

KALAMAZOO INVESTMENT PORTFOLIO

6 PROPERTIES | 13 UNITS | KALAMAZOO, MICHIGAN



906 & 908 S Park Street
6-Unit Multifamily | Kalamazoo, MI



745 E Stockbridge Avenue
Duplex | 2 Units | Kalamazoo, MI



1135 March Street
3-Unit Multifamily | Kalamazoo, MI



711 Simpson Street
Single Family | Kalamazoo, MI



1119 Mills Street
Single Family | Kalamazoo, MI

OFFERED AT \$850,000

\$65,385 / UNIT

INVESTMENT HIGHLIGHTS

- **Scattered-site package:** 13 units across six properties — one closing, one due diligence, one table
- **Value-add upside:** Rents below market portfolio-wide — clear path through turns and renewals
- **Diversified mix:** Multifamily, duplex, and single-family — multiple exit strategies per asset
- **Strong fundamentals:** WMU, healthcare, and downtown employment anchor Kalamazoo rental demand
- **Ideal buyer profile:** 1031 exchange buyers, portfolio builders, and local operators seeking density

FOR OFFERS, RENT ROLLS & FINANCIALS, CONTACT:
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#1 Multifamily Sales Leader 2025 — CARWM & GRAR | \$75M+ Closed | 40+ Properties Sold

THE PORTFOLIO



745 E Stockbridge Avenue | Duplex | 2 Units | Kalamazoo, MI



906 & 908 S Park Street
 6-Unit Multifamily



1135 March Street
 3-Unit Multifamily



711 Simpson Street
 Single Family



1119 Mills Street
 Single Family

Address	Property Type	Units
906 & 908 S Park Street, Kalamazoo, MI	Multifamily	6
1135 March Street, Kalamazoo, MI	Multifamily	3
745 E Stockbridge Avenue, Kalamazoo, MI	Duplex	2
711 Simpson Street, Kalamazoo, MI	Single Family	1
1119 Mills Street, Kalamazoo, MI	Single Family	1
PORTFOLIO TOTAL		13

PACKAGE LIST PRICE: \$850,000 **\$65,385 / UNIT**
 PORTFOLIO SALE PREFERRED | RENT ROLLS & FINANCIALS AVAILABLE UPON REQUEST

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