OFFERING MEMORANDUM
Value-Add Multifamily Investment Opportunity

Executive Summary

This is a stabilized, income-producing multifamily property with immediate and built-in rental upside. The asset offers a strong in-place return with the ability to increase NOI through scheduled rent increases and management optimization.

- Purchase Price: $755,000
- Current Cap Rate: 6.7%
- Projected Cap Rate: 7.5%
- Projected Gross Income: $69,000

This is an ideal opportunity for an investor seeking cash flow with near-term appreciation.

Investment Highlights

- Built-In Rent Growth: Contractual rent increases already in place
- Immediate Upside: Month-to-month units allow for rapid rent adjustments
- Strong Tenant Mix: Diverse unit sizes (1BR–3BR) appeal to a broad renter base
- Low Operating Expenses: Efficient cost structure enhances returns
- Stabilized Asset: Producing consistent income from day one

Rent Roll

Unit	Beds/Baths	Current Rent	Increase Date	New Rent	Lease Term
520	2 / 1	$1,100/m	6/30/2027	$1,200/m	7/1/2026 – 6/30/2027
524	1 / 1	$950/m	1/30/2027	$1,050/m	2/1/2026 – 1/30/2027
526	3 / 1	$1,300/m	12/31/2026	$1,400/m	1/1/2026 – 12/31/2026
528	1 / 1	$850/m	10/31/2026	$950/m	Month-to-Month
530	2 / 1	$1,050/m	9/30/2026	$1,150/m	Month-to-Month

Income Overview

Metric	Current	Projected (2–11 Months)
Monthly Income	$5,250	$5,750
Annual Income	$63,000	$69,000

Operating Expenses

Expense | Annual
Real Estate Taxes | $5,777
Water & Garbage | $4,000
Insurance | $2,798

Total Expenses: $12,575

Net Operating Income (NOI)

- Current NOI: $50,425
- Projected NOI: $56,425

Cap Rate Analysis

Scenario | Cap Rate
Current | 6.7%
Projected | 7.5%

Value-Add Opportunity
This asset presents a clear path to increased profitability:

- Below-Market Rents: Opportunity to further push rents beyond scheduled increases
- Month-to-Month Units: Flexibility to immediately align rents with market
- Expense Optimization: Potential to reduce utility or operational costs
- Future Appreciation: NOI growth directly drives property value

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Pricing Strategy / Investor Angle
At the projected NOI of $56,425, an investor buying at a 7.0% market cap would justify a valuation of approximately:

$806,000+

This creates a compelling case that the asset is:

• Priced below market
• Positioned for forced appreciation
• Offering both yield + equity upside

Conclusion
This is a rare opportunity to acquire a cash-flowing multifamily property with immediate upside already in motion. With minimal effort, an investor can increase NOI and overall asset value within the first 12 months of ownership.

INCOME & EXPENSES

UNIT #	BEDS/ BATHS	CURRENT RENT	RENT INCREASE DATE	RENT INCREASE AMOUNT	CURRENT LEASE TERM
520	2/1	$1100/M	6/30/27	$1200/M	7/1/2026-6/30/2027
524	1/1	$950/M	1/30/27	$1050/M	2/1/2026-1/30/2027
526	3/1	$1300/M	12/31/2026	$1400/M	1/1/2026-12/31/2026
528	1/1	$850/M	10/31/2026	$950/M	M-M
530	2/1	$1050/M	09/30/2026	$1150/M	M-M
RENT INCOME TOTAL MONTHLY		**$5250/M**	**2-11 Months**	**$5750/M**	
RENT INCOME TOTAL ANNUAL		**$63,000/Y**		**$69,000/Y**	

ANNUAL EXPENSES

2025 Real Estate Taxes $5777
Water & Garbage Removal (Included on 1 Bill) $4000
Insurance (General Liability & Property) $2798

TOTAL EXPENSES: $12,575/Y

CURRENT NOI $50,425   **UPCOMING NOI $56,245**

CAP RATE (DEPENDS ON ACTUAL PURCHASE PRICE)

CURRENT CAP RATE AT FULL PURCHASE PRICE OF $755,000 = 6.7%
UPCOMING CAP RATE AT FULL PURCHASE PRICE OF $755,000 = 7.5%