

MULTIFAMILY INVESTMENT OPPORTUNITY

151 UNIT-CASH FLOW DAY 1-HIGH GROWTH MARKET-COLUMBUS, OH



TAMARACK RD, COLUMBUS, OH 43229

Tamarack Arms, Northern Isles and Northpointe Townhomes

THE NUMBERS

SOLID ANNUALIZED RETURNS:

16+%

Targeting 16+% Annualized w/ 5-7 Year Hold

AVG CASH ON CASH THRU HOLD:

8+%

7% Preferred Return: Cash Flow Day 1
Monthly Distributions Right Away.



THE PROPERTY



151 Units - C Class

Built in 1970s - Walk to B Retail
The "3 Pack" - 3 Loans - Same Seller - Maximum Future Flexibility



Upside - \$150 Under Market - Existing Avg. \$710

- Walking distance to B class retail including Kroger and Menards
- Budgeting 900k+ CapEx rehab plan
- Favorable unit mix of 1 and majority 2 beds with many 2 bed 2 baths over 1000 sqft units
- 4 miles from existing performing 36 unit purchased in April 2021
- 3 separate loans allowing for flexibility to refinance or sell any of the assets individually to further increase projected returns



Proven Track Record

Sponsors have successfully completed 9 full-cycle multifamily projects in last 6 years



\$8.9MM Purchase Price

\$58.9K per unit purchase
Due Diligence & Inspections completed - Abundant reserves



Strong Collections

Consistent collections and high occupancy through COVID



Why Columbus, OH?

- One of 15 fastest growing cities in the United States
- Columbus is now bigger than San Francisco
- 1 Million people expect to move to Columbus in next 20 years
- Home of Ohio State University
- Top employers include JP Morgan, Nationwide Insurance, Ohio State University, OhioHealth
- Amazon building 4th distribution center in Columbus illustrating continued growth
- Columbus is top 25 market for Millennials according to Lending Tree
- Top 20 market for net absorption of units

