



HEATHER
RIDGE



HIDDEN
LAKES



LAUREL
VALLEY



OAK
HILL



DART
INTERESTS

Suburban Detroit Portfolio

GENERATIONAL VALUE-ADD OPPORTUNITY



PINE
RIDGE



SHOAL
CREEK



WOODLAND
MEADOWS



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SUBURBAN DETROIT PORTFOLIO OVERVIEW



SUBURBAN DETROIT PORTFOLIO

EXECUTIVE SUMMARY

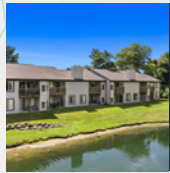
JLL has been retained as the exclusive investment advisor in the sale of the Dart Interests Suburban Detroit Portfolio (the "Portfolio"), a **multifamily portfolio consisting of 2,748 units across the following seven properties:** Heather Ridge, Hidden Lakes, Laurel Valley, Oak Hill, Pine Ridge, Shoal Creek, Woodland Meadows. The Portfolio is locationally diversified across Metro Detroit within the employment and amenity rich suburban markets of Clarkston, Clinton Township, Rochester Hills, Shelby Township, Sterling Heights, and Westland. This offering may be **acquired as a portfolio, through sub-portfolios, or on an individual property basis.**

Originally developed between 1983-1993 by Dart, the properties have been **maintained to the highest standard by the same owner since inception**, and acquisition of the Portfolio presents the unique opportunity for a new market investor to acquire immediate scale or an existing market investor to significantly expand their footprint in the highly desirable Suburban Detroit market. **Current Ownership has completed selective enhancements across the portfolio with a strategic focus on defensive capital spend, community amenities, and exterior upgrades totaling \$28M+ since 2022** resulting in unwavering property fundamentals and booming NOI growth. Given Current Ownership's primary focus, the portfolio is primed for a strategic **in-unit renovation campaign with proven premiums averaging ±\$375/unit/month** and other value-add initiatives for Future Ownership to continue capturing nation-leading returns.

The Dart Interests Suburban Detroit Portfolio benefits from its close proximity to Metro Detroit's major employers, including the "Big Three" Automotive Headquarters and Manufacturing Facilities, Selfridge Air National Guard Base, and Detroit's CBD. The advantageous locations of the properties within the portfolio offer unparalleled access to a diverse range of employment sectors and attractive recreational and lifestyle amenities. Furthermore, each individual property within the portfolio is well-positioned to **capitalize on a virtually empty Detroit supply pipeline, elevated rental demand, and fundamental expansion** for the foreseeable future as prolonged employment growth, stable net migration, and an increasing delta between rents and homeownership costs have combined to make **Metro Detroit one of the strongest and most resilient multifamily markets in the country.**

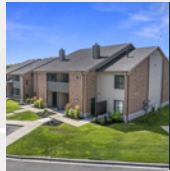
The Portfolio is offered on a Free and Clear basis.

SUBURBAN DETROIT PORTFOLIO MAP



HIDDEN LAKES

COUNTY: OAKLAND
LOCATION: CLARKSTON
BUILT: 1991 | UNITS: 416



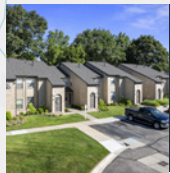
PINE RIDGE

COUNTY: OAKLAND
LOCATION: ROCHESTER HILLS
BUILT: 1983 | UNITS: 208



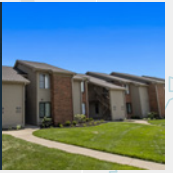
LAUREL VALLEY

COUNTY: MACOMB
LOCATION: STERLING HEIGHTS
BUILT: 1987 | UNITS: 512



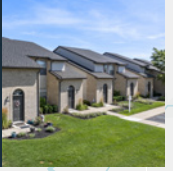
HEATHER RIDGE

COUNTY: WAYNE
LOCATION: WESTLAND
BUILT: 1989 | UNITS: 176



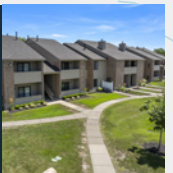
OAK HILL

COUNTY: MACOMB
LOCATION: SHELBY TOWNSHIP
BUILT: 1988 | UNITS: 796



WOODLAND MEADOWS

COUNTY: MACOMB
LOCATION: CLINTON TOWNSHIP
BUILT: 1993 | UNITS: 264



SHOAL CREEK

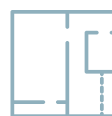
COUNTY: MACOMB
LOCATION: STERLING HEIGHTS
BUILT: 1986 | UNITS: 376

DOWNTOWN DETROIT

DOWNTOWN ANN ARBOR



SUBURBAN DETROIT PORTFOLIO OFFERING SUMMARY



Property	Location	Vintage	Units	Total RSF	Avg SF/Unit	Physical Occupancy	Lease Rent	Lease PSF
HEATHER RIDGE	Westland	1989	176	154,923	880	94%	\$1,494	\$1.69
HIDDEN LAKES	Clarkston	1991	416	385,440	927	95%	\$1,415	\$1.53
LAUREL VALLEY	Sterling Heights	1987	512	445,608	870	95%	\$1,447	\$1.67
OAK HILL	Shelby Township	1988	796	624,403	784	95%	\$1,299	\$1.65
PINE RIDGE	Rochester Hills	1983	208	187,872	903	94%	\$1,491	\$1.65
SHOAL CREEK	Sterling Heights	1986	376	324,117	862	94%	\$1,440	\$1.67
WOODLAND MEADOWS	Clinton Township	1993	264	259,720	984	93%	\$1,436	\$1.46
TOTAL / AVERAGE		1988	2,748	2,382,083	867	95%	\$1,404	\$1.62



SUBURBAN DETROIT PORTFOLIO INVESTMENT HIGHLIGHTS



RARE ABILITY TO ACQUIRE IMMEDIATE SCALE WITHIN SUBURBAN DETROIT

The seven properties consisting of 2,748 units in total may be **acquired as a portfolio, through sub-portfolios, or on an individual property basis**, representing a diversity of sub-market locations. This allows a new market investor to acquire immediate scale or an existing market investor to significantly expand their footprint in Suburban Detroit.



DEVELOPED AND MANAGED TO HIGHEST STANDARD BY SAME OWNER SINCE INCEPTION

Developed by Dart between 1983 through 1993, the seven properties have been maintained and managed to the highest standard since their inception, and a **\$28M+ capital injection into the portfolio since 2022**.



SIGNIFICANT UNIT RENOVATION OPPORTUNITY

Given Current Ownership's focus on defensive capital spend, enhancement of community amenities, and exterior upgrades since 2022, the portfolio is primed for a strategic **in-unit renovation campaign capturing proven premiums of \$375/unit/month** on average. **With 95% of units offering rental upside, future ownership can capture meaningful increases in annual income.**



PRIMED FOR OTHER VALUE-ADD INITIATIVES

In addition to a unit renovation program, Future Ownership can benefit from the implementation or continuation of a rollout of various fees, initiatives, or development opportunities within the Portfolio. These initiatives will generate **additional \$4.7 Million in income per year**.



UNWAVERING PROPERTY FUNDAMENTALS IN RESILIENT MIDWEST MARKET

Since 2021, the properties have boasted **70% average retention, 96% average occupancy, and 6% YoY rent growth**. In-place occupancy of 95%, a **virtually empty proximate supply pipeline**, and low 19% resident rent-to-income ratios ensures Future Ownership can continue capitalizing on this nation-leading growth trajectory.



STRONG AREA DEMOGRAPHICS WILL PROMOTE ACCRETIVE FINANCING AS A RESULT OF NATURALLY OCCURRING AFFORDABILITY

Although the portfolio consists of 100% market-rate units, each property boasts significant naturally occurring affordability positioning the portfolio as a strong candidate for **mission driven financing** via the agencies and signaling significant room to push rents.



UNPARALLELED ACCESS TO CRITICAL METRO DETROIT EMPLOYMENT HUBS

The portfolio is anchored by **critical employment hubs** throughout Metro Detroit boasting proximity to the "Big Three" Automotive Headquarters and Manufacturing Facilities, 16 Additional Fortune 1000 Company HQs, Selfridge Air National Guard Base, and Detroit's CBD.

SIGNIFICANT UNIT RENOVATION OPPORTUNITY

RENOVATION LEVEL 5 CURRENTLY ACHIEVES A \$375 PREMIUM OVER CLASSIC UNITS AND A \$225 PREMIUM OVER RENOVATION LEVELS 1-2

With 95% of Units below Renovation Level 5, the Portfolio is ready for Future Ownership to continue the verifiable value-add program and capture a significant amount of additional rental income per year

CLASSIC UNITS

1983 - 1993
209 Units (8%)



RENOVATION LEVELS 1 THROUGH 2

2008 - 2015
2,006 Units (73%)



RENOVATION LEVEL 3

2013 - 2023
380 Units (14%)



RENOVATION LEVELS 4 THROUGH 5

2023 - Present
153 Units (5%)



\$150 Premiums

12% Increase

\$270 Premiums

22% Increase

\$375 Premiums

30% Increase

*39 Classic Units have had 1-2 updates on an as-needed basis

*Level 2 (8%) Has Dark Cherrywood Cabinets

*Level 4 (1%) Does Not Have Open-Concept Kitchen

PRIMED FOR OTHER VALUE-ADD INITIATIVES

IN ADDITION TO ENHANCING UNIT INTERIORS, FUTURE OWNERSHIP CAN REALIZE SIGNIFICANT UPSIDE FROM IMPLEMENTING OR CONTINUING THE ROLLOUT OF VARIOUS FEES, INITIATIVES, OR DEVELOPMENTS

The below represent a total estimated additional \$4,700,000 per year

CHARGE ADDITIONAL RENT PREMIUMS



Many units benefit from at least one desirable amenity such as proximity to clubhouses and pools, spectacular views, vaulted ceilings, and fireplaces. Additionally, Future Ownership can fence in private yards in select units for additional premiums. Given the desirability of these features, Future Ownership can layer in rent premiums to these units for an estimated **additional \$392,000 per year**.

Assuming 50% of all units at 95% occupancy have a feature that qualifies them for a \$25 monthly rent premium

IMPROVE RUBS CAPTURE



The Portfolio currently recaptures 51% of utilities by passing fees onto residents. Current Ownership is currently rolling out an 80/20 RUBS recapture structure on new leases. Future Ownership can continue this program and generate an estimated **additional \$771,000 per year**.

Assuming an 80% RUBS capture on T-12 utilities

IMPLEMENT CARPORT PARKING FEES



The Portfolio currently offers complimentary carports, while comparable properties in proximate submarkets charge \$25 monthly for carport rental. Future Ownership can implement a market-standard \$25 fee rollout for an estimated **additional \$783,000 per year**.

Assuming 95% occupancy of carports for a \$25 monthly charge

DEVELOP OPEN SPACES & ENHANCE AMENITY PACKAGE



Many properties benefit from ample open space or under-utilized secondary or tertiary clubhouses for Future Ownership to continue expanding the properties' well-appointed amenity packages to enhance the community and capture higher rents. Additionally, Oak Hill and Shoal Creek have developable land that **may be used to build more multifamily dwellings**.



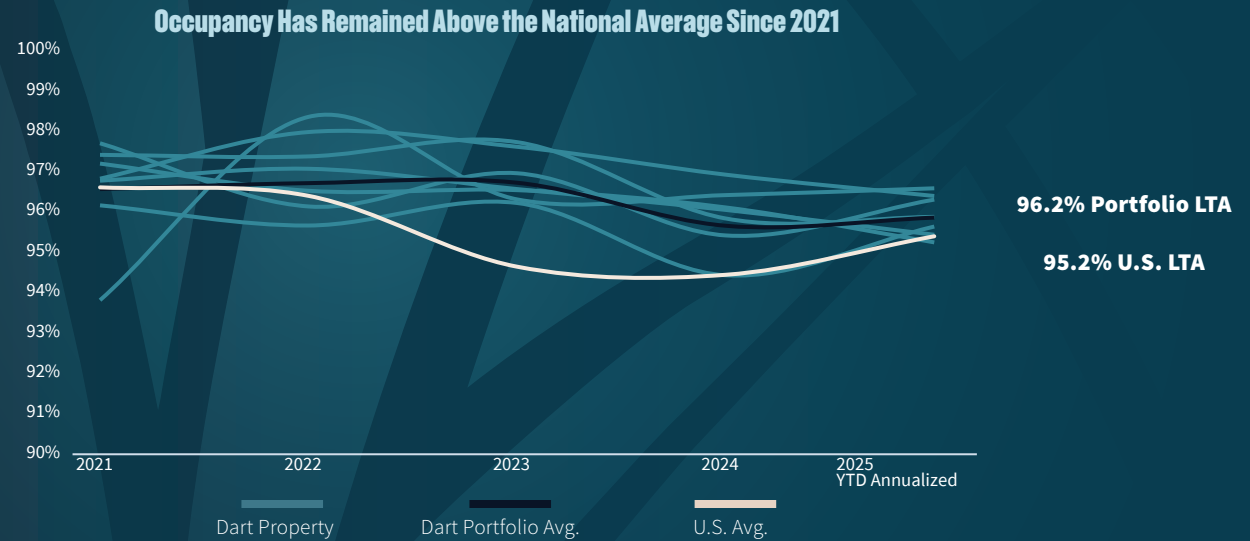
Laurel Valley Development Opportunity

Laurel Valley presents Future Ownership the unique opportunity to develop a 5-acre parcel that is currently occupied by offices. Current Ownership has verified zoning, completed environmental requirements, and engaged in the preliminary entitlement processes for the construction of 118 market-rate units for an estimated **additional \$2,750,000 per year in rental income**.

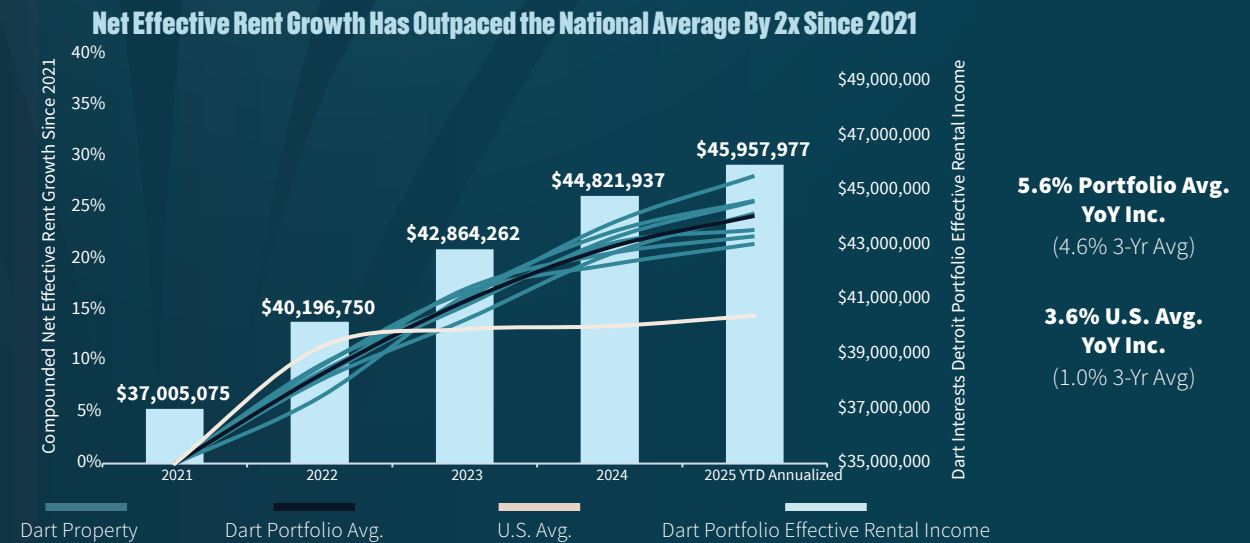
Assuming 1-3 Beds are rented for an average of \$2.15 PSF at 95% occupancy

UNWAVERING PROPERTY FUNDAMENTALS

RESILIENT OCCUPANCY

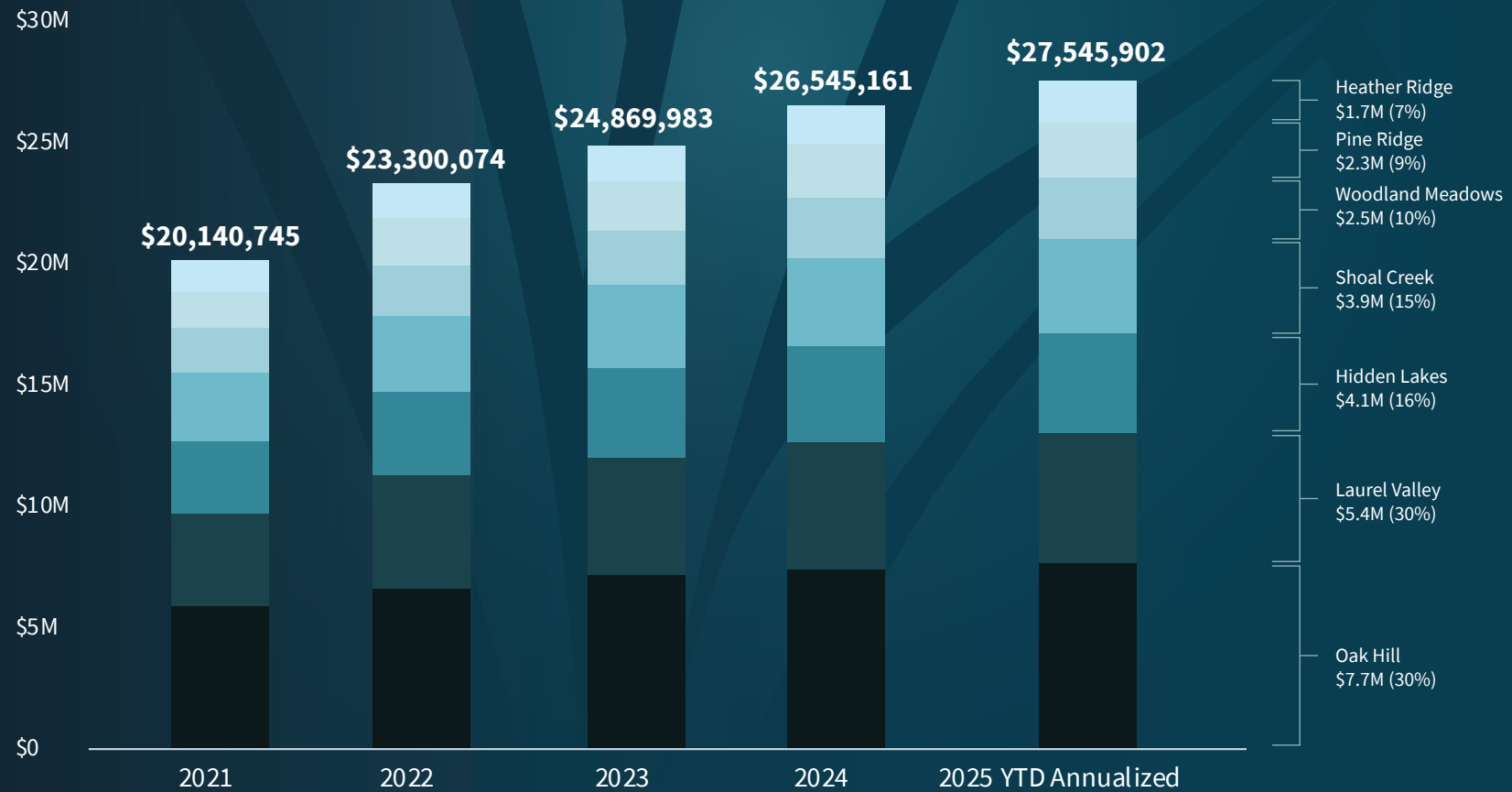


OUTSIZED RENT GROWTH



BOOMING NOI GROWTH

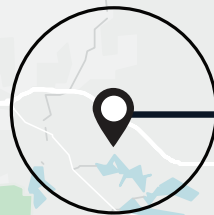
NOI HAS GROWN AN AVERAGE OF 8.2% EACH YEAR SINCE 2021



EMPTY PROXIMATE SUPPLY PIPELINE

A DEARTH OF NEW SUPPLY
POSITIONS THE PORTFOLIO FOR
CONTINUED STABLE OCCUPANCY
AND OUTSIZED RENT GROWTH

ONLY 280 MARKET RATE UNITS
(0.6% OF EXISTING INVENTORY)
ARE CURRENTLY UNDER
CONSTRUCTION WITHIN A 3-MILE
RADIUS OF EACH PROPERTY IN THE
PORTFOLIO



HIDDEN LAKES

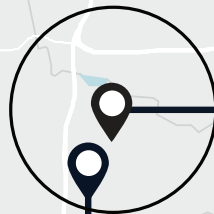
PINE RIDGE

OAK HILL

LAUREL VALLEY

WOODLAND MEADOWS

SHOAL CREEK



HEATHER RIDGE



SPRINGS AT CANTON

COMPLETION: SEP 2025

UNITS: 280

DEVELOPER: CONTINENTAL PROPERTIES





METRO DETROIT'S NATION-LEADING MULTIFAMILY FUNDAMENTALS

METRO DETROIT TOPS THE CHARTS

AS OF 2Q 2025, METRO DETROIT'S LACK OF SUPPLY AND GROWING DEMAND HAS STRENGTHENED ITS MULTIFAMILY MARKET FUNDAMENTALS IN COMPARISON TO OTHER HISTORICALLY HIGH-GROWTH MARKETS

MARKET OCCUPANCY

2% HIGHER

THAN NATIONAL AVERAGE

(97% vs. 95%)

MARKET CONCESSIONS

35% LOWER

THAN NATIONAL AVERAGE

(3.8% vs 5.9%)

YOY RENT GROWTH

2.5x HIGHER

THAN NATIONAL AVERAGE

(4.6% vs 2.1%)

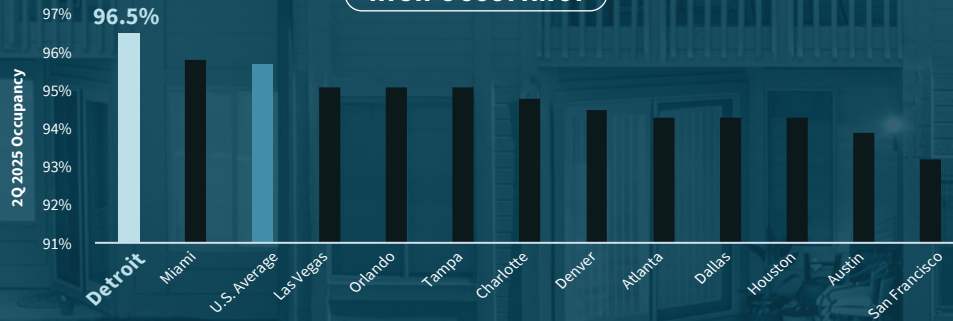
ANNUAL NET DELIVERIES RATIO

78% LOWER

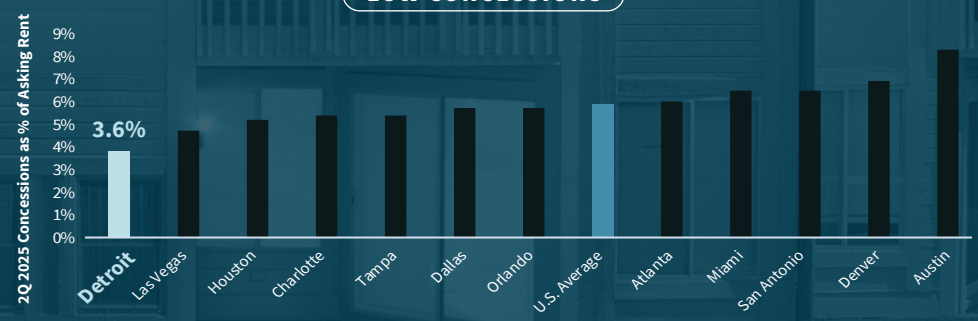
THAN NATIONAL AVERAGE

(0.6% vs 2.7%)

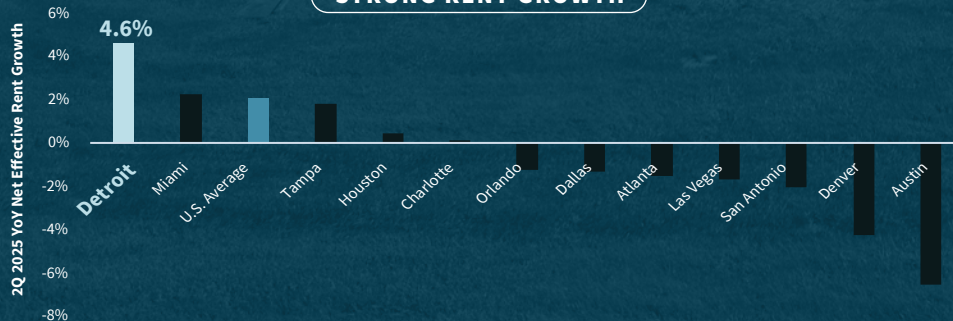
HIGH OCCUPANCY



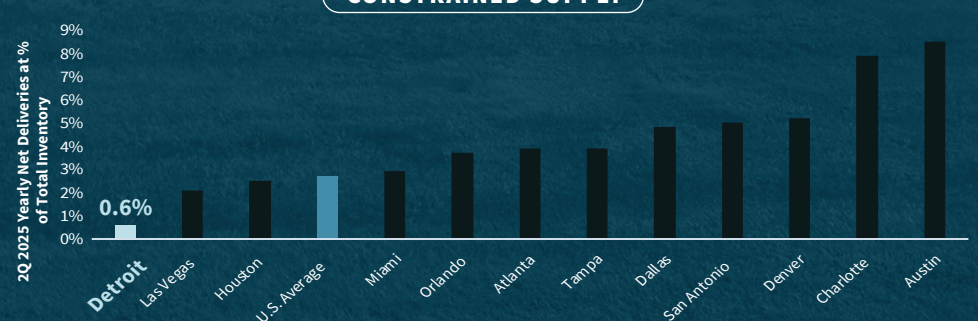
LOW CONCESSIONS



STRONG RENT GROWTH



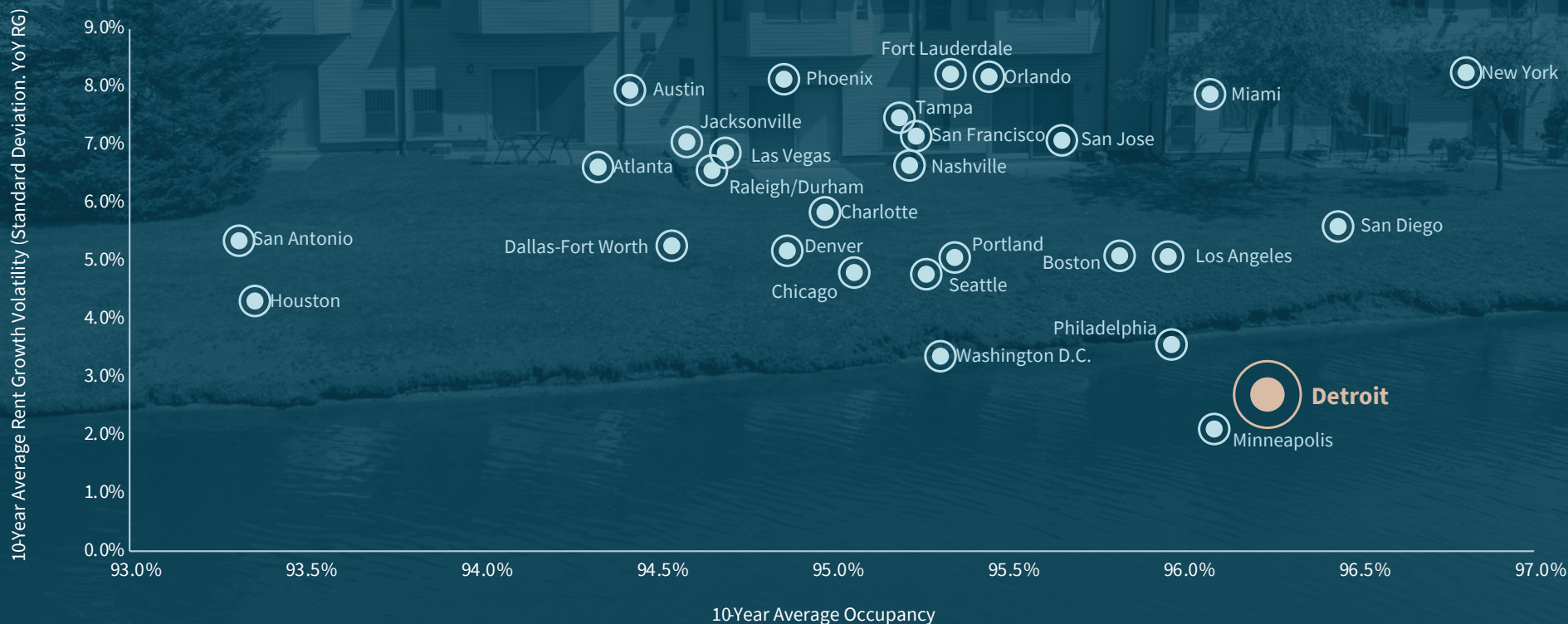
CONSTRAINED SUPPLY



METRO DETROIT ENSURES RELIABLE RETURNS

OVER THE LAST 10 YEARS, METRO DETROIT HAS SHOWN THE SECOND LOWEST VOLATILITY IN RENT GROWTH AND AMONG THE HIGHEST AVERAGE OCCUPANCY

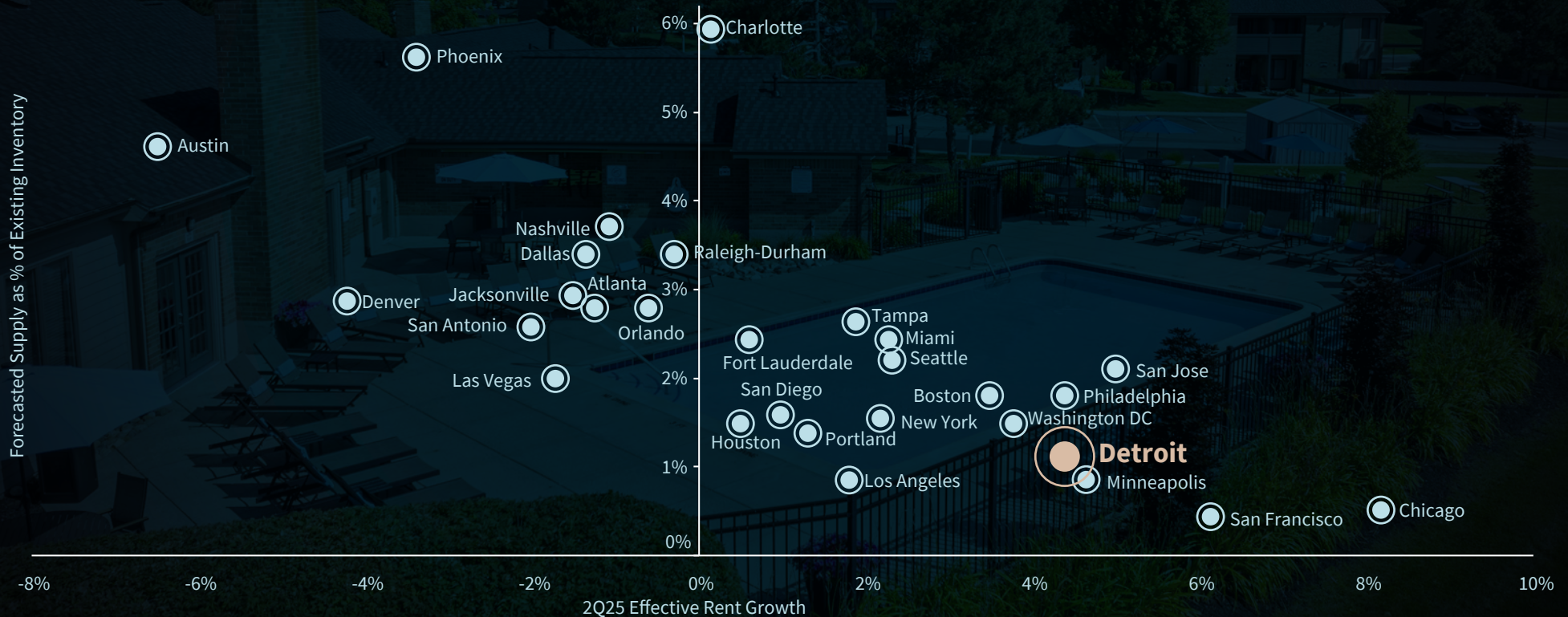
SINCE 2015, METRO DETROIT RANKS #2 IN LEAST VOLATILE RENT GROWTH
#3 IN AVERAGE OCCUPANCY



METRO DETROIT'S MUTED SUPPLY PIPELINE DRIVES RENTS

METRO DETROIT HAS AMONG THE HIGHEST YOY EFFECTIVE RENT GROWTH AND AMONG THE LOWEST FORECASTED SUPPLY GROWTH OF THE MAJOR U.S. MARKETS, POSITIONING IT TO OUTPERFORM IN THE LONG-RUN

**FORECASTED SUPPLY JUST 1.1% OF INVENTORY
4.6% YOY RENT GROWTH (#5 IN U.S.)**

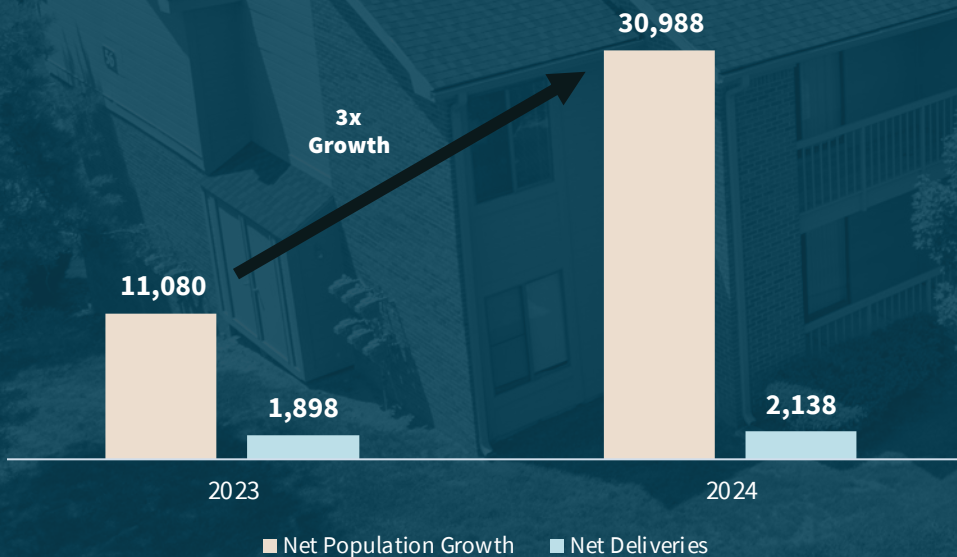


METRO DETROIT IS IN DEMAND

NET MIGRATION IN METRO DETROIT HAS BOOMED WITH A 280% INCREASE YEAR-OVER-YEAR WHILE NET DELIVERIES HAVE ONLY INCREASED BY 13%. THIS DISLOCATION HAS CAUSED RECORD HIGH ABSORPTION, ENSURING STABLE OCCUPANCY AND CONTINUING RENT GROWTH

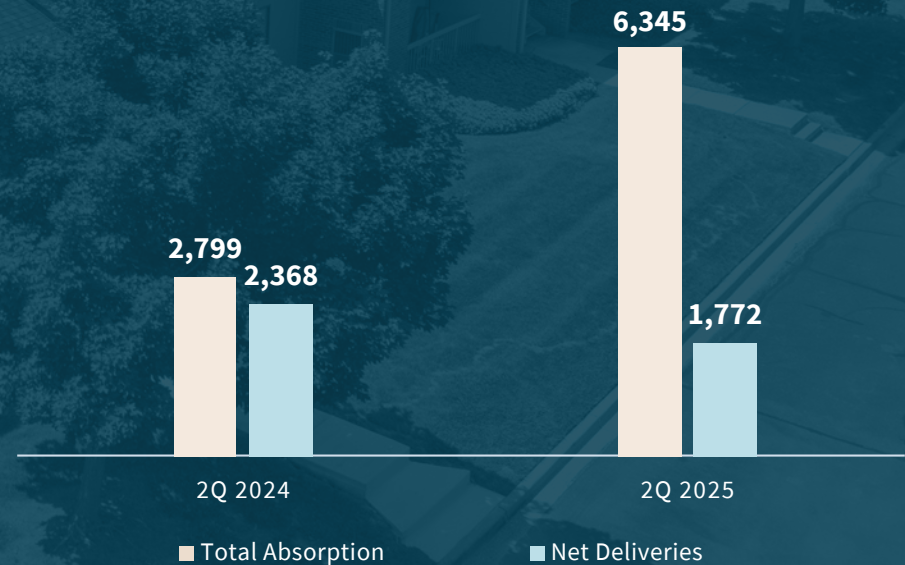
NET MIGRATION OUTPACES NET DELIVERIES

2024 NET MIGRATION UP 3X OVER 2023; NET DELIVERIES STAGNANT



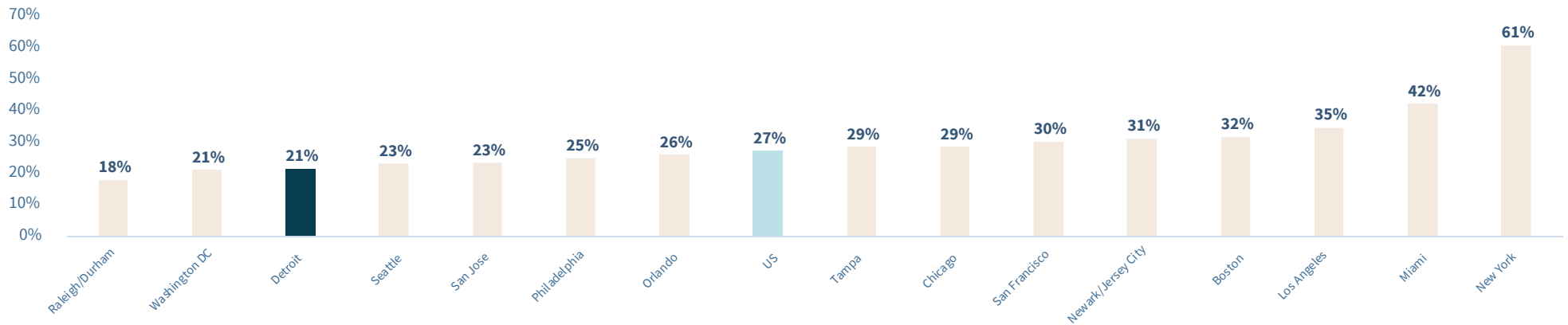
AS A RESULT, ABSORPTION IS SKYROCKETING

3.6X MORE UNITS ABSORBED THAN DELIVERED OVER THE LAST YEAR



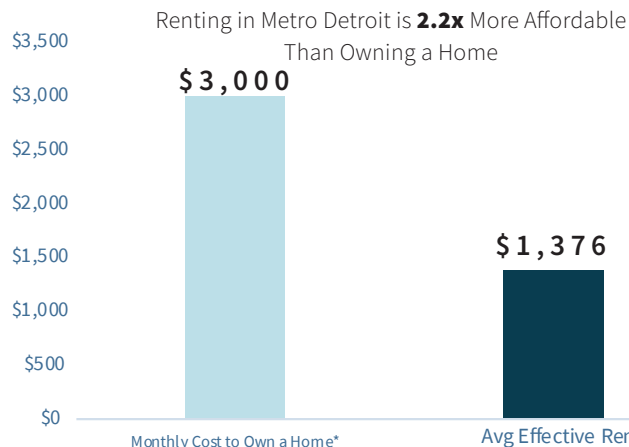
METRO DETROIT RENTS HAVE ROOM TO GROW

METRO DETROIT RENTS ARE 27% BELOW THE NATIONAL AVERAGE DESPITE THE MSA'S MEDIAN INCOME ON PAR WITH THE NATIONAL AVERAGE, INDICATING HEADROOM FOR ADDITIONAL ORGANIC RENT GROWTH



METRO DETROIT IS BECOMING A RENTER'S MARKET

DUE TO ITS GROWING HIGH DEMAND, HOME SALE PRICES IN 2025 HAVE GROWN 27% OVER 2024, MOTIVATING MANY RESIDENTS TO RENT



Renting in Metro Detroit is **2.2x** More Affordable Than Owning a Home

\$423,000
Avg Home Sale Price
2025 YTD

27%
Increase Over 2024
(\$333,000)

*Assumes \$423,000 Sale Price (10% Down at 6.86% Interest Rate), 1.2% Property Taxes, and \$950/Year Insurance



METRO DETROIT IS INCREDIBLY WELL-POSITIONED AGAINST RISK

DETROIT BENEFITS FROM HIGHLY LIMITED CLIMATE THREATS AND A FAVORABLE REGULATORY ENVIRONMENT

Metro Detroit is the Most Insulated MSA from Climate Events and Among the Least Exposed to Market Regulation



Source: JLL Research, Green Street

An aerial photograph of the Detroit skyline at sunset. The sky is a mix of orange, yellow, and blue. Numerous skyscrapers are visible, with many windows glowing with warm yellow light. The buildings are densely packed in the center of the city, with some lower-rise buildings in the foreground. The overall scene is a vibrant and detailed representation of the city's urban landscape.

METRO DETROIT MARKET OVERVIEW

WHY METRO DETROIT?

METRO DETROIT'S BUSINESS-FRIENDLY ENVIRONMENT, LOW COST OF LIVING, AND HIGHLY TRAINED LABOR POOL CONTINUE TO ENCOURAGE GROWTH AND INVESTMENTS CROSS A DIVERSE ARRAY OF EMPLOYMENT SECTORS



LEADING ECONOMY

Resilient & 15th largest economy in the US

Top 10 Metro for Fortune 1000 HQs



AMERICA'S HUB FOR MANUFACTURING

Annual manufacturing productivity is \$55B with over 250k manufacturing employees

#1 largest engineering employment concentration



IMMENSE INVESTMENT ACTIVITY

\$2+ billion annually committed to innovation initiatives since 2019

Billions more on the way



NORTH AMERICAN GATEWAY TO GLOBAL CONNECTIVITY

Home to major transportation networks & 6th largest export hub in the US



EXCEPTIONAL EDUCATION ECOSYSTEM

Proximate to renowned universities and specialized training programs which fuel the talent pipeline



GREAT LAKES, GREAT LIVING, AND GREAT RECREATION

Low cost of living, diverse cultural experiences, and unparalleled access to natural resources

METRO DETROIT IS DOMINANT



#1

**State for Automotive
R&D and Production**

Business Facilities, 2024



#1

**State for Venture
Capital Growth**

PitchBook, 2023



#1

**U.S. Metro for
Manufacturing Assemblers**

PitchBook, 2023



#1

**U.S. Metro for Engineering
Talent Per Capita**

Lightcast LQ, 2024



#2

**Lowest Cost of Living Among
Most Populous U.S. Metros**

Detroit Regional Partnership, 2024



#6

**Best State
for Business**

CNBC, 2025



#1

**State With
Freshwater Access**

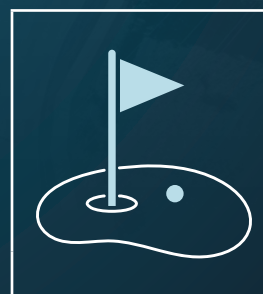
(11,000+ Lakes)



#1

**Largest City-Owned
Island Park**

(Belle Isle)



#3

**State with Most
Golf Courses**

METRO DETROIT IS A GLOBAL ECONOMY

\$331

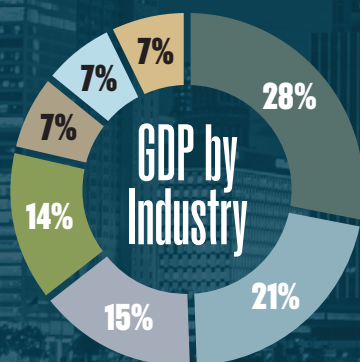
BILLION GDP
#15 IN U.S.

Comparable to Pakistan,
42nd Largest Economy in the World

8%

GDP CAGR
U.S. Avg. of 3%

Since 2020



Manufacturing	Prof., Scientific, & Tech Services	Finance & Insurance
Wholesale Trade	Logistics	Construction
	Information & Tech.	

\$41

BILLION EXPORTS
#9 IN U.S.

32% Growth Since 2020



145K+

BUSINESSES

20% Growth Since 2020

Largest Metro Detroit Employers



47,750
Employees



42,500
Employees



38,500
Employees



14,000
Employees



9,500
Employees

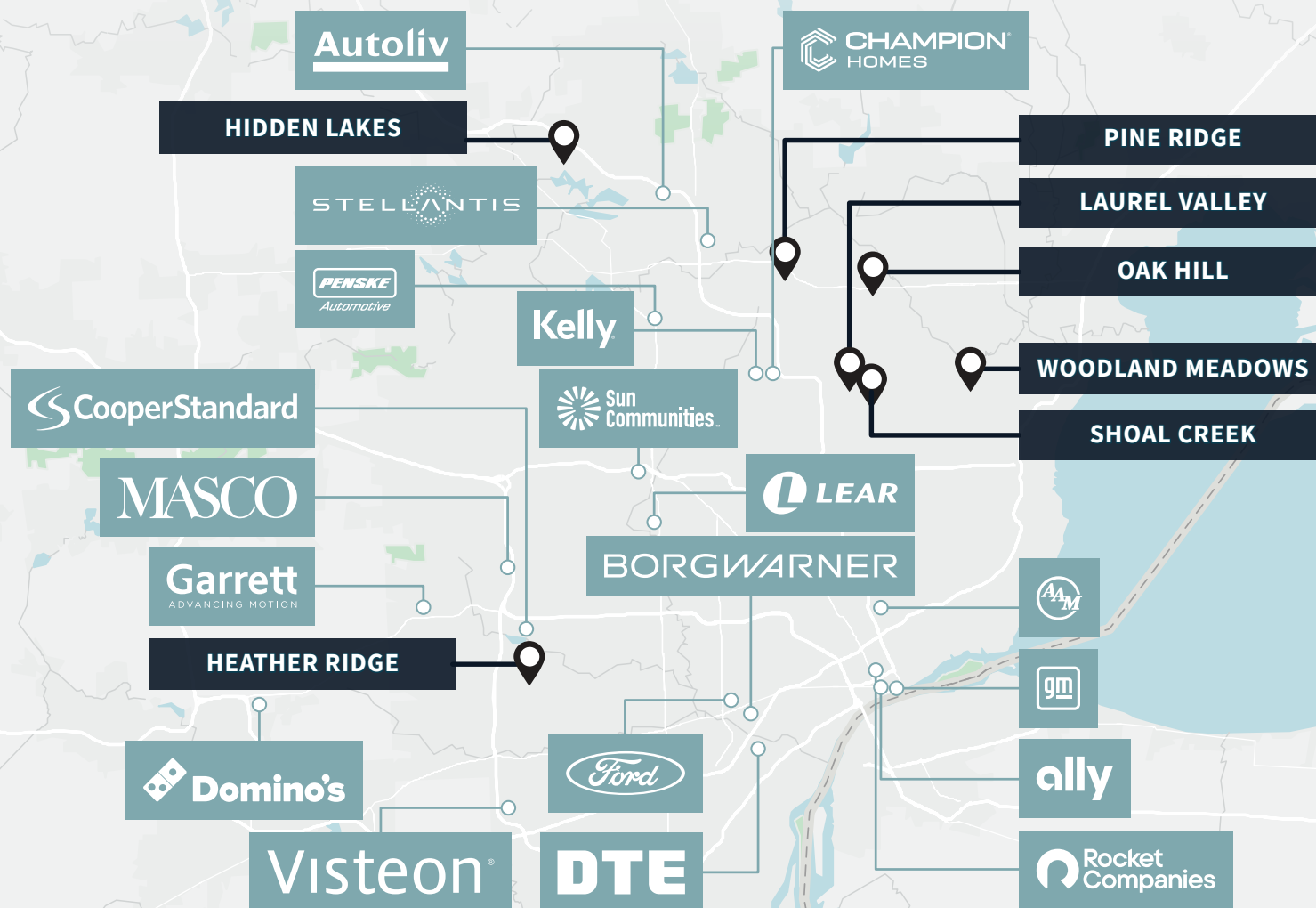
Sources: FRED (2023) (GDP Data), U.S. Census (2024) (Export Data), Detroit Regional Partnership (2024) (Business & Employment Data)

METRO DETROIT IS A TOP 10 MSA FOR FORTUNE 1000 HEADQUARTERS

METRO DETROIT IS HOME TO

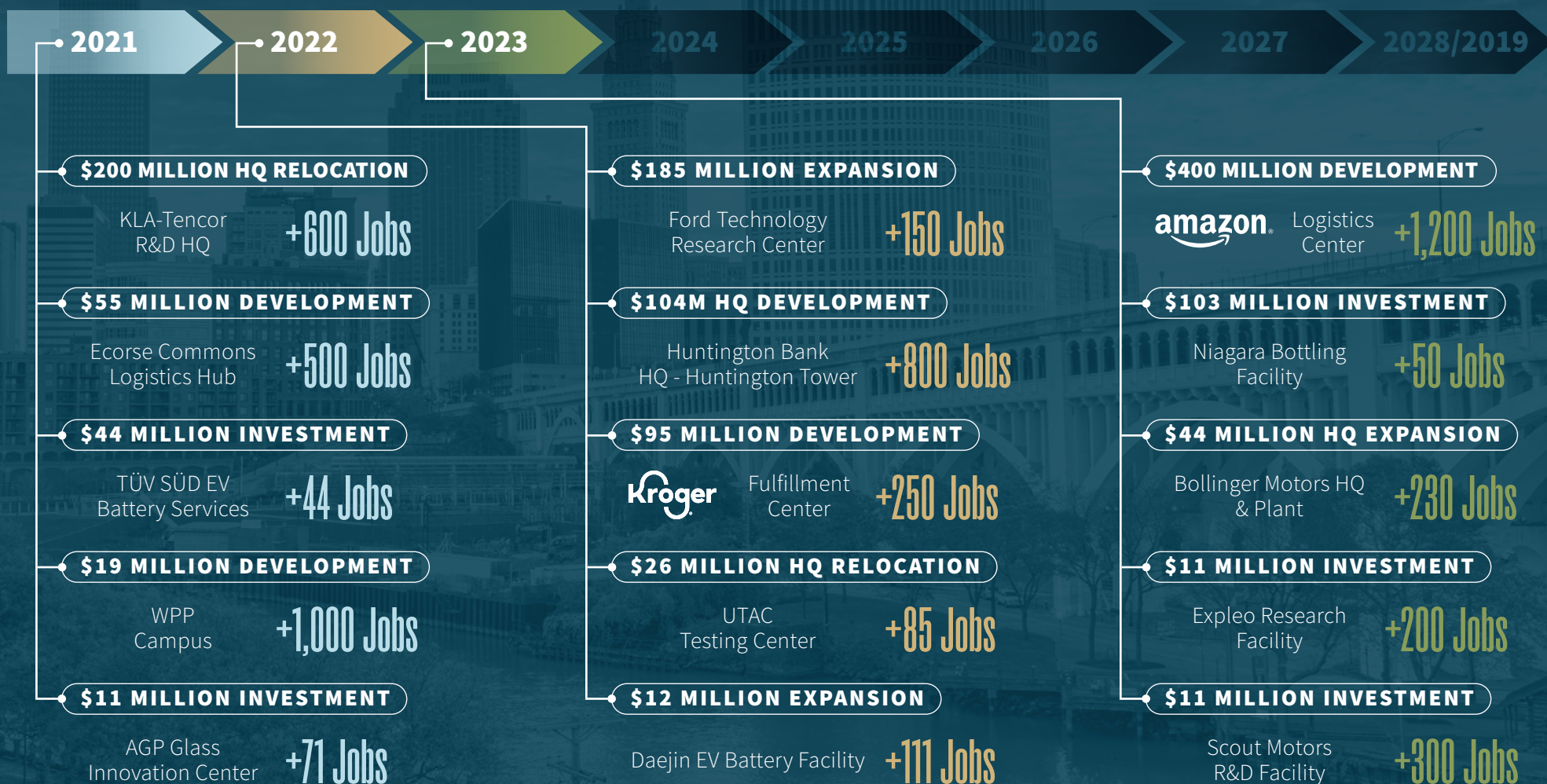
19

Fortune 1000 Headquarters



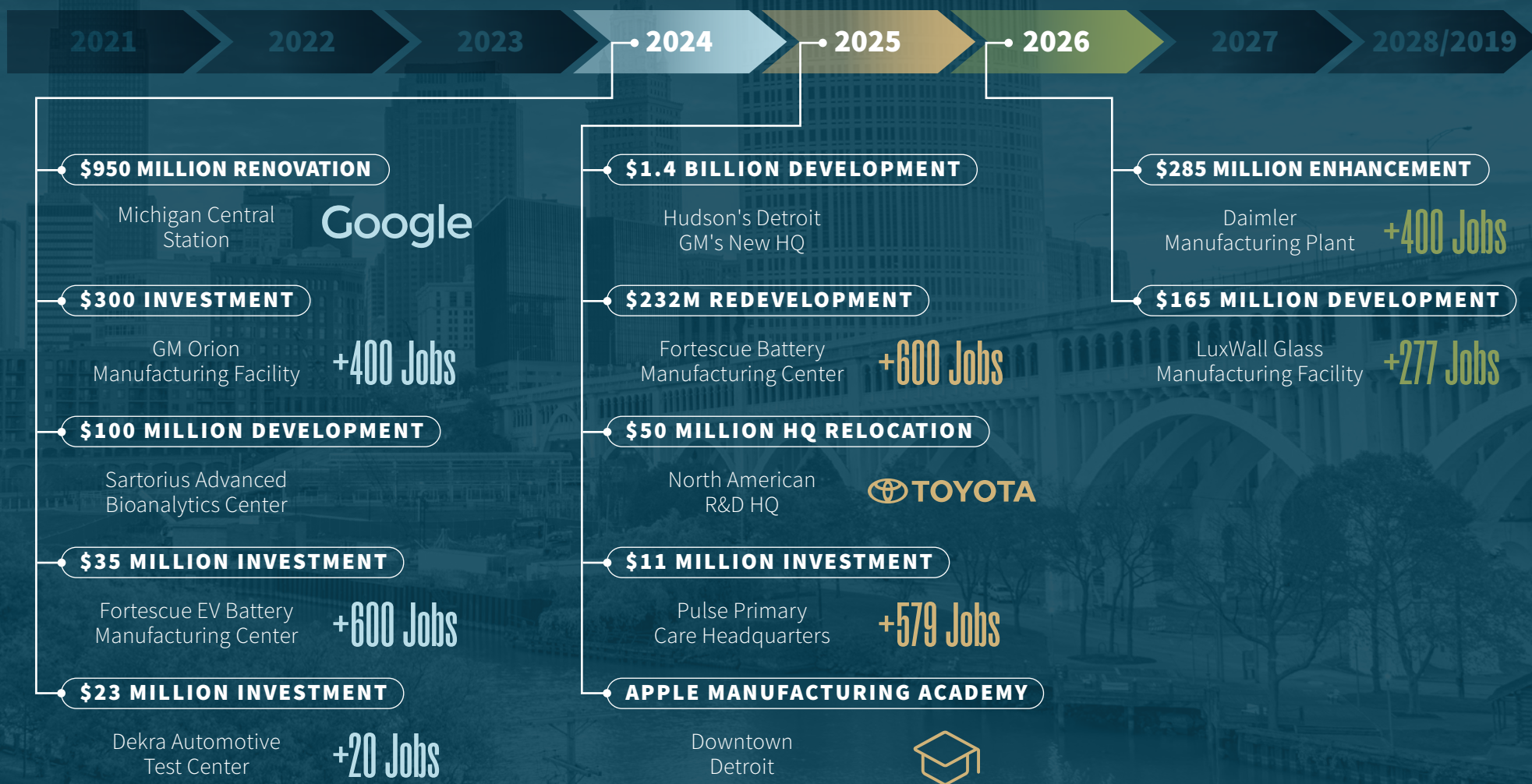
METRO DETROIT'S ECONOMY IS SURGING

PUBLIC & PRIVATE INVESTMENTS ARE FUELING THE MOTOR CITY'S EXPANSION INTO THE RESEARCH, MEDICAL, AND LOGISTICS SECTORS



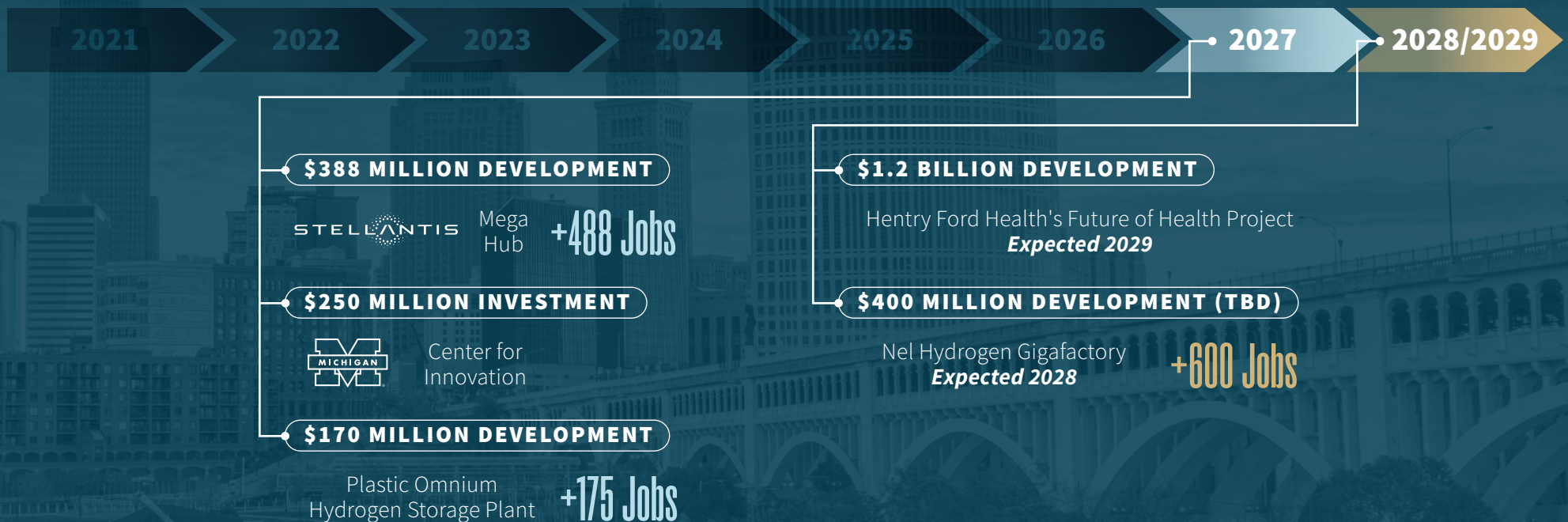
METRO DETROIT'S ECONOMY IS SURGING

PUBLIC & PRIVATE INVESTMENTS ARE FUELING THE MOTOR CITY'S EXPANSION INTO THE RESEARCH, MEDICAL, AND LOGISTICS SECTORS



METRO DETROIT'S ECONOMY IS SURGING

**PUBLIC & PRIVATE INVESTMENTS ARE FUELING THE MOTOR CITY'S EXPANSION
INTO THE RESEARCH, MEDICAL, AND LOGISTICS SECTORS**



METRO DETROIT IS A TRANSPORTATION HUB

RAIL

Detroit has one of the most robust freight networks in the country, highlighted by its intermodal capabilities. Detroit offers six (6) intermodal facilities, which connect Detroit with all parts of the U.S. and Canada. The facilities are serviced by CSX, Norfolk Southern, and Canadian National Railway (CN), and are equipped to handle UMAX freight containers.

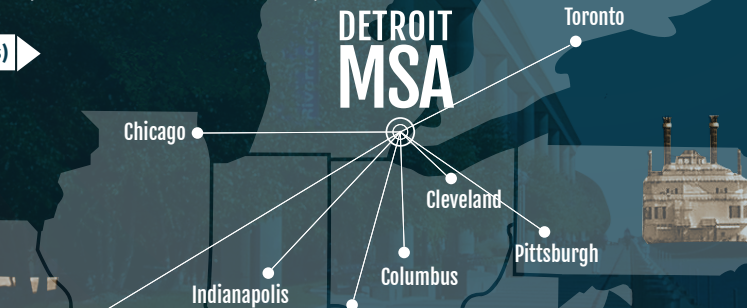
HIGHWAY

Detroit is crossed by three (3) interstates (I-75, I-94, and I-96) which connect Detroit with the balance of the U.S. The city is home to the Ambassador Bridge Point of Entry and the Detroit-Windsor tunnel, connecting the U.S. and Canada. Over 109 million people in the U.S. and Canada are located within 500 miles of the Detroit MSA, making it one of the most sought-after trading hubs in the country.

DRIVE-TIME ANALYSIS (METRO DETROIT MSA)

Market	Distance (Miles)
Cleveland	170
Columbus	180
Toronto	230
Cincinnati	250
Chicago	250
Indianapolis	270
Pittsburgh	270
St. Louis	520

DETROIT
MSA



180M
People Within
1-Day Drive

#1

Best US Airport
for Customer Satisfaction



AIR

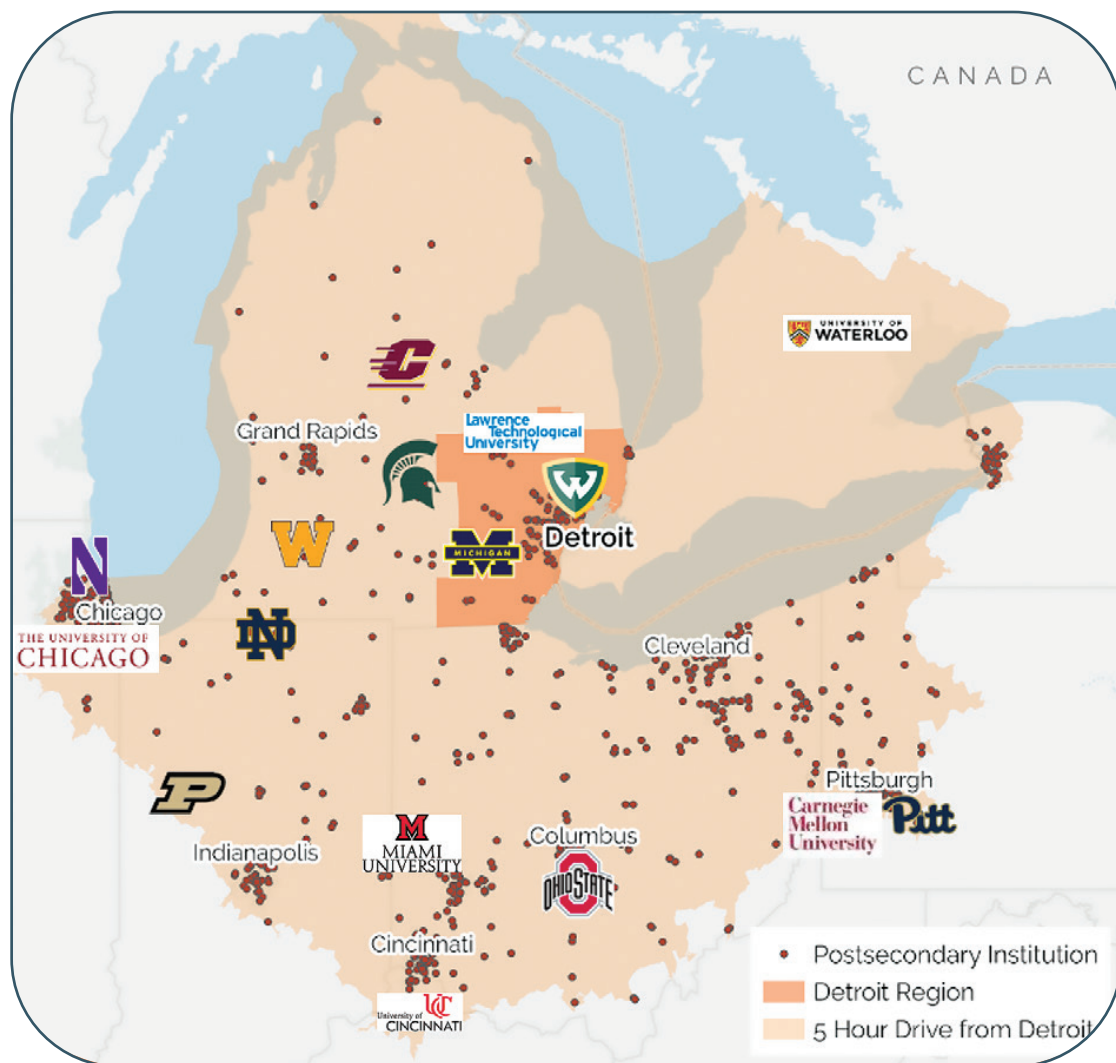
On an annual basis, the Detroit Metropolitan Wayne County Airport has a \$10.2 billion economic impact, reaches 140+ nonstop destinations, and services 36.7 million passengers. Less than ten (10) miles west of the airport is Willow Run Airport, an important corporate, cargo, and general aviation facility to the greater Detroit region. Willow Run Airport typically handles over 200 million pounds of cargo annually, making it one of the nation's largest airports for landed air freight flown by exclusively cargo aircraft. Willow Run Airport is also situated along the Canada-Mexico trading corridor, making the Detroit-Windsor gateway the third largest international trade corridor in the U.S. Over \$300 million in trade crosses each day at the Detroit-Windsor border. As a result of this extremely central location, these airports serve as a direct and convenient conduit to the international marketplace.

WATER

The Port of Detroit, located along the Detroit River, is the largest seaport in the state of Michigan and handles 15-20 million tons of commercial cargo a year. The port is a vital point of entry for steel and raw iron ore, both of which are crucial components for the automotive and manufacturing industries.

METRO DETROIT IS IN A NATIONAL TALENT CORRIDOR

200 UNIVERSITIES AND COLLEGES WITHIN A 5-HOUR DRIVE



ONE-THIRD OF ALL U.S. COMPLETIONS NEARBY

Nearly 30% of the total national higher education completion occur from institutions within a four-hour drive from Metro Detroit

61,000 GRADUATES PER YEAR

Across 34 universities in the Metro Detroit Region

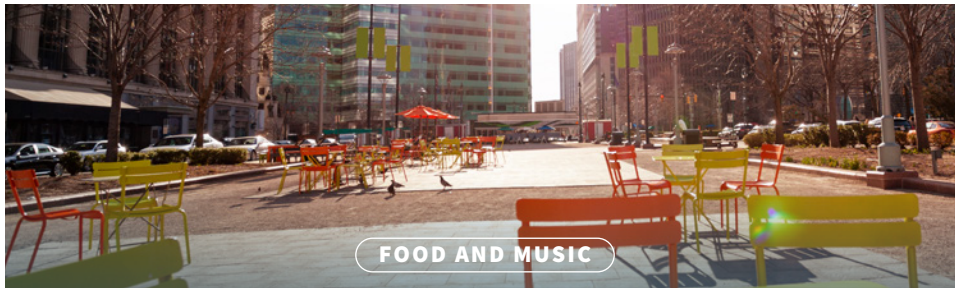
#1 U.S. METRO FOR GRADUATE RETENTION

78% of Metro Detroit Students Stay in Detroit

METRO DETROIT OFFERS A PREMIER SUBURBAN LIFESTYLE



Metro Detroit delivers exceptional outdoor recreation through its network of hundreds of inland lakes across Oakland, Macomb, and Wayne counties. While Belle Isle Park remains Detroit's 982-acre crown jewel with miles of shoreline and recreational facilities, the region's true outdoor appeal extends well beyond. The extensive metropark system creates a green ring around the metropolitan area, while the Detroit RiverWalk offers scenic urban paths with stunning waterfront views. What truly defines the Michigan lifestyle is the easy access to "Up North" - within just 2-3 hours, residents can escape to pristine northern Michigan lakes, Lake Michigan dunes, or world-class Great Lakes fishing, creating a perfect balance of urban amenities and natural getaways throughout all four distinct seasons.



Metro Detroit's food and music scenes showcase the city's cultural richness and creativity. Culinary offerings span from celebrated Middle Eastern restaurants in Dearborn to innovative farm-to-table concepts in Corktown and Eastern Market featuring local Michigan ingredients. As the birthplace of both Motown and techno music, Metro Detroit continues its musical legacy through iconic venues like the Fox Theatre and Saint Andrew's Hall, while annual events like Movement Electronic Music Festival honor this heritage. The city's creative energy pulses nightly in neighborhood venues where emerging talents perform alongside established artists, sustaining Metro Detroit's reputation as an influential cultural force where tradition and innovation continually merge.



Metro Detroit proudly holds the distinction of being one of America's few cities with professional teams across all four major sports leagues, each with passionate fan bases and storied histories. The Detroit Tigers baseball team, playing at Comerica Park, carries over a century of tradition with four World Series championships to their name. The Detroit Lions football team, though still chasing their first Super Bowl appearance, draw devoted crowds to Ford Field each season. The Detroit Red Wings hockey team boasts an especially impressive legacy with 11 Stanley Cup championships, earning the city its "Hockeytown" nickname during their dominant decades. Rounding out the major franchises, the Detroit Pistons basketball team has captured three NBA championships throughout their history.



Metro Detroit's shopping scene blends revitalized historic districts with modern retail spaces reflecting the city's entrepreneurial renaissance. Downtown features a mix of national brands and local businesses within distinctive Bedrock developments, while Eastern Market complements its food offerings with unique shops selling artisanal goods and vintage finds. The historic Avenue of Fashion has reemerged as a shopping destination featuring independent retailers and galleries owned by local entrepreneurs. Beyond city limits, the Somerset Collection provides luxury shopping options, while Midtown hosts independent bookstores and specialty boutiques showcasing Metro Detroit's creative spirit. Throughout the year, pop-up markets create platforms for local designers and makers to share their distinctively Metro Detroit products with appreciative customers.



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