



LITTLE VILLAGE

MULTIFAMILY PORTFOLIO // DETROIT, MI



TROMBLEY LODGE

THE KEAN

HIBBARD TOWER

FOR MORE INFORMATION ON THE LITTLE VILLAGE MULTIFAMILY PORTFOLIO, CONTACT:

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VISIT PROPERTY WEBSITE: WWW.LITTLEVILLAGE.SIGNATURE-MULTIFAMILY.COM

SIGNIFICANT TAX REDUCTION THROUGH NEW EXPANDED PILOT PROGRAM – Ownership is in the process of obtaining a PILOT which not only solves for any tax exposure, it will actually reduce current taxes by ~\$100K.

EAST VILLAGE – “THE NEXT BIG THING IN DETROIT” – FORBES MAGAZINE – The East Village apartment demand is strengthening as it is becoming one of the hottest new neighborhoods in the City. Anchor amenities such as Belle Isle, downtown West Village, and Indian Village, paired with new developments such as the Shepherd, Stanton Yards, and Collect, are attracting new renters and pushing demand in the immediate neighborhood.

MULTIFACETED VALUE-ADD UPSIDE

- Due to the remarkable evolution happening in East Village, both organic rent growth and rental premiums through strategic renovations will be possible for years to come.
- Asset/Property Management has been a headwind for current ownership. Beztak took over management in October and has made significant strides as it relates to occupancy and collections. Continuing the current stabilization happening at the Portfolio will inherently create considerable value.
- Additional upside is available through the implementation of a RUBS program which will help offset the significant Utility Expenses.

ATTRACTIVE LOAN ASSUMPTION

- Original Loan Amount: \$7,500,000
- Current UPB: \$6,671,619
- Origination Date: 9/1/2019
- Maturity Date: 10/1/2029
- Interest Rate: 3.39%
- Amortization: 30 Years

SIGNATURE ASSOCIATES | INVESTMENT DIVISION

This information contained in this Offering is confidential, furnished solely for the purpose of review by a prospective purchaser of the Little Village Multifamily Portfolio (“Properties”) and is not to be used for any other purpose or made available to any other person without the expressed written consent of Signature Associates.

**REQUEST OFFERING
MEMORANDUM**

