

REAL ESTATE OFFERING MEMORANDUM

Exclusive 5-Unit Multifamily Portfolio

Mount Clemens & Clinton Township, Michigan

I. EXECUTIVE SUMMARY

An exclusive opportunity to acquire a stabilized, **100% occupied** 5-unit multifamily portfolio in Macomb County, Michigan. This turnkey portfolio consists of a high-performing triplex and duplex. Completely renovated with high-end, condo-quality finishes and upgraded mechanicals, this portfolio offers immediate, predictable cash flow with virtually no deferred maintenance.

Portfolio Highlights:

- **Total Units:** 5 (1 Triplex, 1 Duplex)
 - **Occupancy:** 100%
 - **Condition:** Fully Turnkey / Recently Renovated
 - **Total Portfolio Net Income:** \$54,699.00/year
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II. PROPERTY OVERVIEW

1. 40 Ahrens St, Mount Clemens, MI 48043 (Triplex)

- **Type:** 3-Unit Multifamily (Triplex)
- **Highlights:** Highly walkable location near downtown Mount Clemens, local parks, and major transit corridors. Strong, consistent tenant demand in a historical, revitalizing rental market.

2. 23510 Buckingham Ave, Clinton Township, MI 48036 (Duplex)

- **Type:** 2-Unit Multifamily (Duplex)
 - **Highlights:** Situated in a quiet, established suburban neighborhood with excellent local schools and convenient access to local retail corridors.
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III. FINANCIAL PERFORMANCE

Below is the itemized financial breakdown for both properties, showing a combined annual net operating income (NOI) of **\$54,699.00**.

Financial Metric	23510 Buckingham (Duplex)	40 Ahrens (Triplex)	Portfolio Total
Annual Rent Roll	\$30,840.00	\$44,160.00	\$75,000.00
Annual Operating Expenses			
- Taxes	\$4,800.00	\$7,800.00	\$12,600.00
- Insurance	\$707.00	\$889.00	\$1,596.00
- City Rental Fee	\$110.00	\$225.00	\$335.00
- Grass / Landscaping	\$450.00	\$450.00	\$900.00
- Gas	\$1,250.00	\$420.00	\$1,670.00
- Water	\$1,250.00	\$1,950.00	\$3,200.00
Total Annual Expenses	\$8,567.00	\$11,734.00	\$20,301.00
Net Operating Income (Yearly)	\$22,273.00	\$32,426.00	\$54,699.00
Net Operating Income (Monthly)	\$1,856.08	\$2,702.17	\$4,558.25

IV. INVESTMENT HIGHLIGHTS

- **Turnkey & Fully Renovated:** High-end finishes include premium granite countertops, modern soft-close cabinetry, luxury vinyl plank (LVP) flooring, and completely updated kitchens and baths.
- **Low Capital Expenditure Exposure:** Brand-new, high-efficiency furnaces and upgraded mechanical systems minimize near-term maintenance costs and lower ongoing utility overhead.
- **Stable Income:** 100% occupancy with a strong, highly reliable local rental pool.
- **Passive Management Opportunity:** The current owner is willing to stay on to manage both properties post-sale, making this an ideal, fully passive, hands-off acquisition for local

or out-of-state investors.