



LANSING, MI

Three-Property, 282-Unit
Multifamily Portfolio



EXCLUSIVELY OFFERED BY

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Executive Summary



TOTAL UNITS
282



PRICE/UNIT
\$53,901



SUBMARKET
Lansing, MI



PRICE/SF
\$85.50

INVESTMENT SUMMARY

Portfolio Price	\$15,200,000
Average Price/Unit	\$53,901
Price/SF	\$85.50
Cap Rate (Current/Renovated)	6.9%
GRM (Current/Renovated)	7.14
Number of Units	282
Total Portfolio SF	177,788



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

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BELMONT PARK APARTMENTS

Property Address	1115 Dorchester Cir, Lansing, MI 48910	
Year Built	1972	
Unit Mix	106 35 – 1 bed, 1 bath 71 – 2 bed, 1 bath	
Building SF	72,500	



MARVIN GARDENS APARTMENTS

Property Address	914 W Cavanaugh Road, Lansing MI, 48910	
Year Built	1972	
Unit Mix	72 40 – 1 bed, 1 bath 32 – 2 bed, 1 bath	
Building SF	50,000	



BEVERLY PLACE APARTMENTS

Property Address	1401 E Kalamazoo, Lansing MI, 48912	
Year Built	1961	
Unit Mix	104 83 – 1 bed, 1 bath 1 – 3 bed, 2 bath 20 – 2 bed, 1 bath	
Building SF	54,616	

Belmont Park



FEATURES

Property Address	1115 Dorchester Cir, Lansing, MI 48910
Year Built	1972
# of Buildings	7
Building SF	72,500 SF
Lot Size	4.05 acres
Location	Within minutes of I-96 and US-127
Parking	Surface Parking 1 Space



UNIT TYPE	NO. UNITS	AVG. SF
Belmont Park: 1 Bed, 1 Bath	35	550
Belmont Park: 2 Bed, 1 Bath	71	750



Marvin Gardens



FEATURES

Property Address	914 W Cavanaugh Road, Lansing MI, 48910
Year Built	1972
# of Buildings	3
Building SF	50,000
Lot Size	2.53 Acres
Location	Quick access to shopping and entertainment
Parking	Surface Parking 1 Space/Unit



UNIT TYPE

UNIT TYPE	NO. UNITS	AVG. SF
Marvin Gardens: 1 Bed, 1 Bath	40	650
Marvin Gardens: 2 Bed, 1 Bath	32	750



Beverly Place

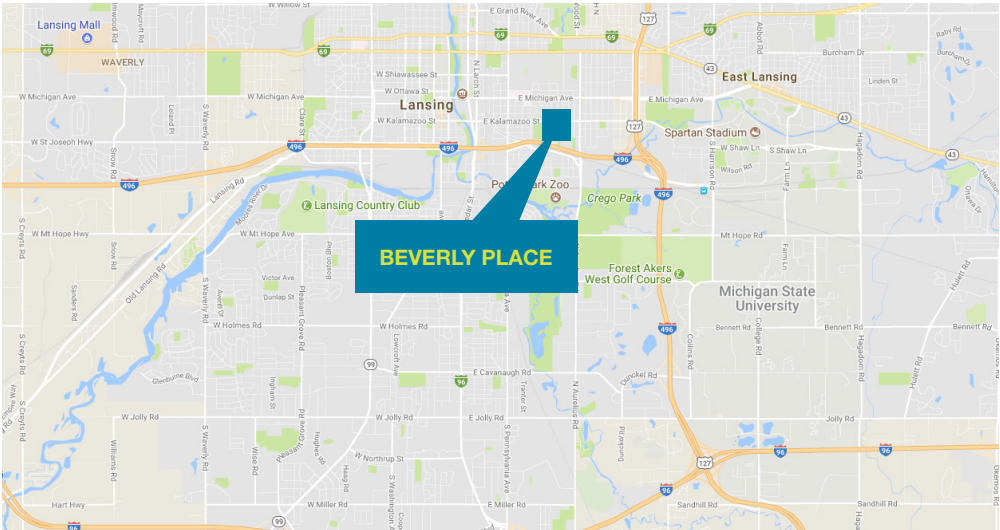
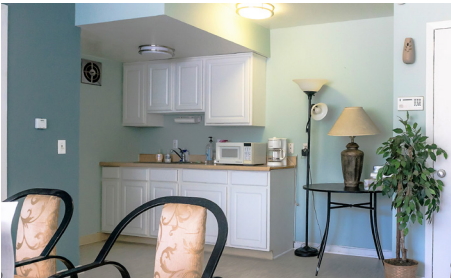


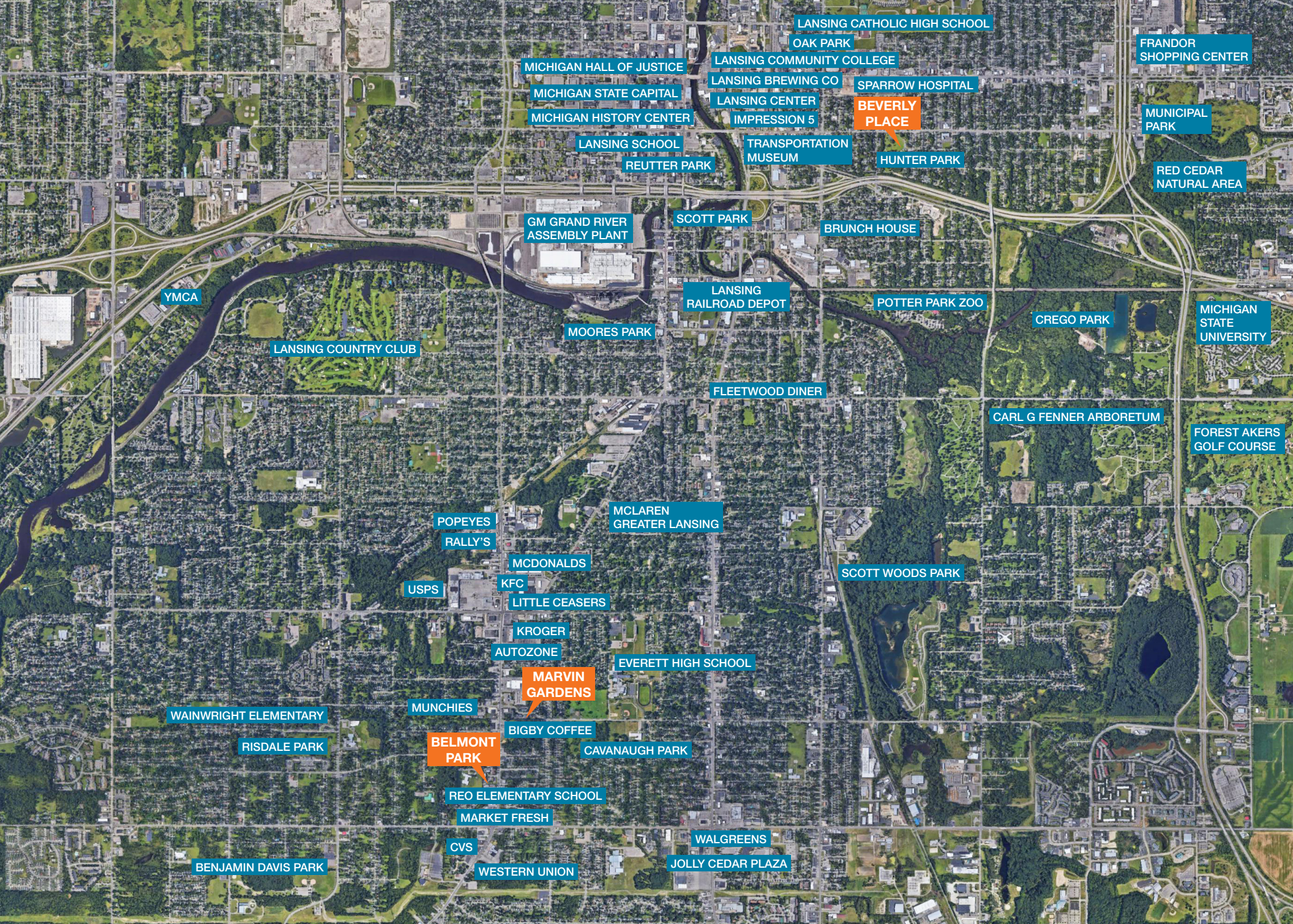
FEATURES

Property Address	1401 E Kalamazoo, Lansing MI, 48912
Year Built	1961
# of Buildings	5
Building SF	54,616 SF
Lot Size	3.996 Acres
Location	Across the street from 13-acre community park
Parking	Surface Lot 1 Space per unit

UNIT MIX

UNIT TYPE	NO. UNITS	AVG. SF
Beverly Place: 2 Bed, 1 Bath	20	672
Beverly Place: 3 Bed, 2 Bath	1	2,000





LANSING CATHOLIC HIGH SCHOOL

OAK PARK

FRANDOR SHOPPING CENTER

MICHIGAN HALL OF JUSTICE

LANSING COMMUNITY COLLEGE

LANSING BREWING CO

SPARROW HOSPITAL

MICHIGAN STATE CAPITAL

LANSING CENTER

IMPRESSION 5

BEVERLY PLACE

MUNICIPAL PARK

LANSING SCHOOL

TRANSPORTATION MUSEUM

HUNTER PARK

RED CEDAR NATURAL AREA

REUTTER PARK

SCOTT PARK

BRUNCH HOUSE

GM GRAND RIVER ASSEMBLY PLANT

LANSING RAILROAD DEPOT

POTTER PARK ZOO

YMCA

CREGO PARK

MICHIGAN STATE UNIVERSITY

LANSING COUNTRY CLUB

MOORES PARK

FLEETWOOD DINER

CARL G FENNER ARBORETUM

FOREST AKERS GOLF COURSE

POPEYES RALLY'S

MCLAREN GREATER LANSING

MCDONALDS

KFC

LITTLE CEASERS

SCOTT WOODS PARK

USPS

KROGER

AUTOZONE

EVERETT HIGH SCHOOL

MARVIN GARDENS

WAINWRIGHT ELEMENTARY

MUNCHIES

BELMONT PARK

BIGBY COFFEE

CAVAUGHAN PARK

RISDALE PARK

REO ELEMENTARY SCHOOL

MARKET FRESH

WALGREENS

BENJAMIN DAVIS PARK

CVS

WESTERN UNION

JOLLY CEDAR PLAZA

Contact Information

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