



ST. CLAIR LANDINGS

3345 Military St. // Port Huron, MI

1999 | YEAR
BUILT

90 | NUMBER
OF UNITS

GREAA
OFFERING MEMORANDUM

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies.

All properties and services are marketed by GREA in compliance with all applicable fair housing and equal opportunity laws.

EXCLUSIVE PRESENTATION

GREA is exclusively representing the seller in the disposition of St. Clair Landings.

PROPERTY TOUR

Prospective investors are encouraged to visit the subject property prior to submitting an offer. Please DO NOT contact the on-site management or staff without prior approval. All property showings are by appointment only.

ALL OFFERS SHOULD INCLUDE:

- ▶ Proposed Purchase Price
- ▶ Amount of Earnest Money, Amount Non-Refundable
- ▶ Summary of Closed Transactions With References
- ▶ Timing For Inspection Period and Closing
- ▶ Source of Funds For the Acquisition

COMMUNICATION

All communications, inquiries and requests should be addressed to the GREA team, as representatives of the seller. Management at the property should not be directly contacted. Seller reserves the right to remove the property from the market.

Seller expressly reserves the right, in its sole and absolute discretion, to reject any and all proposals or expressions of interest in the property, to terminate discussions with any party at any time or to extend the deadlines set forth in the time schedule.

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EXECUTIVE SUMMARY



GRE

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GRE is pleased to present the opportunity to acquire St. Clair Landings, a 90-unit multifamily community located at 3345 Military Street on the shores of the St. Clair River in Port Huron, Michigan. The property currently operates as a 55+ community and features one- and two-bedroom floor plans with desirable layouts and river views, complemented by community amenities including a fitness center, library, elevator, secured keypad entry, carports, and on-site professional management. St. Clair Landings is being offered well below replacement cost, and is a rare opportunity to acquire a waterfront multifamily property in Michigan.

Port Huron anchors St. Clair County (population ~160,000) at the US-Canada border, with an economy diversified across healthcare, manufacturing, international logistics, and education. The Blue Water Bridge, North America's busiest commercial truck crossing, drives substantial employment and trade activity, while McLaren Port Huron and Lake Huron Medical Center anchor over 11,000 healthcare jobs countywide. The property's waterfront setting, and structural barriers to new supply create a strong cash flow opportunity with embedded organic growth and meaningful downside protection.





UNIT AMENITIES

- Stainless Steel Appliances
- Private Balcony
- Common Laundry on Each Floor

EXECUTIVE SUMMARY

LISTING PRICE	\$6,750,000
CAP RATE	6.51%
NUMBER OF UNITS	90
CURRENT OCCUPANCY	88%
YEAR BUILT	1999
TOTAL SF	72,000
AVERAGE UNIT SF	652
NUMBER OF BUILDINGS	1
NUMBER OF STORIES	4
CONSTRUCTION TYPE	Wood Frame with Vinyl Siding
ROOF TYPE	Pitched Asphalt Shingle
PARKING: # AND TYPE	Individual Spaces + Carport
PARCEL NUMBER	06-151-0087-000; 06-151-0036-000
NUMBER OF ACRES	2.8

UTILITIES

GAS	Landlord Paid
ELECTRICITY	Tenant Paid
WATER	Landlord Paid
TRASH	Landlord Paid
HEATING	Boiler – Baseboard Heating
COOLING	Through the Wall AC
COMMON AREAS	Central AC & Forced Air Heating + Air Handler on Each Floor

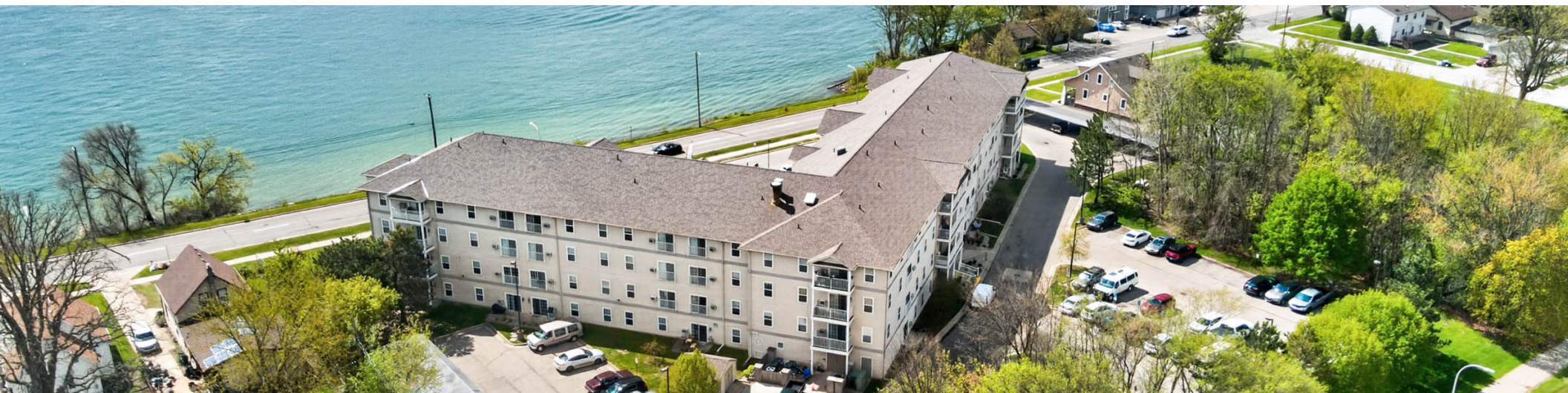
INVESTMENT HIGHLIGHTS

BASIS BELOW REPLACEMENT COST

- St. Clair Landings is offered well below current costs to develop comparable waterfront product in Michigan

IRREPLACEABLE WATERFRONT POSITION

- Direct views of the St. Clair River—a locational amenity that cannot be replicated by new construction in the submarket
- Amenity package includes fitness center, resident library, elevator, laundry center, secured entry, carports, and a smoke-free, pet-friendly environment



DURABLE 55+ DEMAND DRIVERS

- The 55+ cohort is the fastest-growing demographic nationally; age-qualified communities exhibit lower turnover and more stable occupancy than conventional multifamily
- Port Huron's cost of living runs approximately 36% below national averages for rent, attracting retirees seeking affordability without sacrificing quality of life

STRUCTURAL SUPPLY CONSTRAINTS

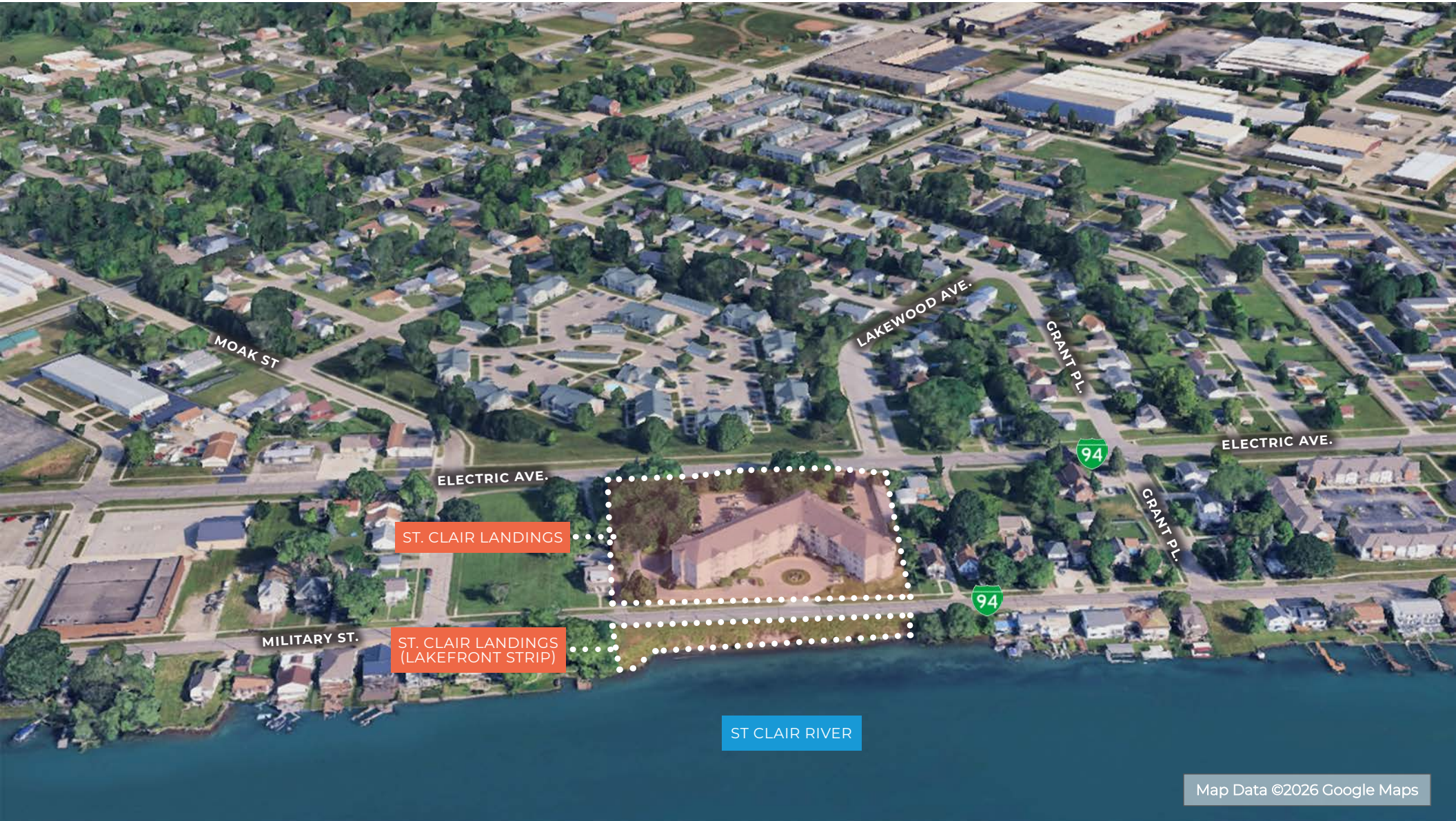
- Elevated construction costs and limited development capital in tertiary markets insulate the asset from competitive new supply.
- Existing inventory of quality 55+ rental housing in the Port Huron submarket is extremely limited.

DIVERSIFIED EMPLOYMENT BASE

- Healthcare (McLaren, Lake Huron Medical Center), manufacturing (15,300+ jobs), education (SC4, Port Huron Area Schools), and international logistics via the Blue Water Bridge (2.1M trucks annually)
- Employment diversification provides recession resilience and supports steady renter demand across economic cycles



LOCATION MAP



Map Data ©2026 Google Maps



FINANCIAL ANALYSIS

(see website)



GREAA

RENT COMPARABLE PROPERTIES

(see website)



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