

Crestline Park - Offering Memorandum

Investment Highlights

Offering Price: \$18,400,000

Total Units: 156 units

Year Built: 2001

In-Place Occupancy: 91% occupancy

Net Operating Income: \$960,000

Crestline Park is a 156-unit multifamily community located in Charlotte, NC. Value-add deal underwritten at an aggressive 82% LTV; leverage exceeds prudent li

Rent Roll Summary

| Unit Type | Count | Avg SqFt | Market Rent |
|-----------|-------|----------|-------------|
| 1BR/1BA | 66 | 680 | 1480 |
| 2BR/2BA | 90 | 990 | 1900 |

Offering Notes

Sponsor proposes 82% leverage to maximize equity returns on the value-add plan. Loan-to-value above 80% materially elevates refinance and interest-rate risk if the business plan slips.