

# GRANGER GROUP

## INVESTMENT OPPORTUNITY



### Midwest Multifamily Portfolio

Class A | 375 units | 293,567 SF  
Grand Rapids | Traverse City | Lansing



### Investment Opportunity

Granger's **Midwest Multifamily Portfolio** offers investors an opportunity to participate in high-demand, low-supply housing markets in Michigan's fastest growing submarkets. Backed by Granger Group's 25+ years of real estate development expertise, the projects are designed for long-term value, community impact, and strong financial performance.

### Key Investment Highlights

- **375 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% submarket projected 5-Year rent CAGRs
- **Favorable Demographic Profile:** robust and rising household incomes (\$93,700 average median household income), 7.7% average population growth (2011-2025) and significant increases in educational attainment (39.6% 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:** master planned communities strategically located in high-growth MSAs with significant barriers to entry and consistent population growth
- **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	\$1,562,526	\$2,101,883	\$2,506,125	\$59,294,428	25.76%	2.99x
Cash on Cash Return	0.00%	7.14%	9.60%	11.44%	270.76%		

**+11%**

Avg Stabilized  
Cash-on-Cash

**+25%**

Estimated IRR

**3.0x**

Expected Equity Multiple

**5 Years**

Projected Hold Period



Terry Wolter  
twolter@grangergroup.us  
616.284.3971

Jake Rudolph  
jrudolph@grangergroup.us  
616.242.5378

2380 Health Dr. SW, Suite 210  
Wyoming, MI 49519  
www.grangergroup.us