

BAYVIEW COURT

24-Unit Apartment Community

OFFERING MEMORANDUM

Sample document for demonstration. All names, addresses and figures are fictional.

INVESTMENT SUMMARY

Bayview Court is a 24-unit apartment community offered at \$8,000,000, or \$333,333 per unit.

The property is 96% occupied with an average in-place rent of \$2,318 per month.

At the asking price the property trades at a 5.65% cap rate on net operating income of \$452,000, based on in-place rents adjusted to stabilized occupancy.

OPERATIONS

Operating expenses run at approximately 30% of effective gross income, and the property is professionally managed for a fee of 3% of collections.

THE PROPERTY

A new roof was installed in 2024, and all units have been renovated with new flooring and fixtures.

Bayview Court sits two blocks from the waterfront, within walking distance of shops, restaurants and the ferry terminal.

FINANCIAL SUMMARY

Item	Stabilized
Asking price	\$8,000,000
Net operating income	\$452,000
Cap rate	5.65%
Occupancy	96%

The information in this memorandum was obtained from sources believed reliable but is not guaranteed. Buyers must verify all figures.