

GRANGER GROUP INVESTMENT OPPORTUNITY



THE GROVE OF ACME VILLAGE

Class A Multifamily | 96 units | 83,220 SF
Williamsburg, MI (Traverse City MSA)



Investment Opportunity

The Grove offers investors an opportunity to participate in a high-demand, low-supply housing market in one of Michigan's most desirable destinations. 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

- **96 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:** >4.00% submarket projected 5-Year rent CAGR
- **Favorable Demographic Profile:** robust and rising household incomes (\$129,000 median household income), 7% population growth (2011-2025) and significant increases in educational attainment
- **De-risked Development:** 100% shovel-ready with permits, approvals and attractive construction financing secure
- **Stable Cash Flow & Long-Term Value Stability:** master planned community strategically located in high-growth MSA with significant economic and demographic tailwinds
- **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	\$431,419	\$656,365	\$684,639	\$15,950,106	25.92%	3.00x
Cash on Cash Return	0.00%	7.30%	11.10%	11.58%	269.81%		

+11%

Avg Stabilized
Cash-on-Cash

+25%

Estimated IRR

3.0x

Expected Equity Multiple

5 Years

Projected Hold Period



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