



KALAMAZOO VILLAGE

3840 S Burdick St. // Kalamazoo, MI 49001

GREAA

OFFERING MEMORANDUM

EXCLUSIVE ADVISORS

COLIN SOLTIS

Managing Director

734.812.1724

colin.soltis@grea.com

CARY BELOVICZ

Founding Partner

734.564.3833

cary.belovicz@grea.com

GREa MIDWEST

WILLIAM MONTANA

Senior Managing Director

708.220.9960

bill.montana@grea.com

BOBBY MILLS

Managing Director

314.852.7388

bobby.mills@grea.com

CHRISTOPHER SACKLEY

Senior Managing Director

312.203.9740

chris.sackley@grea.com

GARY GOLDMEIER

Associate

314.549.6802

gary.goldmeier@grea.com

DANIEL CORDTZ

Managing Director

734.812.4508

daniel.cordtz@grea.com

DEBT & EQUITY SERVICES

MATTHEW DZBANEK

Senior Director - Capital Services

646.517.7222

matthew.dzbanek@grea.com



7035 Orchard Lake Road,
Suite 150
West Bloomfield, MI 48322

www.grea.com



EXECUTIVE SUMMARY



GREAA

SALE OVERVIEW

GRE is pleased to present the exclusive offering of Kalamazoo Village Apartments, a 24-unit LIHTC community located in Kalamazoo, Michigan. The property features a desirable unit mix of two- and three-bedroom floorplans, with all units offering two full bathrooms, private entrances, in-unit washer and dryer, central air conditioning, and carport parking.

Originally placed in service in 2005, Kalamazoo Village Apartments has satisfied its initial compliance period and is currently operating within the extended use period. While affordability restrictions remain in place, in-place rents are approximately \$100 below current maximum LIHTC limits, providing a clear path for revenue growth through mark-to-market increases as leases renew. Additionally, projected increases to 2026 LIHTC rent limits are expected to further enhance this upside.

Ownership has completed significant capital improvements, including roof replacements, new furnaces, and parking lot upgrades, positioning the asset as a stabilized, low-maintenance investment. Kalamazoo Village Apartments offers investors a compelling combination of durable cash flow, operational stability, and embedded rental upside. Over the long term, investors may also benefit from the eventual expiration of extended use restrictions, providing additional flexibility and value creation potential.





EXECUTIVE SUMMARY

LISTING PRICE	\$2,300,000
CAP RATE	6.5%
# OF UNITS	24
CURRENT OCCUPANCY	92%
YEAR BUILT / RENO	2005 / 2019
TOTAL SF GBA	30,000
AVERAGE SF	1,080
AVERAGE RENT	\$1,154
NUMBER OF BUILDINGS	2
NUMBER OF STORIES	2
CONSTRUCTION TYPE	Wood-frame with stone accents
ROOF TYPE	Pitched, asphalt
PARKING	Carports & surface spaces
PARCEL NUMBER	06-34-198-001; 06-34-194-002
NUMBER OF ACRES	1.4
UTILITIES	
GAS	Tenant Paid
ELECTRICITY	Tenant Paid
WATER	Owner Paid
SEWER	Owner Paid
TRASH	Owner Paid
HEATING	Forced Air – Tenant Paid
COOLING	Central air

EXECUTIVE SUMMARY

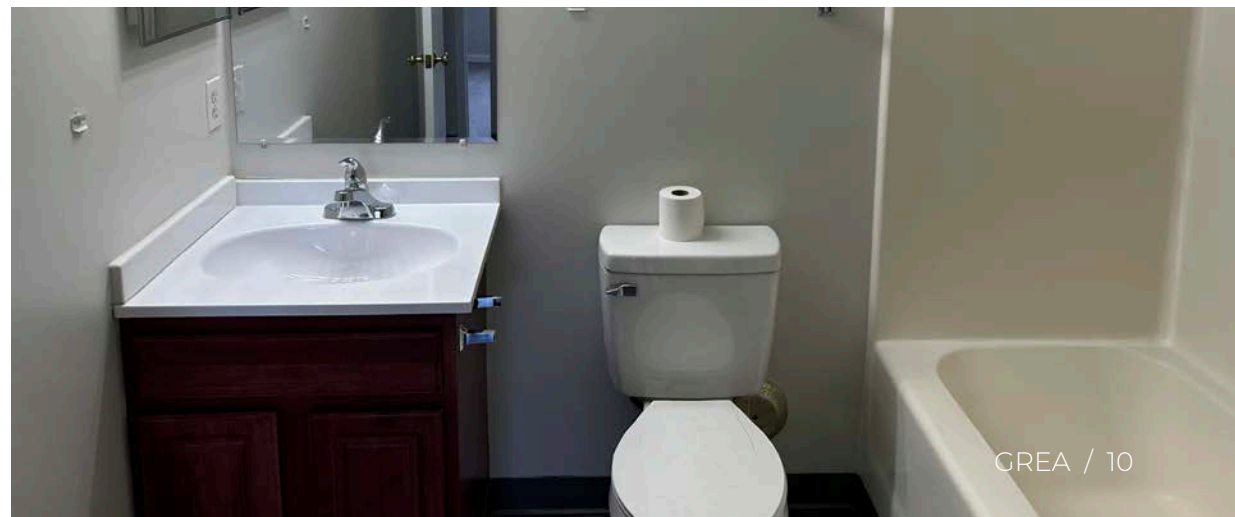
UNIT AMENITIES EXAMPLES

- In-Unit Washer & Dryer
- Private Entrance
- Walk In Closets
- Forced Air Furnaces with Central A/C
- En-suite master bath
- Private Entrance

INVESTMENT HIGHLIGHTS EXAMPLES

- Large floorplans
- LIHTC Property, through initial compliance period, in extended use period.
- All major capex has been completed including:
 - New Roofs on both buildings
 - New Furnaces
 - Refinished Parking Lot





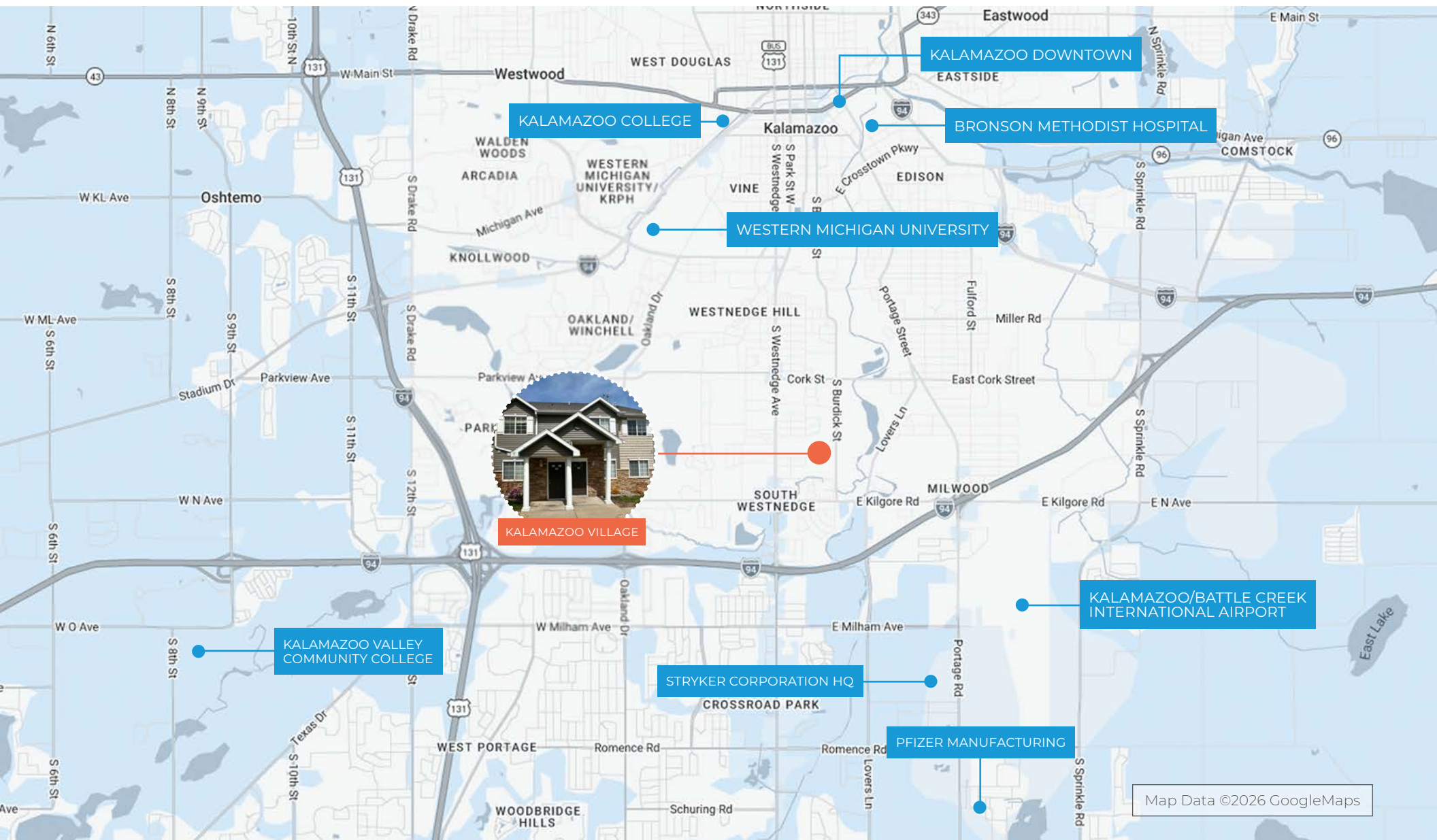


LOCATION OVERVIEW



GRE

LOCATION MAP



Map Data ©2026 GoogleMaps



EXCLUSIVE ADVISORS

COLIN SOLTIS

Managing Director

734.812.1724

colin.soltis@grea.com

CARY BELOVICZ

Founding Partner

734.564.3833

cary.belovicz@grea.com

GREA MIDWEST

WILLIAM MONTANA

Senior Managing Director

708.220.9960

bill.montana@grea.com

BOBBY MILLS

Managing Director

314.852.7388

bobby.mills@grea.com

CHRISTOPHER SACKLEY

Senior Managing Director

312.203.9740

chris.sackley@grea.com

GARY GOLDMEIER

Associate

314.549.6802

gary.goldmeier@grea.com

DANIEL CORDTZ

Managing Director

734.812.4508

daniel.cordtz@grea.com

DEBT & EQUITY SERVICES

MATTHEW DZBANEK

Senior Director - Capital Services

646.517.7222

matthew.dzbanek@grea.com



7035 Orchard Lake Road, Suite 150

West Bloomfield, MI 48322

www.grea.com

Copyright ©2026 GREA. All rights reserved. Although the information contained herein has been obtained from sources deemed reliable, GREA makes no express or implied guaranty, warranty, or representation that the information is complete or accurate. Further, any projections, opinions, assumptions, or estimates used or offered herein are for the purpose of example only and do not and cannot be deemed to represent the present or future performance of the subject property. Accordingly, GREA recommends that you conduct your own investigation of the property in order to reach your own conclusions or opinions as to value of the property. Physical condition of the property, including without limitation the potential presence of mold, asbestos, lead based paint, and hazardous materials may affect the property, its value, and may, if present, pose health risks. The property should be independently examined by experts selected by you. Any recipient of these materials from GREA should not and may not rely on these materials for any purpose beyond general introductory information concerning the property.