

Harborview Terrace - Offering Memorandum

Investment Highlights

Offering Price: \$9,800,000

Total Units: 150 units

Year Built: 1989

In-Place Occupancy: 62% occupancy

Net Operating Income: \$54,000

Harborview Terrace is a 150-unit multifamily community located in Toledo, OH. Distressed asset at 62% in-place occupancy with collapsed cash flow; the deal is structured

Rent Roll Summary

Unit Type	Count	Avg SqFt	Market Rent
1BR/1BA	80	640	1300
2BR/2BA	70	940	1700

Offering Notes

Property is 62% occupied following deferred maintenance and management turnover. No bridge or lease-up financing is contemplated; in-place NOI does not cover debt service at the proposed permanent loan terms.