CONFIDENTIAL OFFERING MEMORANDUM

Multifamily Investment Opportunity

A well-established, amenity-rich residential community with stable occupancy and potential for future income growth.



Illustrative image only; does not depict the subject property.

60+	4	Multiple
RESIDENTIAL UNITS	UNIT TYPES	AMENITY SPACES

INVESTMENT SNAPSHOT

A multifamily asset of approximately 60+ apartments, with a diverse studio-to-multi-bedroom unit mix and a hospitality-inspired amenity offering. Property-specific geographic identifiers, pricing, ownership, and broker details have been intentionally withheld.

Executive Summary

This offering presents an established multifamily community with a differentiated collection of shared spaces and a range of apartment formats. The source materials describe historically strong occupancy and an opportunity to improve income over time; all operating and market assumptions should be independently verified.



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ASSET PROFILE

More than 60 apartment homes in a varied mix of studio, one-bedroom, and larger layouts. Approximate building area is in the high tens of thousands of square feet.

RESIDENT EXPERIENCE

Shared amenity spaces reported in the source include a welcoming lobby, rooftop fitness/lounge area, pool, business and recreation areas, laundry, storage, and on-site parking.

INCOME PROFILE

Source materials describe stable in-place occupancy and rent-growth potential. Unit-level rent and lease data have been excluded from this anonymized teaser.

VALUE CREATION

Potential strategies may include operational improvements, selective unit upgrades, and amenity optimization, subject to buyer diligence, capital planning, and applicable requirements.

Unit mix is described at a high level only. Exact unit numbers, detailed rent roll, floor-by-floor layouts, and property-specific records are omitted.

Amenities & Living Experience

The source memorandum highlights a hospitality-influenced amenity program that may support resident retention and broaden the community's appeal. The illustrations below are generic and are not photographs of the property.



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Rooftop lounge & fitness

Shared recreation and wellness space.

Swimming pool & lounge

Outdoor amenity setting for residents.

Community gathering areas

Flexible indoor space for work and social use.

Resident conveniences

On-site laundry, storage, and parking are described in source materials.

Apartment interiors

Many apartment homes are reported to have been updated; buyer to confirm scope and condition.

Property Overview

Generalized property information based on the source OM; exact identifiers and granular records have been removed. All figures and conditions require independent verification.

Asset type	Multifamily residential
Unit count	60+ apartments (source materials describe 63 units; three are noted as unpermitted)
Unit mix	Studios, one-bedroom, two-bedroom, and select larger layouts
Building area	Approximately 48,000 square feet (rounded)
Lot area	Approximately 0.8 acres (rounded)
Construction era	Mid-20th century (reported year withheld)
Amenities	Lobby, rooftop fitness/lounge, pool, business/recreation space, laundry, storage, parking

Transaction details

Asking price, price per unit, broker contacts, seller identity, bid process, and source document-center details have been omitted. Qualified parties should obtain current transaction information through an authorized representative.

Important notice

This anonymized teaser is for preliminary discussion only and is not an offer to sell or a solicitation of an offer to buy. Information is summarized and may be incomplete or unverified. No representation or warranty is made as to accuracy or completeness. Prospective purchasers must conduct independent legal, financial, physical, environmental, title, zoning, and operational diligence. No site-specific market statistics, maps, demographic profiles, rent roll, parcel records, or actual property photographs are included.