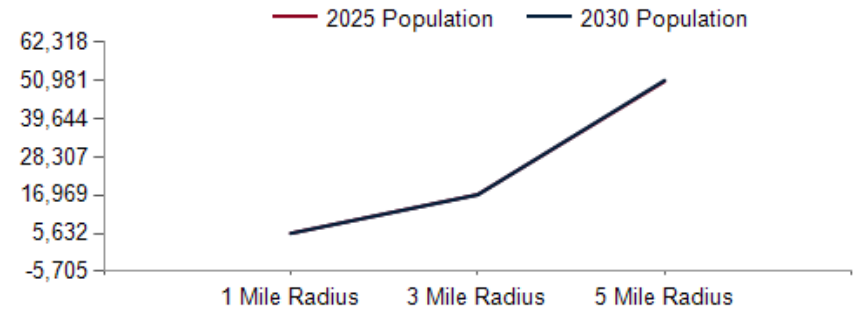
## Demographics

General Demographics

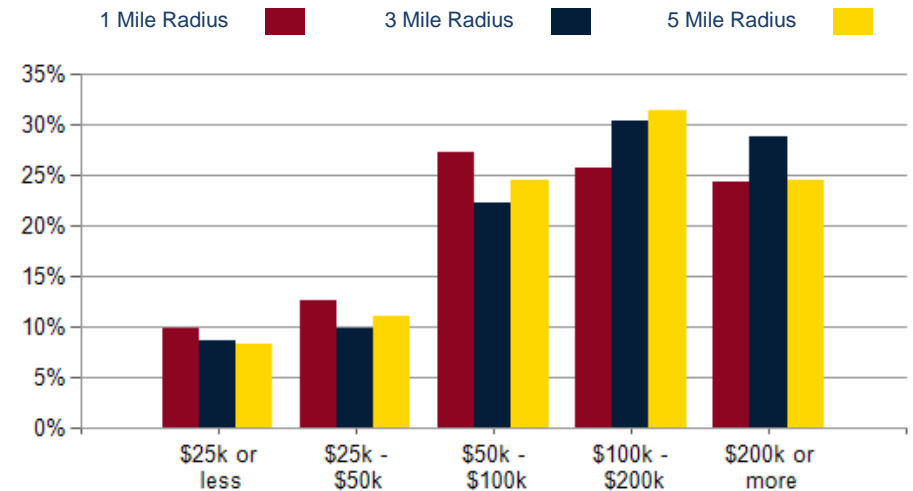
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,113	15,172	44,394
2010 Population	5,183	16,476	47,237
2025 Population	5,653	17,121	50,733
2030 Population	5,632	17,084	50,981
2025 African American	53	163	727
2025 American Indian	21	56	178
2025 Asian	55	212	827
2025 Hispanic	140	517	2,102
2025 Other Race	49	148	603
2025 White	5,136	15,484	44,998
2025 Multiracial	339	1,054	3,390
2025-2030: Population: Growth Rate	-0.35%	-0.20%	0.50%

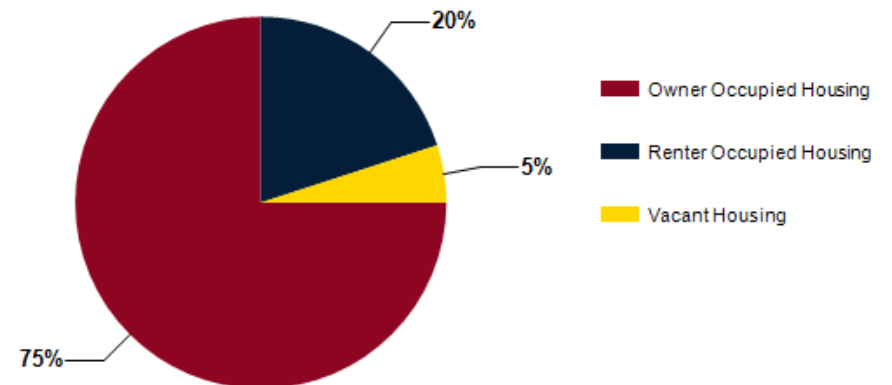
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	150	333	905
\$15,000-\$24,999	107	282	787
\$25,000-\$34,999	90	146	763
\$35,000-\$49,999	236	557	1,496
\$50,000-\$74,999	408	942	2,832
\$75,000-\$99,999	297	638	2,122
\$100,000-\$149,999	413	1,138	3,558
\$150,000-\$199,999	255	1,014	2,821
\$200,000 or greater	631	2,047	4,966
Median HH Income	\$100,451	\$124,699	\$113,640
Average HH Income	\$140,173	\$160,572	\$148,478



### 2025 Household Income



### 2025 Own vs. Rent - 1 Mile Radius

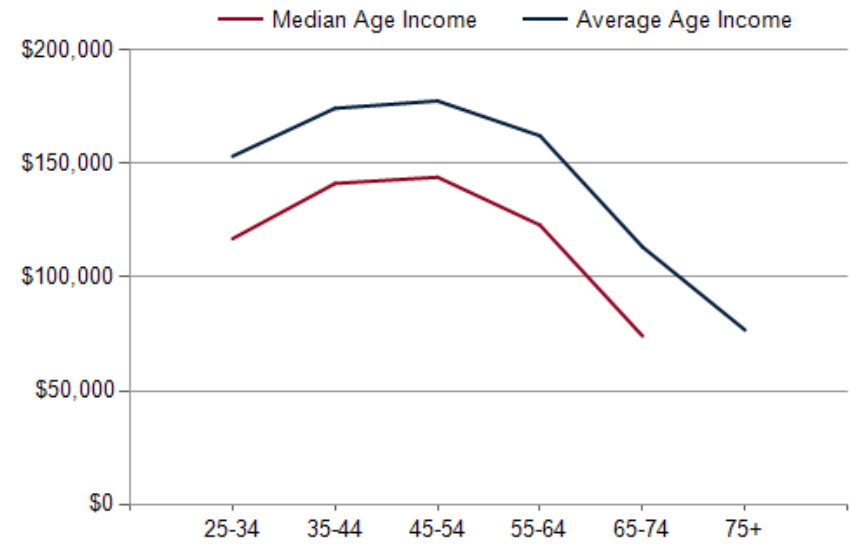
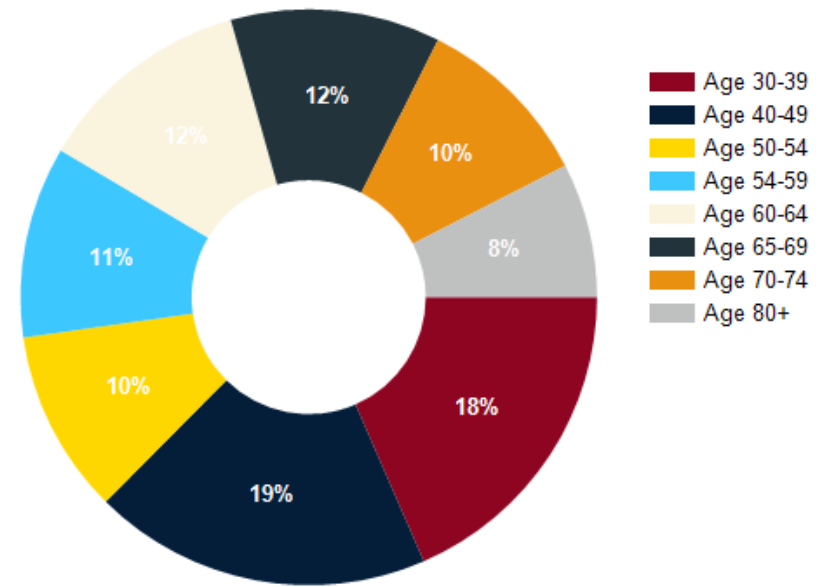


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	323	882	2,788
2025 Population Age 35-39	333	884	2,904
2025 Population Age 40-44	377	995	3,093
2025 Population Age 45-49	297	953	2,962
2025 Population Age 50-54	367	1,188	3,424
2025 Population Age 55-59	382	1,259	3,722
2025 Population Age 60-64	431	1,418	4,050
2025 Population Age 65-69	418	1,352	3,727
2025 Population Age 70-74	357	1,051	2,815
2025 Population Age 75-79	268	817	1,977
2025 Population Age 80-84	173	472	1,140
2025 Population Age 85+	198	446	893
2025 Population Age 18+	4,659	13,976	40,398
2025 Median Age	46	47	44
2030 Median Age	47	47	44

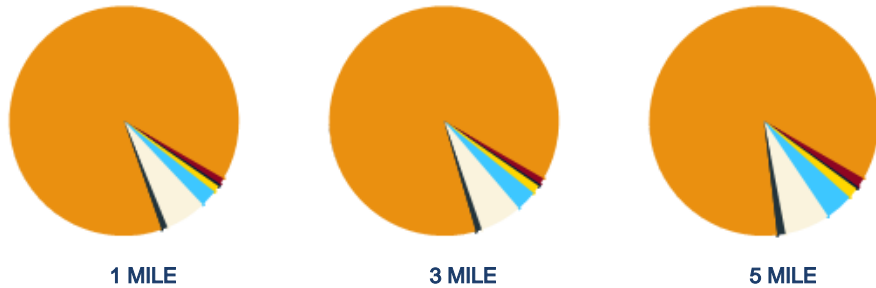
2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$116,943	\$140,884	\$116,683
Average Household Income 25-34	\$153,238	\$173,987	\$151,847
Median Household Income 35-44	\$141,255	\$164,107	\$142,038
Average Household Income 35-44	\$174,364	\$192,221	\$170,326
Median Household Income 45-54	\$144,024	\$175,781	\$157,028
Average Household Income 45-54	\$177,609	\$205,908	\$185,614
Median Household Income 55-64	\$122,900	\$159,394	\$139,742
Average Household Income 55-64	\$162,271	\$187,436	\$168,295
Median Household Income 65-74	\$74,073	\$89,524	\$85,678
Average Household Income 65-74	\$113,319	\$129,338	\$120,929
Average Household Income 75+	\$76,696	\$85,671	\$84,548

Population By Age



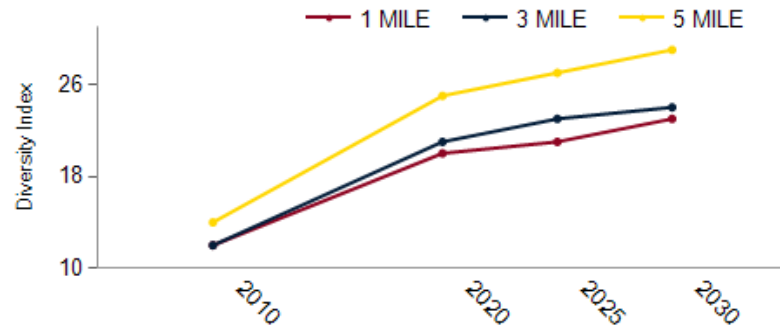
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	23	24	29
Diversity Index (current year)	21	23	27
Diversity Index (2020)	20	21	25
Diversity Index (2010)	12	12	14

POPULATION BY RACE



2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	1%	1%	1%
American Indian	0%	0%	0%
Asian	1%	1%	2%
Hispanic	2%	3%	4%
Multiracial	6%	6%	6%
Other Race	1%	1%	1%
White	89%	88%	85%

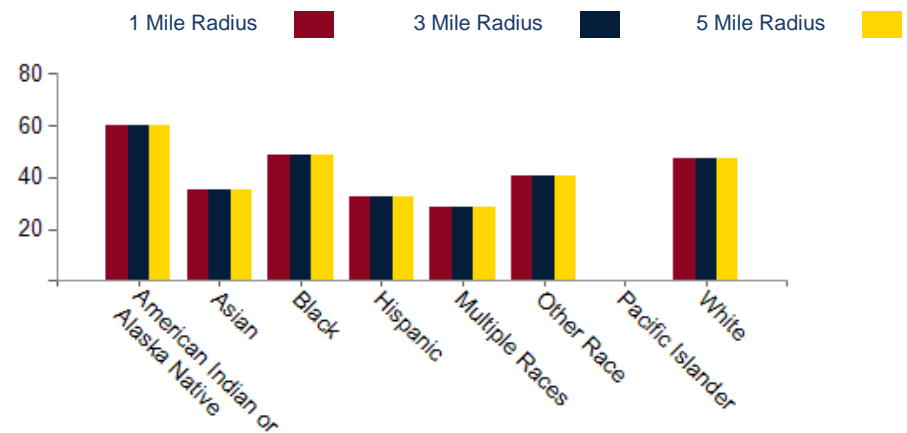
POPULATION DIVERSITY



2025 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	60	49	44
Median Asian Age	35	43	43
Median Black Age	49	44	41
Median Hispanic Age	33	30	28
Median Multiple Races Age	29	27	28
Median Other Race Age	41	36	30
Median Pacific Islander Age	0	40	39
Median White Age	47	49	45

2025 MEDIAN AGE BY RACE



# Milford Village Flats

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