

GRANGER GROUP INVESTMENT OPPORTUNITY



One22 Grand

Class A Multifamily | 123 units | 83,195 SF
3,000 SF Commercial
Downtown Lansing, MI

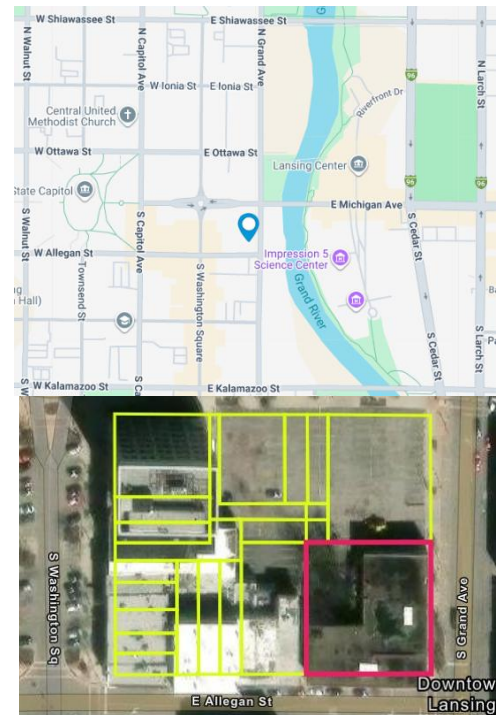


Investment Opportunity

One22 Grand offers investors an opportunity to participate in a high-demand, low-supply housing market in the heart of downtown Lansing, Michigan’s capitol city. Backed by Granger Group’s 25+ years of real estate development expertise, the project is designed for long-term value, community impact, and strong financial performance.

Key Investment Highlights

- **123 Newly Constructed, Class A Units:** <\$250,000 total cost per unit – differentiated cost structure as a result of developer expertise and relationships
- **Strong Rent and Occupancy Trends with High Barriers to Entry:** >4.00% Lansing projected 5-Year rent CAGR
- **Favorable Demographic Profile:** robust and rising household incomes (\$77,900 median household income), +5% population growth (2011-2025) and significant increases in educational attainment (37.5% holding Bachelor’s degree)
- **De-risked Development:** 100% shovel-ready with permits, approvals and attractive construction financing secure
- **Stable Cash Flow & Long-Term Value Stability:** strategically located in revitalization corridor of downtown Lansing
- **Best-in-Class Developer:** 25+ year history successfully developing and constructing over \$3 billion in state-of-the-art real estate



Investor Returns	Year 1	Year 2	Year 3	Year 4	Year 5	IRR	Equity Multiple
Cash Flow	\$0	\$495,687	\$552,278	\$638,630	\$16,593,234	23.63%	2.75x
Cash on Cash Return	0.00%	5.99%	7.65%	10.27%	235.09%		

+9%

Avg Stabilized
Cash-on-Cash

+23%

Estimated IRR

2.8x

Expected Equity Multiple

5 Years

Projected Hold Period



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