



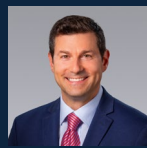
FORMER RADISSON HOTEL

31525 WEST 12 MILE ROAD | FARMINGTON HILLS, MI

FORMER HOTEL REDEVELOPMENT INTO 85-UNIT APARTMENT COMMUNITY | I-696 & ORCHARD LK RD



Simon Jonna
Executive Vice President
248 226 1610
Simon@jonnagroup.com



Tony Fayne
Vice President
248 226 1608
Tony@jonnagroup.com



Table Of Contents

- 03 INVESTMENT SUMMARY
- 07 PROPERTY OUTLINE
- 12 AGENT REPRESENTATION



INVESTMENT SUMMARY



ASKING PRICE
\$4,250,000



UNIT COUNT
85 +/- APARTMENT UNITS



YEAR BUILT/RENOVATED
1986/2023



BUILDING SIZE
130,220 +/- SF



LOT SIZE
4.95 ACRES

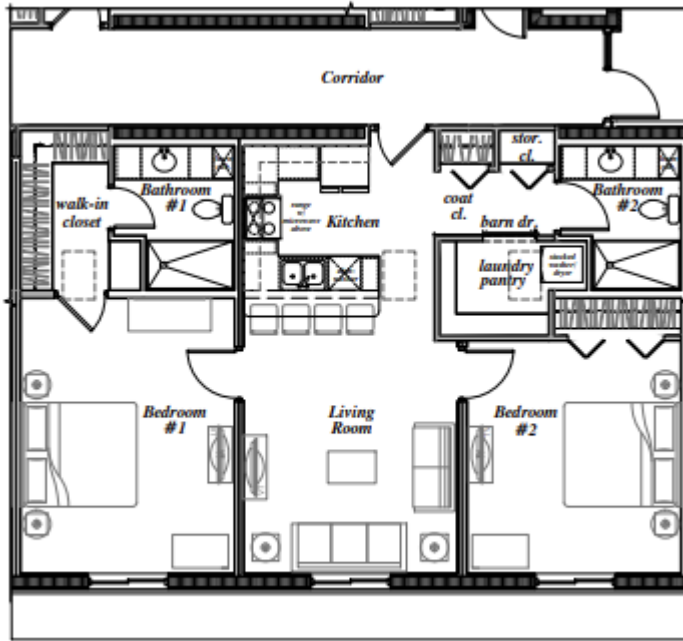


PROPERTY TYPE
MULTIFAMILY

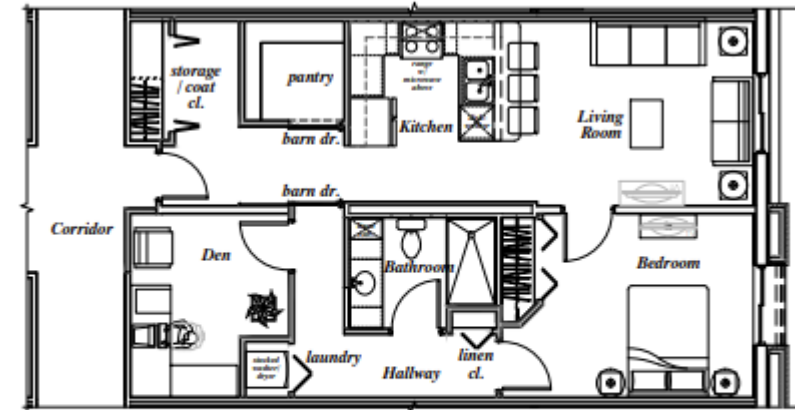
INVESTMENT HIGHLIGHTS

- ✓ *Attractive Basis via Adaptive Reuse: Hotel-to-multifamily conversion offers pricing well below replacement cost, reduced development risk, and strong downside protection.*
- ✓ *Efficient 85-Unit Scale: Institutional-friendly size supports operational efficiencies while maintaining broad exit liquidity.*
- ✓ *Established Suburban Corridor Location: Positioned along W 12 Mile Rd with strong access to employment centers, retail, and regional transportation.*
- ✓ *Modernized Product with Competitive Floorplans: Conversion delivers larger unit layouts and updated systems that outperform older Class B assets without Class A pricing.*
- ✓ *Workforce Housing Demand with Limited New Supply: Serves a deep renter pool in a submarket constrained by rising construction costs and limited new development.*
- ✓ *Operational and Revenue Upside: Opportunity to enhance NOI through professional management, expense optimization, and ancillary income initiatives.*
- ✓ *Flexible Exit Opportunities: Appealing to value-add investors, with potential exit to regional operators or institutional buyers.*

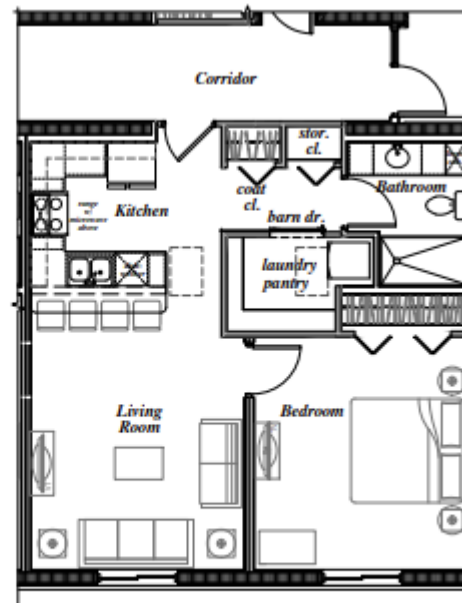
UNIT FLOORPLANS



TYPICAL 2 BEDROOM UNIT - SOUTH AND EAST WINGS
SCALE 1/8" = 1'-0"

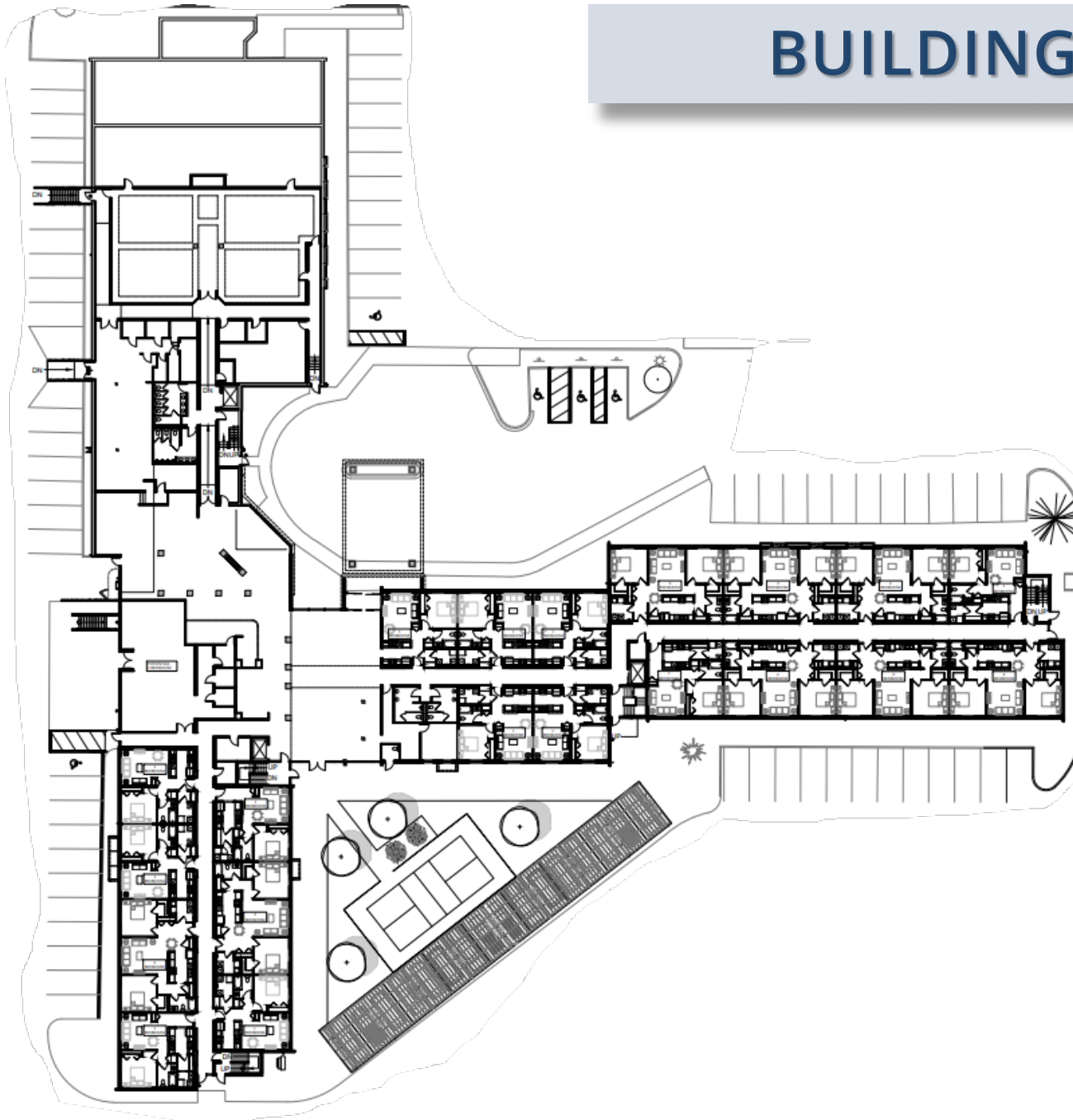


TYPICAL 1 BEDROOM UNIT - NORTH WING
SCALE 1/8" = 1'-0"



TYPICAL 1 BEDROOM UNIT - SOUTH AND EAST WINGS
SCALE 1/8" = 1'-0"

BUILDING FLOORPLAN



PROPERTY OUTLINE



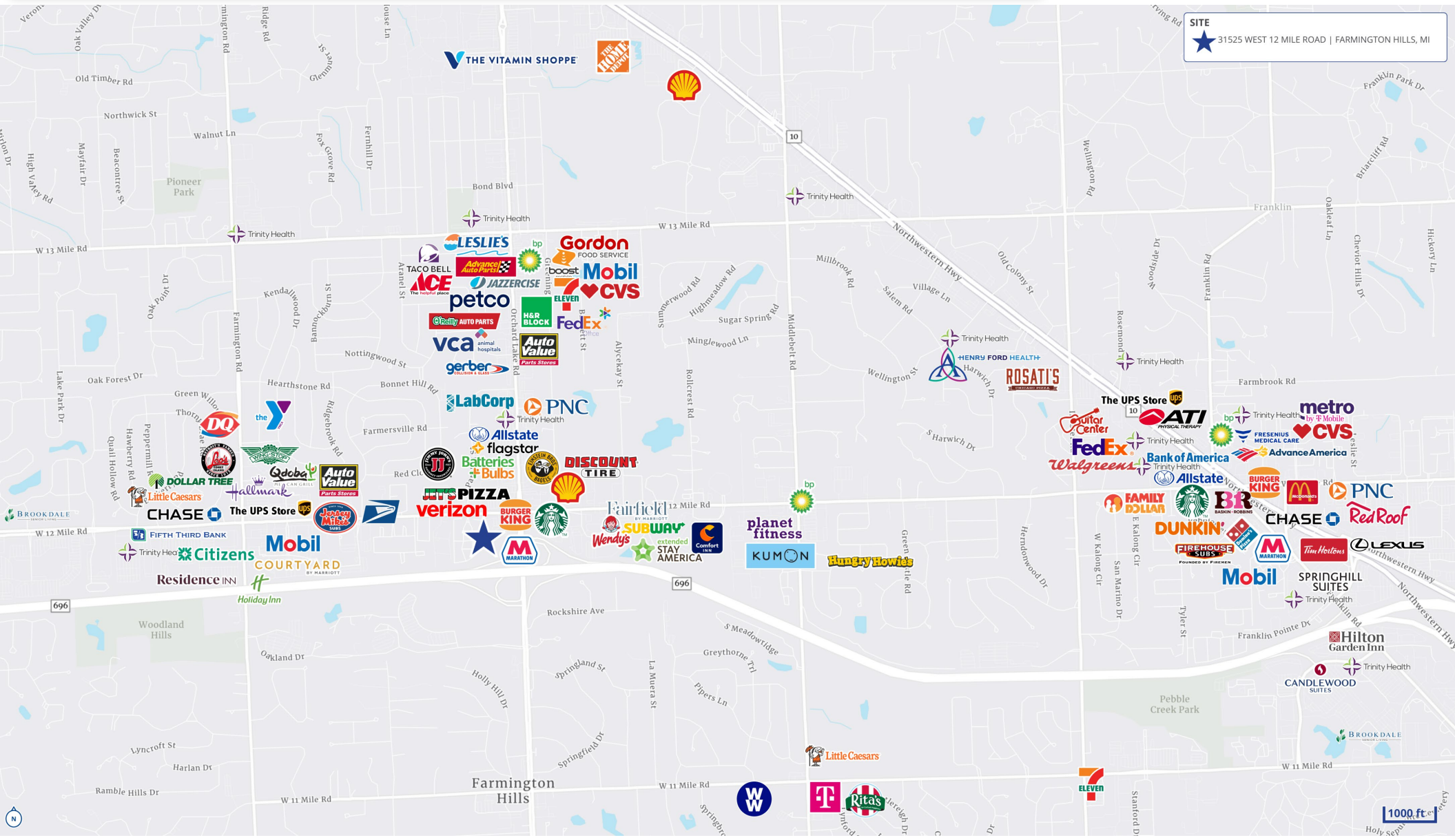
OFFERING MEMORANDUM
RADISSON MULTIFAMILY CONVERSION | FARMINGTON HILLS, MI

AERIAL VIEWS



OFFERING MEMORANDUM
RADISSON MULTIFAMILY CONVERSION | FARMINGTON HILLS, MI

LOCAL OVERVIEW



OFFERING MEMORANDUM
RADISSON MULTIFAMILY CONVERSION | FARMINGTON HILLS, MI

JOHNSON GROUP
REAL ESTATE INVESTMENT SERVICES

Colliers

LOCATION OVERVIEW



Farmington Hills, Michigan, is a proven, high-demand suburban market positioned at the heart of Oakland County—one of the most affluent and economically resilient counties in the Midwest. The city benefits from immediate access to major employment corridors including I-696, M-10 (Lodge Freeway), I-275, and Northwestern Highway, allowing seamless connectivity to Detroit, Novi, Southfield, Troy, and Ann Arbor. Farmington Hills is home to a strong concentration of corporate, healthcare, automotive, and technology employers, creating a stable renter base supported by white-collar jobs. Its proximity to major office hubs and medical centers, combined with limited new multifamily supply, underpins durable occupancy and rent growth.

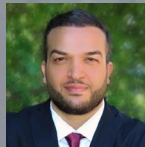
Consistently ranked among Michigan’s safest and most livable communities, Farmington Hills offers investors a rare combination of stability and upside. The city features highly regarded schools, extensive parks and trails, and a well-established retail and dining ecosystem that attracts long-term residents and professionals alike. As housing affordability constraints push renters toward high-quality suburban alternatives, Farmington Hills continues to benefit from sustained multifamily demand without the volatility seen in urban cores. For investors, the market offers recession-resistant fundamentals, strong demographics, and a prime location that supports both income durability and long-term value appreciation.

Demographic Summary within 5-Mile Radius

	1-Mile	3-Mile	5-Mile
Total Population	6,558	71,625	189,725
Total Households	2,985	30,948	84,481
Total Family Households	1,735	19,135	49,686
Average Household Size	2.19	2.28	2.22
Median Age	39.4	43.7	44.4
Population Age 25+	4,807	53,925	143,707
2010-2020 Total Population: Annual Growth Rate (CAGR)	0.26%	0.53%	0.61%
Average Household Income	\$109,882	\$136,665	\$134,480
Total Businesses	651	4,326	9,920
Total Daytime Population	9,263	83,476	227,739
Daytime Population: Workers	6,288	48,717	134,082
Daytime Population: Residents	2,975	34,759	93,657

PROFORMA OPERATING STATEMENT

	Per Unit	Annual Total	Notes
Income			
Gross Potential Rent	\$17,401.41	\$1,479,120.00	85 units
Less Vacancy	-\$1,218.10	-\$103,538.40	7%
Effective Gross Income	\$16,183.31	\$1,375,581.60	
Operating Expenses			
Property Taxes	\$1,616.58	\$137,409.01	
Insurance	\$529.41	\$45,000.00	
Repairs and Maintenance	\$900.00	\$76,500.00	
Lawn/Snow	\$70.59	\$6,000.00	
G&A	\$600.00	\$51,000.00	
Utilities	\$1,500.00	\$127,500.00	
Management	\$809.17	\$68,779.08	5.00%
Replacement Reserves	\$400.00	\$34,000.00	
Total Expenses		\$546,188.09	39.71% of EGI
Proforma NOI		\$829,409.49	60.29% of EGI



Simon Jonna
Executive Vice President
248 226 1610
Simon@jonnagroup.com



Tony Fayne
Vice President
248 226 1608
Tony@jonnagroup.com

Jonna Group
• 401 S Old Woodward Avenue Suite 425 Birmingham, MI 48009 •
jonnagroup.com
colliers.com/detroit



DISCLAIMER: This Offering Memorandum contains select information pertaining to the business and affairs of **31525 WEST 12 MILE ROAD | FARMINGTON HILLS, MI** and has been prepared by Colliers International. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Colliers International. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by Colliers International from sources it deems reliable. Owner, nor their officers, employees, Colliers International or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum from Colliers International, you agree:

- 1) The Offering Memorandum and its contents are confidential;
- 2) You will hold it and treat it in the strictest of confidence
- 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller; and
- 4) You understand and agree that any financial analysis uses industry standard assumptions and actual financial returns may vary.

Owner and Colliers International expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers International or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property. This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum