

Maplewood Commons - Offering Memorandum

Investment Highlights

Offering Price: \$19,170,000

Total Units: 120 units

Year Built: 2008

In-Place Occupancy: 94% occupancy

Net Operating Income: \$1,150,000

Maplewood Commons is a 120-unit multifamily community located in Austin, TX. A stabilized, well-occupied community with in-place cash flow and no material defects; in

Rent Roll Summary

Unit Type	Count	Avg SqFt	Market Rent
1BR/1BA	48	720	1650
2BR/2BA	72	1050	2250

Offering Notes

Property is professionally managed and 94% occupied with stable collections.
Recent roof and HVAC capital work completed; no deferred maintenance noted.