

Mt. Pleasant 12-Unit Multifamily Portfolio: Investment Highlights

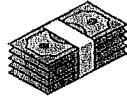
A well-maintained 12-unit multifamily portfolio across three properties in Mt. Pleasant, Michigan. Combining historical stability from nearly two decades of ownership with immediate upside through rent optimization and completed capital improvements.

Portfolio Performance & Valuation

\$107,784

**Annual Gross
Rental Income**

Consistent cash flow from 12 fully-licensed rental units.

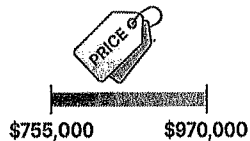


~\$67,900

Estimated Portfolio NOI

Strong net operating income supported by public utilities and efficient management.

**Strategic
Valuation
Range**



Estimated market value ranges from \$755,000 to \$970,000 based on current cap rates.



Stability and Value-Add Potential



**18+ Year
Ownership History**

Current ownership since 2006/2008 demonstrates long-term asset commitment and stability.



**\$71,250
Immediate Value
Increase**

Single-unit rent optimization at 109 W. Illinois significantly boosts property value.



Extensive Capital Improvements

Recent upgrades include a new metal roof, HVAC systems, and apartment remodels.

12 Unit Portfolio

The expenses I have are as follows:

304 S. Main-\$32,280
Gross Annual Rent:
Taxes \$6,191.73
Gas-\$50/month
Electric-\$0
Water/Sewer-\$110.72

109 W. Illinois-
Gross Rents:\$46,380
Taxes \$7,220.49
Gas-\$180/month
Electric-\$670
Water/Sewer-\$66.09

433 S. Washington
Gross Rents- \$26,340
Taxes \$3,383.88
Gas-\$179/month
Electric-\$435
Water/Sewer-\$51.25

We reviewed the numbers for the 12 unit portfolio and the annual gross rent before recurring fees is \$102,384. The NOI is \$62,700.

304 S. Main-\$32,280
109 W. Illinois-\$43,764
433 S. Washington-\$26,340

Seller's Disclosure Statement

Property Address: 433 S. Washington St.
Street

Mount Pleasant
City, Village or Township

MICHIGAN

Purpose of Statement: This statement is a disclosure of the condition of the property in compliance with the Seller Disclosure Act. This statement is a disclosure of the condition and information concerning the property, known by the Seller. Unless otherwise advised, the Seller does not possess any expertise in construction, architecture, engineering or any other specific area related to the construction or condition of the improvements on the property or the land. Also, unless otherwise advised, the Seller has not conducted any inspection of generally inaccessible areas such as the foundation or roof. This statement is not a warranty of any kind by the Seller or by any Agent representing the Seller in this transaction, and is not a substitution for any inspections or warranties the Buyer may wish to obtain.

Seller's Disclosure: The Seller discloses the following information with the knowledge that even though this is not a warranty, the Seller specifically makes the following representations based on the Seller's knowledge at the signing of this document. Upon receiving this statement from the Seller, the Seller's Agent is required to provide a copy to the Buyer or the Agent of the Buyer. The Seller authorizes its Agent(s) to provide a copy of this statement to any prospective Buyer in connection with any actual or anticipated sale of property. The following are representations made solely by the Seller and are not the representations of the Seller's Agent(s), if any. **THIS INFORMATION IS A DISCLOSURE ONLY AND IS NOT INTENDED TO BE A PART OF ANY CONTRACT BETWEEN BUYER AND SELLER.**

Instructions to the Seller. (1) Answer ALL questions. (2) Report known conditions affecting the property. (3) Attach additional pages with your signature if additional space is required. (4) Complete this form yourself. (5) If some items do not apply to your property, check NOT AVAILABLE. If you do not know the facts, check UNKNOWN. FAILURE TO PROVIDE A PURCHASER WITH A SIGNED DISCLOSURE STATEMENT WILL ENABLE A PURCHASER TO TERMINATE AN OTHERWISE BINDING PURCHASE AGREEMENT.

Appliances/Systems/Services: The items below are in working order. (The items listed below are included in the sale of the property only if the purchase agreement so provides.)

	Yes	No	Unknown	Not Available		Yes	No	Unknown	Not Available
Range/oven	☒	☐	☐	☐	Lawn sprinkler system	☒	☒	☐	☐
Dishwasher	☒	☐	☐	☐	Water heater	☒	☐	☐	☐
Refrigerator	☒	☐	☐	☐	Plumbing system	☒	☐	☐	☐
Hood/fan	☐	☒	☐	☐	Water softener/conditioner	☐	☒	☐	☐
Disposal	☐	☒	☐	☐	Well & pump	☐	☒	☐	☐
TV antenna, TV rotor controls	☐	☒	☐	☐	Septic tank & drainfield	☐	☒	☐	☐
Electric system	☐	☒	☐	☐	Sump pump	☐	☒	☐	☐
Garage door opener & remote	☐	☒	☐	☐	City water system	☒	☐	☐	☐
Alarm System	☐	☒	☐	☐	City sewer system	☐	☐	☐	☐
Intercom	☐	☒	☐	☐	Central air conditioning	☒	☒	☐	☐
Central vacuum	☐	☒	☐	☐	Central heating system	☒	☐	☐	☐
Attic fan	☐	☒	☐	☐	Wall furnace	☒	☐	☐	☐
Pool heater, wall liner & equipment	☐	☒	☐	☐	Humidifier	☐	☒	☐	☐
Microwave	☒	☒	☐	☐	Electronic air filter	☐	☒	☐	☐
Trash compactor	☐	☒	☐	☐	Solar heating system	☐	☒	☐	☐
Ceiling fan	☒	☐	☐	☐	Fireplace & chimney	☐	☒	☐	☐
Sauna/hot tub	☐	☒	☐	☐	Wood burning system	☐	☒	☐	☐
Washer	☐	☒	☐	☐	Dryer	☐	☒	☐	☐

Explanations (attach additional sheets if necessary):

UNLESS OTHERWISE AGREED, ALL HOUSEHOLD APPLIANCES ARE SOLD IN WORKING ORDER EXCEPT AS NOTED WITHOUT WARRANTY BEYOND DATE OF CLOSING.

Property conditions, improvements & additional information:

- Basement/Crawlspace: Has there been evidence of water? yes _____ no ☒
If yes, please explain: _____
- Insulation: Describe, if known: _____
Urea Formaldehyde Foam Insulation (UFFI) is installed? unknown ☒ yes _____ no ☒
- Roof: Leaks? _____
Approximate age if known: _____
- Well: Type of well (depth/diameter, age and repair history, if known): _____
Has the water been tested? yes _____ no ☒
If yes, date of last report/results: _____

BUYER'S INITIALS

SELLER'S INITIALS CS

Seller's Disclosure Statement

Property Address: 433 S. Washington St., Mount Pleasant, MI 48858

5. Septic tanks/drain fields: Condition, if known: _____
6. Heating system: Type/approximate age: MIX FORCED AIR / ELECTRICAL / WATER UNITS
7. Plumbing system: Type: copper _____ galvanized _____ other _____
- Any known problems? NO
8. Electrical system: Any known problems? NO
9. History of Infestation, if any: (termites, carpenter ants, etc.) NO
10. Environmental problems: Are you aware of any substances, materials or products that may be an environmental hazard such as, but not limited to, asbestos, radon gas, formaldehyde, lead-based paint, fuel or chemical storage tanks and contaminated soil on property.

Unknown X yes _____ no _____

If yes, please explain: _____

11. Flood Insurance: Do you have flood insurance on the property? unknown X yes _____ no _____
12. Mineral Rights: Do you own the mineral rights? unknown X yes _____ no _____

Other Items: Are you aware of any of the following:

1. Features of property shared in common with the adjoining landowners, such as walls, fences, roads and driveways, or other features whose use or responsibility for maintenance may have an effect on the property? unknown X yes _____ no _____
2. Any encroachments, easements, zoning violations or nonconforming uses? unknown X yes _____ no _____
3. Any "common areas" (facilities like pools, tennis courts, walkways, or other areas co-owned with others) or a homeowners' association that has any authority over the property? unknown X yes _____ no _____
4. Structural modifications, alterations, or repairs made without necessary permits or licensed contractors? unknown X yes _____ no _____
5. Settling, flooding, drainage, structural, or grading problems? unknown X yes _____ no _____
6. Major damage to the property from fire, wind, floods, or landslides? unknown X yes _____ no _____
7. Any underground storage tanks? unknown X yes _____ no _____
8. Farm or farm operation in the vicinity; or proximity to a landfill, airport, shooting range, etc.? unknown X yes _____ no _____
9. Any outstanding utility assessments or fees, including any natural gas main extension surcharge? unknown X yes _____ no _____
10. Any outstanding municipal assessments or fees? unknown X yes _____ no _____
11. Any pending litigation that could affect the property or the Seller's right to convey the property? unknown X yes _____ no _____

If the answer to any of these questions is yes, please explain. Attach additional sheets, if necessary: _____

The Seller has lived in the residence on the property from N/A (date) to _____ (date).

The Seller has owned the property since _____ (date).

The Seller has indicated above the conditions of all the items based on information known to the Seller. If any changes occur in the structural/mechanical/appliance systems of this property from the date of this form to the date of closing, Seller will immediately disclose the changes to Buyer. In no event shall the parties hold the Broker liable for any representations not directly made by the Broker or Broker's Agent.

Seller certifies that the information in this statement is true and correct to the best of Seller's knowledge as of the date of Seller's signature.

BUYER SHOULD OBTAIN PROFESSIONAL ADVICE AND INSPECTIONS OF THE PROPERTY TO MORE FULLY DETERMINE THE CONDITION OF THE PROPERTY. THESE INSPECTIONS SHOULD TAKE INDOOR AIR AND WATER QUALITY INTO ACCOUNT, AS WELL AS ANY EVIDENCE OF UNUSUALLY HIGH LEVELS OF POTENTIAL ALLERGENS INCLUDING, BUT NOT LIMITED TO, HOUSEHOLD MOLD, MILDEW AND BACTERIA.

BUYERS ARE ADVISED THAT CERTAIN INFORMATION COMPILED PURSUANT TO THE SEX OFFENDERS REGISTRATION ACT, 1994 PA 295, MCL 28.721 TO 28.732 IS AVAILABLE TO THE PUBLIC BUYERS SEEKING SUCH INFORMATION SHOULD CONTACT THE APPROPRIATE LOCAL LAW ENFORCEMENT AGENCY OR SHERIFF'S DEPARTMENT DIRECTLY.

BUYER IS ADVISED THAT THE STATE EQUALIZED VALUE OF THE PROPERTY, PRINCIPAL RESIDENCE EXEMPTION INFORMATION, AND OTHER REAL PROPERTY TAX INFORMATION IS AVAILABLE FROM THE APPROPRIATE LOCAL ASSESSOR'S OFFICE. BUYER SHOULD NOT ASSUME THAT BUYER'S FUTURE TAX BILLS ON THE PROPERTY WILL BE THE SAME AS THE SELLER'S PRESENT TAX BILLS. UNDER MICHIGAN LAW, REAL PROPERTY TAX OBLIGATIONS CAN CHANGE SIGNIFICANTLY WHEN PROPERTY IS TRANSFERRED.

Seller Charlton Date: 9/3/26

Seller _____ Date: _____

Buyer has read and acknowledges receipt of this statement.

Buyer _____ Date: _____ Time: _____

Buyer _____ Date: _____ Time: _____

Disclaimer: This form is provided as a service of Michigan Realtors®. Please review both the form and details of the particular transaction to ensure that each section is appropriate for the transaction. Michigan Realtors® is not responsible for use or misuse of form for misrepresentation or for warranties made in connection with the form.



Seller's Disclosure Statement

Property Address: 304 S MAIN Street
Street

Mt. Pleasant
City, Village or Township

MICHIGAN 48858

Purpose of Statement: This statement is a disclosure of the condition of the property in compliance with the Seller Disclosure Act. This statement is a disclosure of the condition and information concerning the property, known by the Seller. Unless otherwise advised, the Seller does not possess any expertise in construction, architecture, engineering or any other specific area related to the construction or condition of the improvements on the property or the land. Also, unless otherwise advised, the Seller has not conducted any inspection of generally inaccessible areas such as the foundation or roof. **This statement is not a warranty of any kind by the Seller or by any Agent representing the Seller in this transaction, and is not a substitution for any inspections or warranties the Buyer may wish to obtain.**

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Appliances/Systems/Services: The items below are in working order. (The items listed below are included in the sale of the property only if the purchase agreement so provides.)

	Yes	No	Unknown	Not Available		Yes	No	Unknown	Not Available
Range/oven	☒				Lawn sprinkler system		☒		
Dishwasher	☒				Water heater	☒			
Refrigerator	☒				Plumbing system	☒			
Hood/fan			☒		Water softener/conditioner				☒
Disposal			☒		Well & pump				☒
TV antenna, TV rotor controls			☒		Septic tank & drainfield				☒
Electric system	☒				Sump pump			☒	
Garage door opener & remote	☒			☒	City water system	☒			
Alarm System				☒	City sewer system	☒			
Intercom				☒	Central air conditioning				☒
Central vacuum				☒	Central heating system	☒			
Attic fan				☒	Wall furnace				☒
Pool heater, wall liner & equipment				☒	Humidifier			☒	
Microwave			☒		Electronic air filter			☒	
Trash compactor				☒	Solar heating system				☒
Ceiling fan	☒ (some units)				Fireplace & chimney				☒
Sauna/hot tub				☒	Wood burning system				☒
Washer				☒	Dryer				☒

Explanations (attach additional sheets if necessary):

UNLESS OTHERWISE AGREED, ALL HOUSEHOLD APPLIANCES ARE SOLD IN WORKING ORDER EXCEPT AS NOTED WITHOUT WARRANTY BEYOND DATE OF CLOSING.

Property conditions, improvements & additional information:

- Basement/Crawlspace:** Has there been evidence of water? yes _____ no ☒
If yes, please explain: _____
- Insulation:** Describe, if known: unknown
Urea Formaldehyde Foam Insulation (UFFI) is installed? unknown _____ yes _____ no _____
- Roof: Leaks?** metal roof (2022)
Approximate age if known: N/A
yes _____ no ☒
- Well:** Type of well (depth/diameter, age and repair history, if known): _____
Has the water been tested? _____ yes _____ no _____
If yes, date of last report/results: _____

BUYER'S INITIALS _____
SELLER'S INITIALS _____

Seller's Disclosure Statement

Property Address: 304 S MAIN Street, Mt. Pleasant, MI 48858

5. Septic tanks/drain fields: Condition, if known: N/A
6. Heating system: Type/approximate age: Forced Air
7. Plumbing system: Type: copper ☒ galvanized ☒ other Plx
Any known problems? no
8. Electrical system: Any known problems? no
9. History of Infestation, if any: (termites, carpenter ants, etc.) no
10. Environmental problems: Are you aware of any substances, materials or products that may be an environmental hazard such as, but not limited to, asbestos, radon gas, formaldehyde, lead-based paint, fuel or chemical storage tanks and contaminated soil on property.
Unknown ☒ yes ☐ no ☐

If yes, please explain:

11. Flood Insurance: Do you have flood insurance on the property? unknown ☒ yes ☐ no ☒
12. Mineral Rights: Do you own the mineral rights? unknown ☒ yes ☐ no ☒

Other Items: Are you aware of any of the following:

1. Features of property shared in common with the adjoining landowners, such as walls, fences, roads and driveways, or other features whose use or responsibility for maintenance may have an effect on the property? unknown ☐ yes ☒ no ☐
2. Any encroachments, easements, zoning violations or nonconforming uses? unknown ☐ yes ☐ no ☒
3. Any "common areas" (facilities like pools, tennis courts, walkways, or other areas co-owned with others) or a homeowners' association that has any authority over the property? unknown ☐ yes ☐ no ☒
4. Structural modifications, alterations, or repairs made without necessary permits or licensed contractors? unknown ☐ yes ☐ no ☒
5. Settling, flooding, drainage, structural, or grading problems? unknown ☐ yes ☐ no ☒
6. Major damage to the property from fire, wind, floods, or landslides? unknown ☐ yes ☐ no ☒
7. Any underground storage tanks? unknown ☒ yes ☐ no ☒
8. Farm or farm operation in the vicinity; or proximity to a landfill, airport, shooting range, etc.? unknown ☐ yes ☐ no ☒
9. Any outstanding utility assessments or fees, including any natural gas main extension surcharge? unknown ☐ yes ☐ no ☒
10. Any outstanding municipal assessments or fees? unknown ☐ yes ☐ no ☒
11. Any pending litigation that could affect the property or the Seller's right to convey the property? unknown ☐ yes ☐ no ☒

If the answer to any of these questions is yes, please explain. Attach additional sheets, if necessary: yes driveway

The Seller has lived in the residence on the property from never (date) to _____ (date).

The Seller has owned the property since approx. 2006 (date).

The Seller has indicated above the conditions of all the items based on information known to the Seller. If any changes occur in the structural/mechanical/appliance systems of this property from the date of this form to the date of closing, Seller will immediately disclose the changes to Buyer. In no event shall the parties hold the Broker liable for any representations not directly made by the Broker or Broker's Agent.

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Seller Chad Sexton Date: 12:48p.m. 01-29-2025

Seller _____ Date: _____

Buyer has read and acknowledges receipt of this statement.

Buyer _____ Date: _____ Time: _____

Buyer _____ Date: _____ Time: _____

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LEAD-BASED PAINT SELLER'S DISCLOSURE FORM

Property Address 304 S Main, 109 W. Illinois and 433 S. Washington
Street

Mount Pleasant MICHIGAN 48858
City, Village, Township

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may reproduce permanent neurological damage, including learning disabilities, reduced intelligent quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any know lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

I. Seller's Disclosure (initial)

CS _____ (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):

☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in housing.

CS _____ (b) Records and reports available to the seller (check one below):

☐ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below):

☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Seller certifies that to the best of his/her knowledge, the Seller's statement above are true and accurate.

Date: 09/03/2026
 Date: _____

Seller(s)
Chad Sexton

II. Agent's Acknowledgment (initial)

SB Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852 d and is aware of his/her responsibility to ensure compliance.

Agent certifies that to the best of his/her knowledge, the Agent's statement above is true and accurate.

Agent

Date: 09/02/2026

Stephan Brochu

III. Purchaser's Acknowledgment (initial)

_____ (a) Purchaser has received copies of all information listed above.

_____ (b) Purchaser has received the federally approved pamphlet *Protect Your Family From Lead In Your Home*.

_____ (c) Purchaser has (check one below):

- ☐ Received a 10-day opportunity (or other mutually agreed upon period) to conduct a risk assessment or inspection of the presence of lead-based paint or lead-based paint hazards; or
- ☐ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Purchaser certifies to the best of his/her knowledge, the Purchaser's statements above are true and accurate.

Purchaser(s)

Date: _____

Date: _____
