



MACK POINTE COMMONS

15523 Mack Avenue | Detroit, Michigan

Value-Add Mixed-Use Redevelopment Opportunity

CONFIDENTIAL OFFERING MEMORANDUM

EXCLUSIVELY OFFERED BY

Jay Naim | Listing Agent | 313.571.6581

Fadi Dabaja | Co-Listing Agent | 313.600.6189

EXECUTIVE SUMMARY

Investment Overview

Mack Pointe Commons is a rare opportunity to acquire a vacant mixed-use redevelopment asset positioned along the Mack Avenue corridor at the Detroit/Grosse Pointe border. The property consists of 18 residential units and 2 commercial storefronts and benefits from approved redevelopment plans, a highly visible location, and significant value-add potential.

KEY METRICS

Metric	Value
Asking Price	\$1,000,000
Total Units	20
Residential Units	18
Commercial Units	2
Price Per Unit	\$50,000
Building Area	14,592 SF*
Lot Size	0.17 Acres
Year Built	1929
Occupancy	Vacant

**Buyer to independently verify.*

INVESTMENT HIGHLIGHTS

	Directly across from Grosse Pointe		Multiple income streams
	Vacant asset with immediate control		Historic brick architecture
	Approved redevelopment plans available		Strong corridor visibility



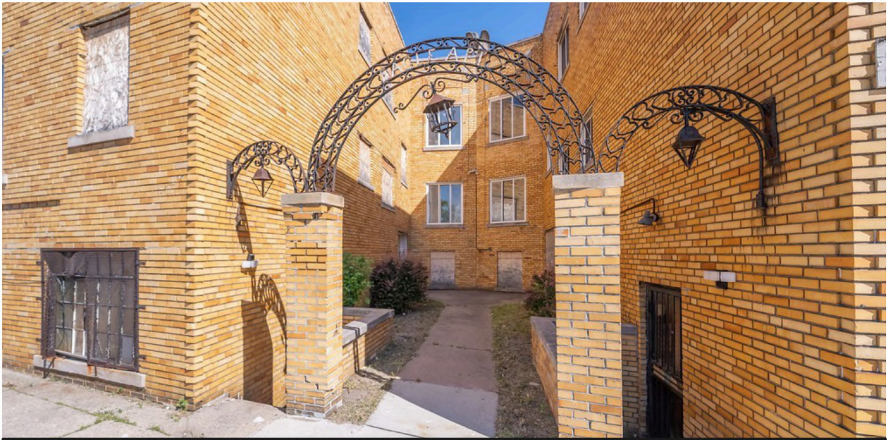
PROPERTY FACTS

Core offering information and basis metrics

Metric	Detail
Property Name	Mack Pointe Commons
Address	15523 Mack Avenue, Detroit, MI 48224
Property Type	Mixed-Use / Multifamily
Offering Price	\$1,000,000
Total Units	20 (18 residential + 2 commercial)
Building Size	14,592 SF marketing package - buyer verify
Lot Size	0.17 acres
Year Built	1929
Occupancy	Vacant / high-vacancy value-add
Zoning	B4 General Business / mixed-use - buyer verify
Listing Profile	Class C; value-add; distressed sale condition per listing



FRONT FACADE / MACK AVENUE FRONTAGE



HISTORIC COURTYARD ENTRY CONDITION

INVESTMENT HIGHLIGHTS

Institutional value-add thesis



AERIAL - BORDER-MARKET POSITION



HIGH-VISIBILITY MACK AVENUE FRONTAGE

GROSSE POINTE BORDER MARKET

IMMEDIATE CONTROL

APPROVED PLANS AVAILABLE

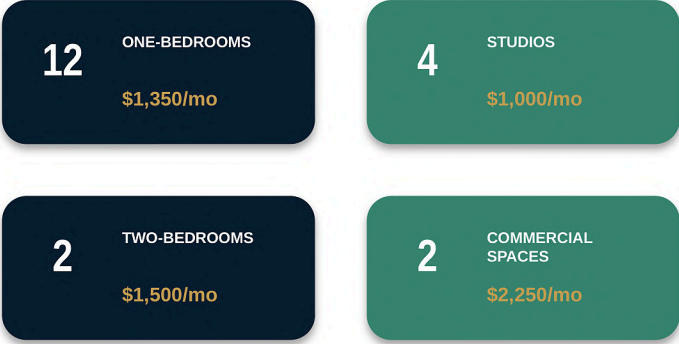
MULTIPLE INCOME STREAMS

INCENTIVE OPTIONALITY

UNIT MIX & RENT ROLL

Stabilized rental program from the uploaded pro forma workbook

Unit Type	Count	Rent / Mo.	Monthly Rent	Annual Rent
One Bedroom	12	\$1,350	\$16,200	\$194,400
Studio	4	\$1,000	\$4,000	\$48,000
Two Bedroom	2	\$1,500	\$3,000	\$36,000
Commercial	2	\$2,250	\$4,500	\$54,000
Total	20		\$27,700	\$332,400



RESIDENTIAL SCALE WITH COMMERCIAL REVENUE DIVERSIFICATION

- 20 modeled units/spaces reconcile to the uploaded listing count.
- Pro forma assumes 5.0% vacancy and 8.0% property management fee.
- Commercial rent is modeled at \$2,250 per space per month.
- All future income and expense assumptions are pro forma only and require buyer verification.



Source: Uploaded pro forma workbook; all assumptions subject to independent verification.

EXTERIOR GALLERY

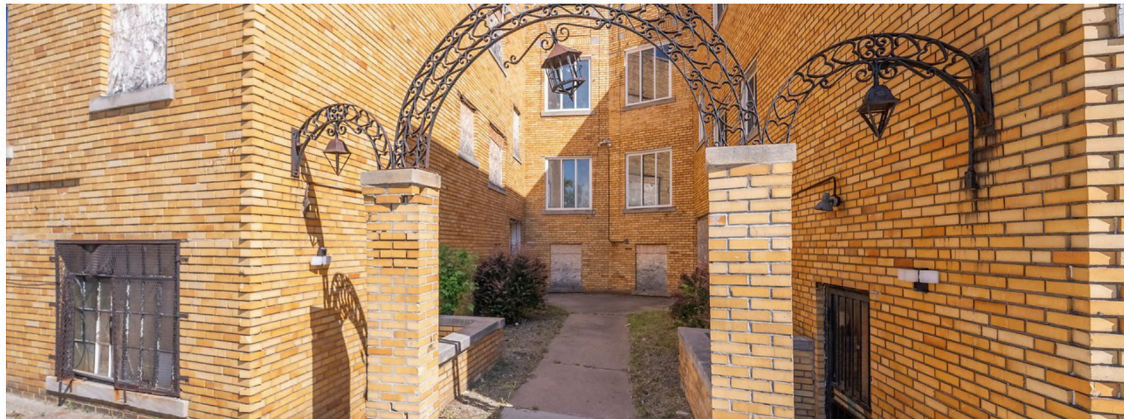
Street presence, courtyard architecture, and infill scale



TWILIGHT FRONTAGE FROM LISTING MEDIA



MACK AVENUE FACADE



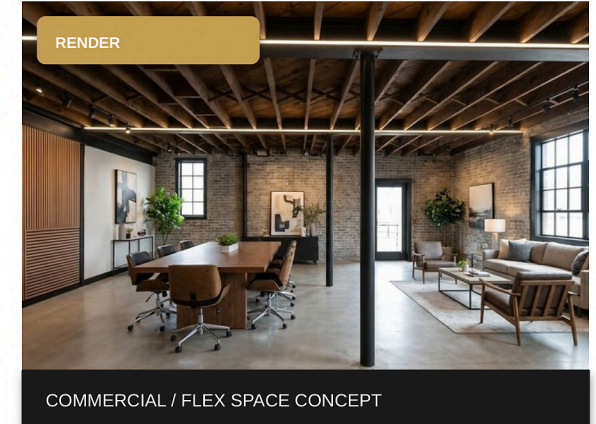
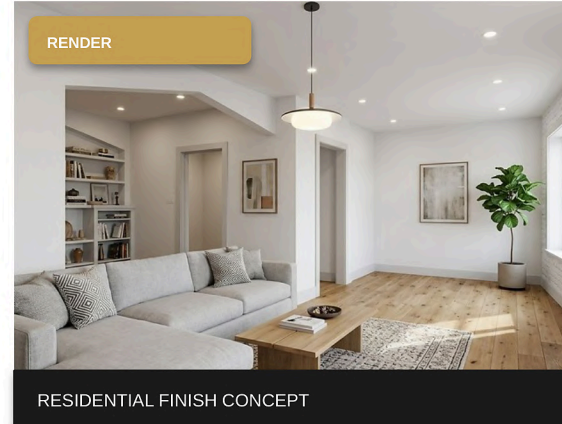
COURTYARD ENTRY AND HISTORIC MASONRY



AERIAL VIEW / CORRIDOR VISIBILITY

REDEVELOPMENT RENDERINGS

Conceptual future vision and permit-set imagery



REPOSITIONING CONCEPT

- Modernized facade and active streetscape presence
- Updated residential interiors with marketable finishes
- Commercial white-box delivery for future tenant build-out
- Courtyard and common-area enhancement potential

Renderings are conceptual. Final design, finishes, scope, permits, and costs are subject to buyer due diligence and municipal approvals.

BEFORE / FUTURE VISION

Existing condition paired with conceptual repositioning renders

EXISTING CONDITION



RESIDENTIAL UNIT - EXISTING RENOVATION CONDITION

CONCEPTUAL RENDER



RESIDENTIAL UNIT - STABILIZED FINISH CONCEPT



COMMERCIAL SPACE - EXISTING WHITE-BOX SHELL



COMMERCIAL SPACE - ADAPTIVE REUSE CONCEPT

RENOVATION PROGRAM

Value creation through construction completion and lease-up

COMPLETED / ONGOING

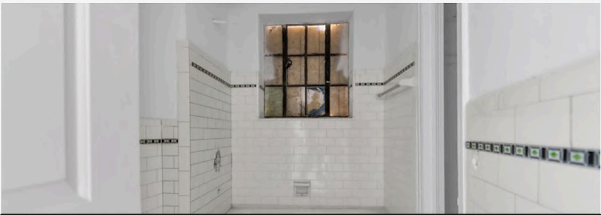
- Interior demolition
- Drywall repairs
- Painting
- Flooring replacement
- Unit modernization



UPDATED INTERIOR CONDITION

FUTURE SCOPE

- Kitchen upgrades
- Bathroom renovations
- Common area improvements
- Commercial white-box delivery
- Life-safety / inspections



BATHROOM RENOVATION SCOPE

BUSINESS PLAN

- Complete renovations
- Lease residential units
- Activate commercial spaces
- Stabilize NOI
- Refinance or disposition



COMMERCIAL SHELL OPPORTUNITY

INTERIOR GALLERY

Renovated units and in-progress interiors



FRESHLY PAINTED RESIDENTIAL ROOM



LARGE UNIT LAYOUT / RENOVATION PROGRESS



BUILT-IN CHARACTER / INTERIOR TRANSITION



BATHROOM RENOVATION REQUIREMENT

VALUE-ADD GALLERY

Remaining opportunity and upside drivers



EXISTING CONDITION UNIT



PARTIALLY IMPROVED UNIT



OPEN COMMERCIAL SHELL



COMMERCIAL SPACE / STRUCTURAL CHARACTER

UPSIDE DRIVERS

- Renovation-driven rent growth
- Lease-up from vacant status
- Improved curb appeal and brand positioning
- Commercial activation along Mack Avenue
- Operating improvements and professional management
- Potential incentive / financing avenues; buyer to verify

Vacancy creates immediate control of scope, leasing standards, and tenant mix.

COMMERCIAL OPPORTUNITY

Storefront activation and white-box upside



EXISTING COMMERCIAL SHELL / EXPOSED STRUCTURE



CONCEPTUAL COMMERCIAL/FLEX-USE RENDERING

Commercial Component	Approx. Size / Use
Commercial White Box Unit 1	1,225 SF
Commercial White Box Unit 2	1,212 SF
Potential Uses	Retail, office, medical, service, neighborhood commercial
Delivery Concept	White-box; future infill by others per permit set

The commercial component provides a differentiator versus traditional multifamily assets by adding street-level activation and optionality for retail or professional-service tenancy along Mack Avenue.

LOCATION ANALYSIS

Mack Avenue corridor | Detroit / Grosse Pointe border



Destination	Drive / Distance
Downtown Grosse Pointe	Minutes
Corewell Health Beaumont GP	Minutes
Downtown Detroit	Approx. 10 miles
Greektown	18 min / 9.9 mi
Cadillac Center	18 min / 7.0 mi
Detroit Amtrak	16 min / 8.1 mi
Detroit Metro Airport	44 min / 29.0 mi

Supported by a proven commercial corridor, neighborhood retail, healthcare proximity, established residential demand, and continued Detroit/Grosse Pointe border-market investment.

MARKET OVERVIEW

Demographics and local demand drivers

Radius	Population 2024	Median Income 2024	Median Age 2024
1 Mile	35,099	\$64,401	36.0
3 Miles	147,542	\$54,959	37.2
5 Miles	299,626	\$54,726	37.9

ADDITIONAL LISTING SIGNALS

- Minimal flood risk score noted in listing
- Minimal fire risk score noted in listing
- Current income reported as \$0; vacant value-add asset

Source: Uploaded CREXI listing; buyer to verify all third-party data.



AERIAL / INFILL CONTEXT

EMPLOYMENT BASE

Educational/healthcare, professional services, finance, retail, public administration, and management sectors support the surrounding market.

HOUSING DEMAND

The 1-, 3-, and 5-mile population base creates a deep tenant pool for renovated studio, one-bedroom, and two-bedroom layouts.

REPLACEMENT COST THESIS

Existing scale in a supply-constrained infill corridor may benefit from rising construction costs and adaptive reuse barriers.

STABILIZED PRO FORMA SNAPSHOT

Year 1 pro forma based on uploaded assumptions; current income reported as \$0

\$332K

POTENTIAL GROSS INCOME

\$316K

EFFECTIVE GROSS INCOME

\$263K

NET OPERATING INCOME

14.6%

CAP RATE ON \$1.8M BASIS

Line Item	Annual	Monthly	% of EGI
Potential Gross Income	\$332,400	\$27,700	105.3%
Less: Vacancy Loss	(\$16,620)	(\$1,385)	-5.3%
Effective Gross Income	\$315,780	\$26,315	100.0%
Operating Expenses	(\$52,762)	(\$4,397)	16.7%
Net Operating Income	\$263,018	\$21,918	83.3%

Metric	Value
Total Investment Basis	\$1,800,000
Investment / Modeled Unit	\$90,000
NOI / Modeled Unit	\$13,151
Operating Expense Ratio	16.7%
Gross Rent Multiplier	5.42x

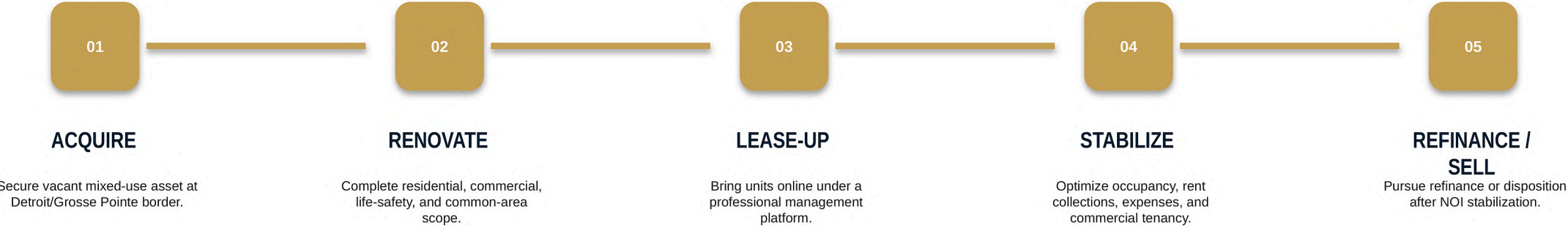
Cap Rate	8.0%	9.0%	10.0%	11.0%	12.0%
Implied Value	\$3.29M	\$2.92M	\$2.63M	\$2.39M	\$2.19M

PRO FORMA DISCLOSURE

All revenue, expense, NOI, cap rate, and valuation metrics are illustrative pro forma estimates only. Buyer must independently verify rent levels, costs, approvals, taxes, financing, and project feasibility.

VALUE CREATION STRATEGY

Acquire, renovate, lease-up, stabilize, and harvest value



TARGET OUTCOMES

- Increased occupancy
- Enhanced market rents
- Stronger NOI
- Asset appreciation
- Multiple exit strategies

NOI VALUE CREATION LENS

At the modeled Year 1 NOI of \$263,018, implied stabilized value ranges from approximately \$2.19M to \$3.29M across a 12.0% to 8.0% cap rate range. At a 10.0% cap rate, implied value is approximately \$2.63M, before transaction costs and subject to buyer verification.



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OFFERING PROCEDURES

- Proof of funds and Hold Harmless Agreement required prior to showings.
- City-approved redevelopment plans available for purchase separately.
- Seller may consider land contract terms for qualified buyers.
- Subject to prior sale, withdrawal, price change, or changes to terms without notice.

DISCLAIMER

This Offering Memorandum is for informational purposes only. Seller and Broker make no representation or warranty as to accuracy or completeness. Prospective purchasers must conduct independent due diligence. Projections are illustrative and not guarantees of future performance.

CONTACT LISTING TEAM

eXp Commercial

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Fair Housing & Equal Opportunity

Source references include uploaded CREXI listing, uploaded pro forma workbook, and property media. Buyer to verify all information.