



A Landmark Investment Portfolio:

A Landmark Investment Portfolio: Downtown Jackson, MI

Prime Mixed-Use Portfolio: Historic Landmark + Development Lot | 38-Unit Total Potential

The Executive Summary

- **Dual-Asset Portfolio:** Acquire a 15,000 SF historic landmark building with stable cash flow AND a strategic development lot located directly across the street.
- **Three-Tiered Value Creation:** Capitalize on immediate income from 7 professional suites, near-term upside via 6 city-approved luxury apartments, and long-term growth from a conceptual 32-unit new build.
- **Incentive-Rich Environment:** The project is eligible for significant financial support through Michigan's OPRA, MEDC grants, and Historic Tax Credits.



The Complete Opportunity: Two Assets, One Vision

Asset 1: The Historic Mayfield Building



Asset 2: The Development Lot

A close-up photograph of a highly decorative wrought-iron gate. The gate features intricate scrollwork, floral motifs, and a central vertical element with a large, ornate circular design. The metal is dark and shows signs of weathering. In the background, a reddish-brown wall is visible. The text is overlaid on the center of the image.

Pillar I: The Foundation — Stabilized Income

Ground Floor: A Thriving Commercial Hub

- Immediate and stable cash flow from 7 versatile professional suites.
- Currently a destination for high-demand beauty and wellness professionals (hair stylists, brow specialists, cosmetic experts).
- Flexible layout is also ideal for professional offices, creative studios, or boutique retail.

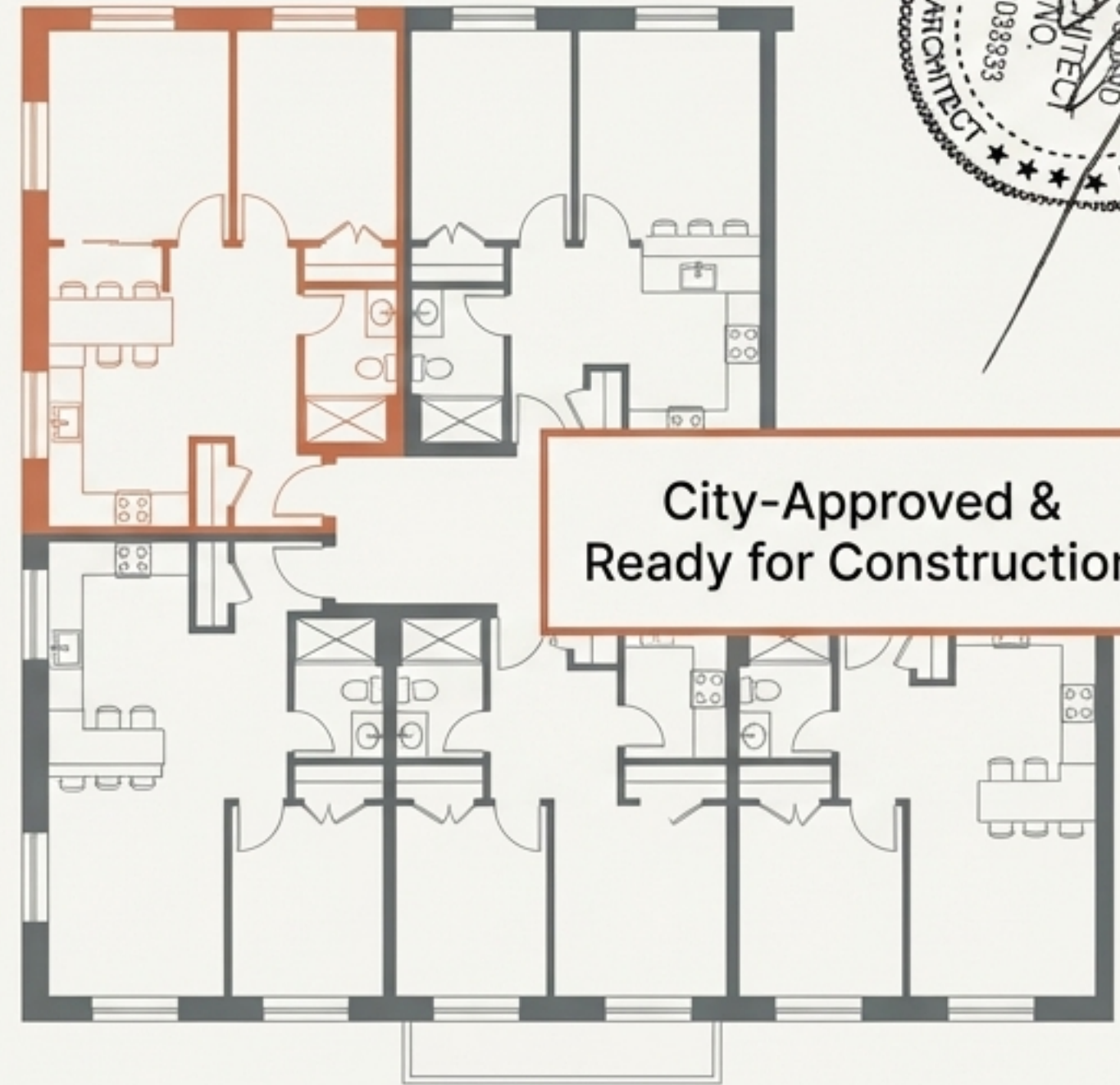




Pillar II: The Upside – Value-Add Redevelopment

Upper Floors: Approved for Luxury Residential

The space is City-Approved for 6 luxury two-bedroom apartments, ready for construction to capture the premium downtown residential market.



City-Approved &
Ready for Construction.



An aerial satellite-style view of a city street. A yellow rectangular box highlights a building at the intersection of S Mechanic St and W Washington Ave. The building is a two-story structure with a light-colored facade and a dark roof. A red location pin is placed on the building, and a blue location pin is placed on the street below it. The text 'Rebelzi Beauty Bar + Esthetics' is visible near the blue pin. The street names 'W Washington Ave' and 'S Mechanic St' are visible on the map. The text '900' is visible on the building's facade. The text 'Pillar III: The Horizon — New Construction Growth' is overlaid in large white font across the center of the image.

Pillar III: The Horizon — New Construction Growth

The Development Lot: A Strategic Asset with Dual Value



Density Play: Conceptual plans exist for a 32-unit residential development, creating a significant future asset.



Amenity Play: Can be used immediately as private, dedicated parking for the main building's tenants—a high-value asset in the downtown business core.



De-Risking the Project with Powerful Financial Tools



OPRA (Obsolete Property Rehabilitation Act)

Potential for a 12-year property tax freeze.



MEDC Support

Eligible for grants and revitalization funding from the Michigan Economic Development Corporation.

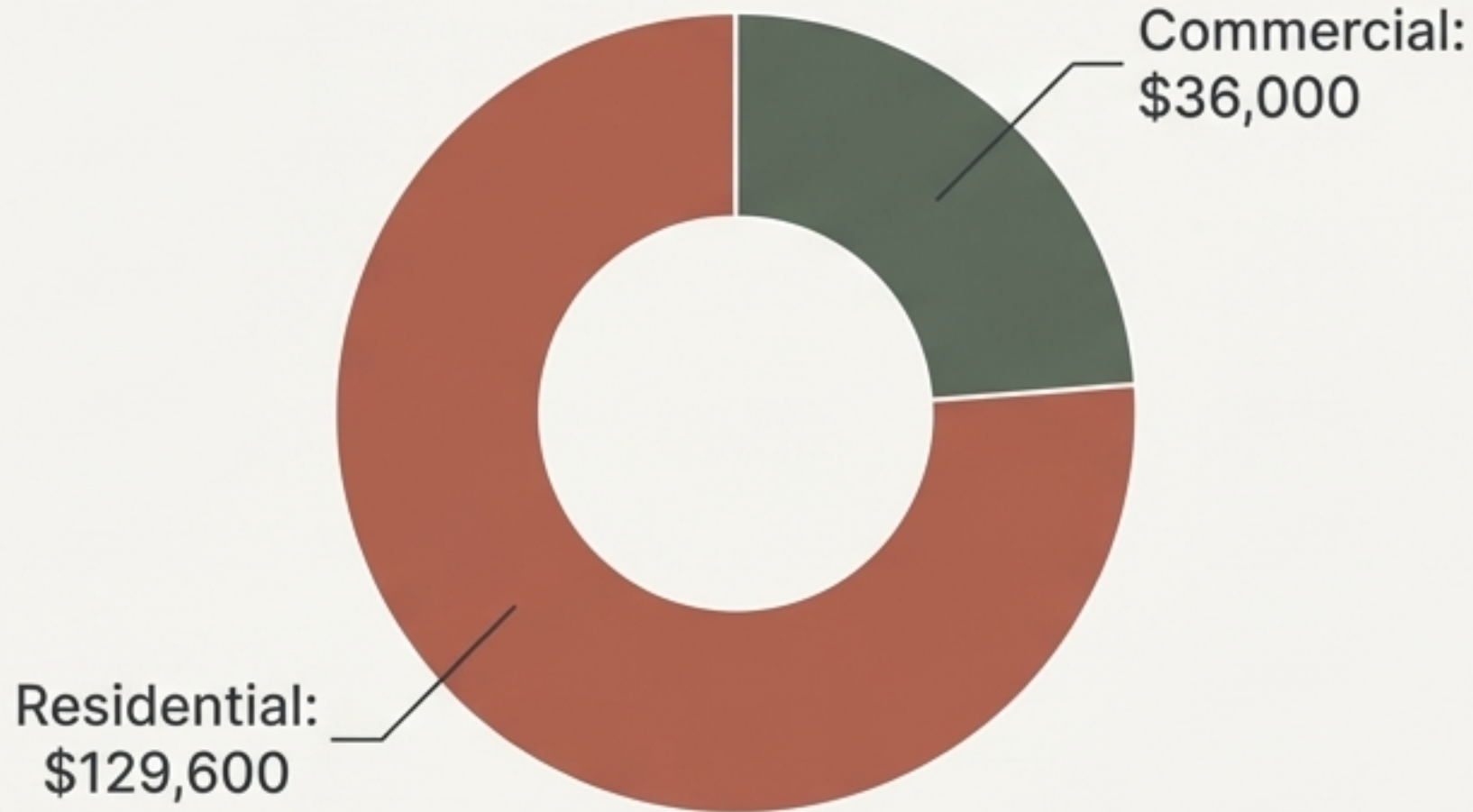


Historic Tax Credits

Landmark status unlocks access to state and federal renovation grants.

Projected Financial Performance

Projected Annual Income Mix



Projected Annual
NOI: \$107,640

Exit Strategy & Refinance Potential: After-Repair Value Scenarios

****CAP 7%****

ARV: \$1,537,714

Refinance: \$1,076,400

****CAP 6%****

ARV: \$1,794,000

Refinance: \$1,255,800

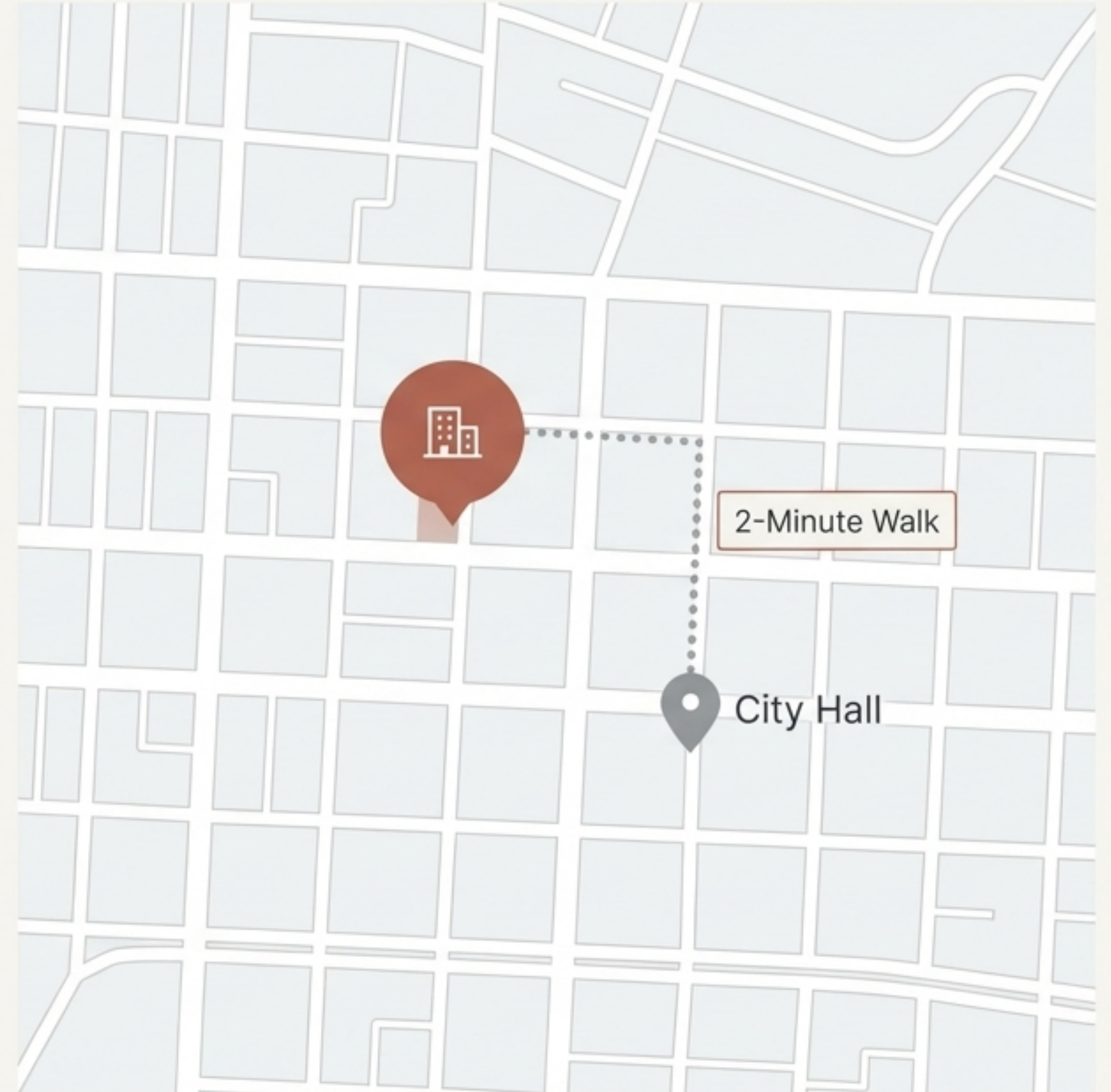
****CAP 5.5%****

ARV: \$1,957,090

Refinance: \$1,369,963

Strategically Positioned in the Heart of Downtown Jackson

Located just a 2-minute walk from City Hall, the property is at the center of the city's urban revitalization.





A Landmark Opportunity Awaits.

A rare chance to acquire a portfolio blending historic charm with modern returns.

For a detailed discussion and to receive the full investment memorandum, please contact:

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