

Offering Memorandum - Sample Property

Property Address: 123 Main Street, Springfield, IL
Year Built: 1995
Total Units: 12

Rent Roll

Unit	Tenant	Current Rent (\$)	Market Rent (\$)	Lease Start	Lease End
1A	John Doe	1000	1200	01/01/2023	12/31/2023
1B	Jane Smith	950	1200	02/01/2023	01/31/2024
2A	Mike Lee	1100	1250	03/01/2023	02/28/2024
2B	Sarah Kim	1050	1250	04/01/2023	03/31/2024

T12 Financial Summary

Item	Amount (\$)
Gross Potential Rent	144,000
Vacancy Allowance (5%)	-7,200
Operating Expenses	-48,000
Net Operating Income (NOI)	88,800
Annual Debt Service	-60,000
Cash Flow Before Taxes	28,800

Executive Summary

This property consists of 12 multifamily units located in Springfield, IL. The current average rent is below market by approximately 10-15%, offering strong upside potential through rent increases. The Net Operating Income (NOI) is projected at \$88,800 annually, resulting in a Cap Rate of 6.2% at a purchase price of \$1.43M. The DSCR is 1.48, which indicates healthy coverage. Overall, this asset offers stable cash flow with value-add opportunities.