

Property Highlights

PREPARED FOR QUALIFIED INVESTORS

01 12 Apartments A right-sized, manageable unit count for a single-asset or portfolio acquisition.	02 Rents Starting at \$1,500 In-place rents are based on the Michigan State Housing Development Authority (MSHDA) Housing Choice Voucher Payment Standards, which set allowable rent levels by ZIP code and bedroom count.	03 100% Occupied Full occupancy at time of offering reflects consistent tenant demand.	04 Stabilized Asset Established operating history removes lease-up risk from day one.	05 Controlled Expenses Well-managed operating costs support dependable net performance.
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Offering Summary

Address	25 Maynard CT, Pontiac, MI
Asset Type	12-Unit Apartment Community
Asking Price	\$1,950,000
Annual Cash Flow	\$227,100
Occupancy	100%
In-Place Rents	Starting at \$1,500
Seller Financing	Not Available

CONFIDENTIALITY NOTICE

This offering is presented on a confidential basis for the exclusive use of prospective purchasers. Financial statements, rent roll, and full due-diligence materials are available to qualified investors with accepted offer. Rents, income, expenses, and payment standards are subject to change based on lease renewals, market conditions, or updates to applicable housing assistance program standards (including MSHDA).

MULTIFAMILY OFFERING

EXCLUSIVE OFFERING • COMMERCIAL REAL ESTATE

Next Step

Request the full offering package to begin underwriting.

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For use with all MSHDA voucher programs except for Veterans Affairs Supportive Housing (VASH).

To determine the correct payment standard for a unit, identify whether the unit's zip code is listed in Section A. If the zip code is included in Section A, then the zip code-based payment standard must be used. The appropriate bedroom size for determining the payment standard is the lower of either the voucher size or the unit size. If the unit's zip code is not listed in Section A, refer to Section B and use the county-based payment standard, again applying the lower of the voucher size or the unit size. It is important to note that for Project-Based Vouchers (PBV), only Section B applies, regardless of the unit's zip code.

SECTION A - ZIP Code based Payment Standards										
ZIP Code	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR	8 BR	SRO
48321	1,133	1,260	1,580	1,930	2,090	2,403	2,717	3,030	3,344	849
48322	1,520	1,690	2,120	2,591	2,810	3,231	3,653	4,074	4,496	1,140
48323	1,410	1,560	1,970	2,400	2,610	3,001	3,393	3,784	4,176	1,057
48324	1,250	1,390	1,750	2,140	2,320	2,668	3,016	3,364	3,712	937
48325	1,133	1,260	1,580	1,930	2,090	2,403	2,717	3,030	3,344	849
48326	1,170	1,300	1,640	2,000	2,170	2,495	2,821	3,146	3,472	877
48327	988	1,089	1,381	1,694	1,829	2,103	2,377	2,651	2,926	741
48328	1,033	1,143	1,448	1,773	1,919	2,206	2,494	2,781	3,070	775
48329	1,255	1,377	1,745	2,132	2,316	2,663	3,011	3,357	3,705	941
48330	1,133	1,260	1,580	1,930	2,090	2,403	2,717	3,030	3,344	849
48331	1,520	1,690	2,120	2,591	2,810	3,231	3,653	4,074	4,496	1,140
48332	1,133	1,260	1,580	1,930	2,090	2,403	2,717	3,030	3,344	849
48333	1,133	1,260	1,580	1,930	2,090	2,403	2,717	3,030	3,344	849
48334	1,320	1,470	1,850	2,260	2,450	2,817	3,185	3,552	3,920	990
48335	1,350	1,500	1,890	2,310	2,500	2,875	3,250	3,625	4,000	1,012
48336	1,033	1,143	1,449	1,790	1,928	2,217	2,507	2,796	3,086	775
48340	1,022	1,122	1,414	1,728	1,874	2,155	2,436	2,717	2,998	765
48341	880	979	1,232	1,507	1,628	1,872	2,116	2,360	2,604	660
48342	979	1,078	1,369	1,672	1,818	2,090	2,363	2,635	2,909	733
48343	1,133	1,260	1,580	1,930	2,090	2,403	2,717	3,030	3,344	849
48346	1,173	1,300	1,632	2,000	2,163	2,487	2,812	3,136	3,460	880
48347	1,133	1,260	1,580	1,930	2,090	2,403	2,717	3,030	3,344	849
48348	1,144	1,275	1,606	1,958	2,123	2,440	2,759	3,077	3,396	858
48350	1,112	1,230	1,550	1,890	2,050	2,357	2,665	2,972	3,280	834
48353	1,061	1,326	1,541	2,153	2,418	2,780	3,143	3,505	3,868	796
48356	946	1,045	1,320	1,617	1,749	2,010	2,273	2,535	2,798	709
48357	999	1,100	1,392	1,705	1,841	2,116	2,392	2,668	2,944	748
48359	1,100	1,220	1,540	1,880	2,040	2,346	2,652	2,958	3,264	825
48360	1,143	1,260	1,592	1,949	2,112	2,428	2,745	3,062	3,379	857
48361	1,133	1,260	1,580	1,930	2,090	2,403	2,717	3,030	3,344	849
48362	1,033	1,143	1,449	1,790	1,928	2,217	2,507	2,796	3,086	775
48363	1,060	1,180	1,490	1,820	1,970	2,265	2,561	2,856	3,152	795
48366	1,133	1,260	1,580	1,930	2,090	2,403	2,717	3,030	3,344	849
48367	1,033	1,143	1,449	1,790	1,928	2,217	2,507	2,796	3,086	775
48370	1,033	1,143	1,449	1,790	1,928	2,217	2,507	2,796	3,086	775
48371	1,033	1,143	1,449	1,790	1,928	2,217	2,507	2,796	3,086	775
48374	1,520	1,690	2,120	2,591	2,810	3,231	3,653	4,074	4,496	1,140
48375	1,520	1,690	2,120	2,591	2,810	3,231	3,653	4,074	4,496	1,140
48376	1,133	1,260	1,580	1,930	2,090	2,403	2,717	3,030	3,344	849
48377	1,112	1,230	1,550	1,890	2,050	2,357	2,665	2,972	3,280	834
48380	1,474	1,672	2,068	2,618	2,871	3,301	3,732	4,162	4,593	1,105
48381	1,092	1,204	1,520	1,867	2,020	2,323	2,626	2,929	3,232	819
48382	1,490	1,643	2,071	2,540	2,744	3,155	3,567	3,978	4,391	1,117
48383	1,194	1,316	1,663	2,040	2,204	2,534	2,865	3,195	3,526	895
48386	1,235	1,360	1,714	2,102	2,275	2,616	2,957	3,298	3,640	926