

VILLAGE CLUB OF CANTON



272-Unit Apartment Community with Value-Add Upside in Canton, MI
30 Minutes from Ann Arbor & Downtown Detroit



Contacts

Mark
Stern

Managing Director
312.622.8140
mark.stern@jll.com

Kevin
Girard

Managing Director
773.263.3890
kevin.girard@jll.com

Zach
Kaufman

Director
847.830.8883
zach.kaufman@jll.com

Holly
Hunt

Analyst
314.873.5447
holly.hunt@jll.com

FINANCING

Matthew Schoenfeldt

Senior Managing Director
773.680.1653
matthew.schoenfeldt@jll.com

Michigan License #: 6502411738



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Offering Summary

Jones Lang LaSalle Americas, Inc. (JLL), is pleased to present Village Club of Canton, a 272-unit garden style apartment community located in Canton Township, MI. A western suburb of Detroit, Canton is located roughly 20 miles west of downtown Detroit and 15 miles east of Ann Arbor with quick access to I-275 and I-96, allowing residents to easily commute to either city in only 30 minutes. Canton also has close proximity to the M-14 technology corridor, one of the world's premier automotive R&D corridors, which attracts Fortune 500 companies and global technology leaders. With a high average household income of ~\$150,000 and highly rated schools, Canton has established itself as one of Michigan's premier townships. The area's natural beauty, parks, and trails combined with its ideal location make it the perfect place for families searching for residential tranquility.

The property offers a mix of layouts ranging from studios to two-bedroom homes with the opportunity for investors to modernize interiors through a value-add program. Residents of the community enjoy a wealth of amenities, including an outdoor swimming pool and lounge, hot tub, sauna, picnic area with grilling stations, tennis and volleyball courts, 24-hour fitness center, and clubhouse. This fantastic opportunity is available free and clear of existing debt.

Property Summary

Name	Village Club of Canton
Address	41420 Village Green Blvd
City, State, Zip	Canton, MI 48187
Year Built	1990
Units	272
Avg Unit SF	896
Rentable SF	243,600
Occupancy	96%
Parking	526 - 1.9 Ratio
Financing	Free & Clear



Unit Mix Summary

Unit Type	# Homes	SF	Market Rent	PSF	% of Unit Mix
Studio	16 homes	±625	\$1,153	\$1.84	6%
1 Bed Den	18 homes	±875	\$1,474	\$1.68	7%
1 Bed	86 homes	±775	\$1,424	\$1.84	32%
2 Bed 1 Bath	84 homes	±950	\$1,619	\$1.70	31%
2 Bed 2 Bath	68 homes	±1,050	\$1,697	\$1.62	25%
Total/Avg	272 homes	±896	\$1,540	\$1.72	100%

Investment Highlights

DYNAMIC APARTMENT COMMUNITY

- In-demand Amenities Highlighted by Resort-Style Pool, Hot Tub & Sauna, Outdoor Lounge with Grilling Stations, Tennis & Volleyball Courts, and Fitness Center
- Value Add & Income Upside through Unit Enhancements
- 99% of units prime for a programmatic renovation program
- Significant Discount to Replacement Cost

CENTRAL LOCATION

- 30 minutes from Ann Arbor & Downtown Detroit with Easy Accessibility to I-275, M-14 Tech Corridor & I-96
- Unparalleled Access to Shopping & Dining
- Nearby Pheasant Run & Fellows Creek Golf Clubs
- Proximate to Major Employers: Ford Motor Company & Corewell Health

FANTASTIC PROPERTY PERFORMANCE

- 96% Occupied
- Impressive ~\$200 achieved renovation premiums for Studio, 1 BR, and 2 BR renovations.
Quoted Premiums for Studio: \$100 & 1 BR and 2 BR: \$275
- Limited nearby competition provides continued opportunity for rent growth

ROBUST MARKET FUNDAMENTALS

- 3% Projected Avg Effective Rent Growth in the Next 5 Years
- 95% Projected Avg Occupancy in the Next 5 Years
- Supply constrained submarket- Market Barriers Including Land Availability, Supply Restrictions, and Zoning Limitations Support Long-Term Value Creation
- 1 property under construction within 8 miles
- Lack of comparable product nearby

Property Being Purchased From
Original Developer, Owner & Operator



Renovated Kitchen



Renovated Bathroom

Quality and Spacious Interiors

- White or Oak Kitchen Cabinetry
- White or Stainless Steel Whirlpool Appliances
- Granite or Formica Countertops
- Stainless-Steel Hardware & Fixtures
- Gooseneck Faucet with Pull Down Sprayer
- Stone & Glass Kitchen Backsplash
- Eat-in Kitchen with Breakfast Bar
- In-Unit Whirlpool Washer & Dryer*
- Wood-Style Vinyl Flooring in Kitchen & Dining Room
- Foot-Friendly Carpeting in Living Spaces & Bedrooms
- Custom Walk-in Closets with Built-in Shelving*
- Fireplace in 2nd Floor Apartments
- Walk-in Shower or Bath with Ceramic Tile Surround
- Private Balcony or Patio*
- Entry Foyer with Coat Closet
- 8-inch Rainfall Showerhead with Hand Sprayer

* Select Units

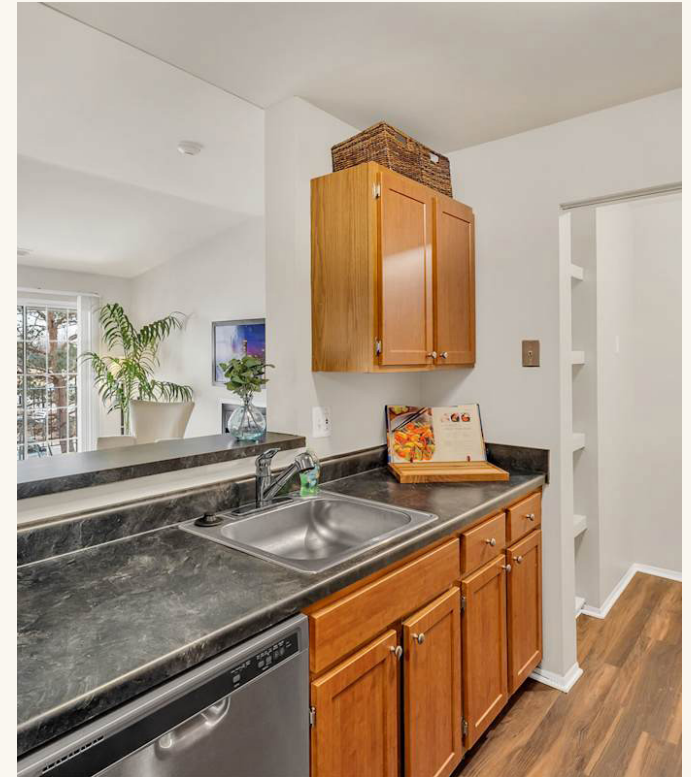
99% Value-Add Upside

The Property offers significant value-add upside through interior unit renovations.

See example below of a potential scope:

RENOVATION POTENTIAL

- LVP Flooring in Kitchen & Living
- Stainless Steel Appliances
- Undermount Sink & Gooseneck Faucet
- Quartz Countertops
- New White Cabinetry Countertops
- Modern Backsplash
- In-Unit Washer & Dryer in all Studios



Mock-Up of Potential Value-Add

*not an actual renovated unit at Village Club of Canton

White
Cabinets

Modern
Backsplash

Quartz
Countertops

Updated
Lighting

Updated
Wood Flooring

Reimagined Amenities

- Resort-Style Amenities Featuring Heated Outdoor Pool with Cascading Waterfall and Expansive Sundeck and Cabana
- State-of-the-Art Fitness Center
- Spectacular Two-Story Clubhouse with Private Entertainment Facility and Business Center
- Scenic Outdoor Space Including Numerous Ponds, a Picnic Area, Tennis, Racquetball, and Sand Volleyball Courts
- Bark Park & Dog Run

Ability to convert community laundry facility to amenity of your choosing.





REPURPOSE RACQUETBALL
COURT TO COWORKING SPACE



OPTION TO CONVERT
TENNIS COURTS TO
PICKLEBALL COURTS

VILLAGE CLUB
OF CANTON

Canton & Beyond

8 MILES TO NORTHVILLE, MICHIGAN
18 MILES TO NOVI, MICHIGAN

- Property
- Retail
- Restaurants
- Schools
- Recreations

MAVERICK'S
KITCHEN • DRINKS • SPORTS

CHIPOTLE
MEXICAN GRILL

TOARMINA'S
PIZZA-CANTON

MARSHALLS

MICHAELS

DUNKIN'

SAM'S CLUB

153

EMAGINE
CANTON

GARRABBA'S ITALIAN GRILL

LIFE TIME

HOBEN
ELEMENTARY
SCHOOL

SUPER FINE
WINE & LIQUOR

BLACKROCK
BAR & GRILL

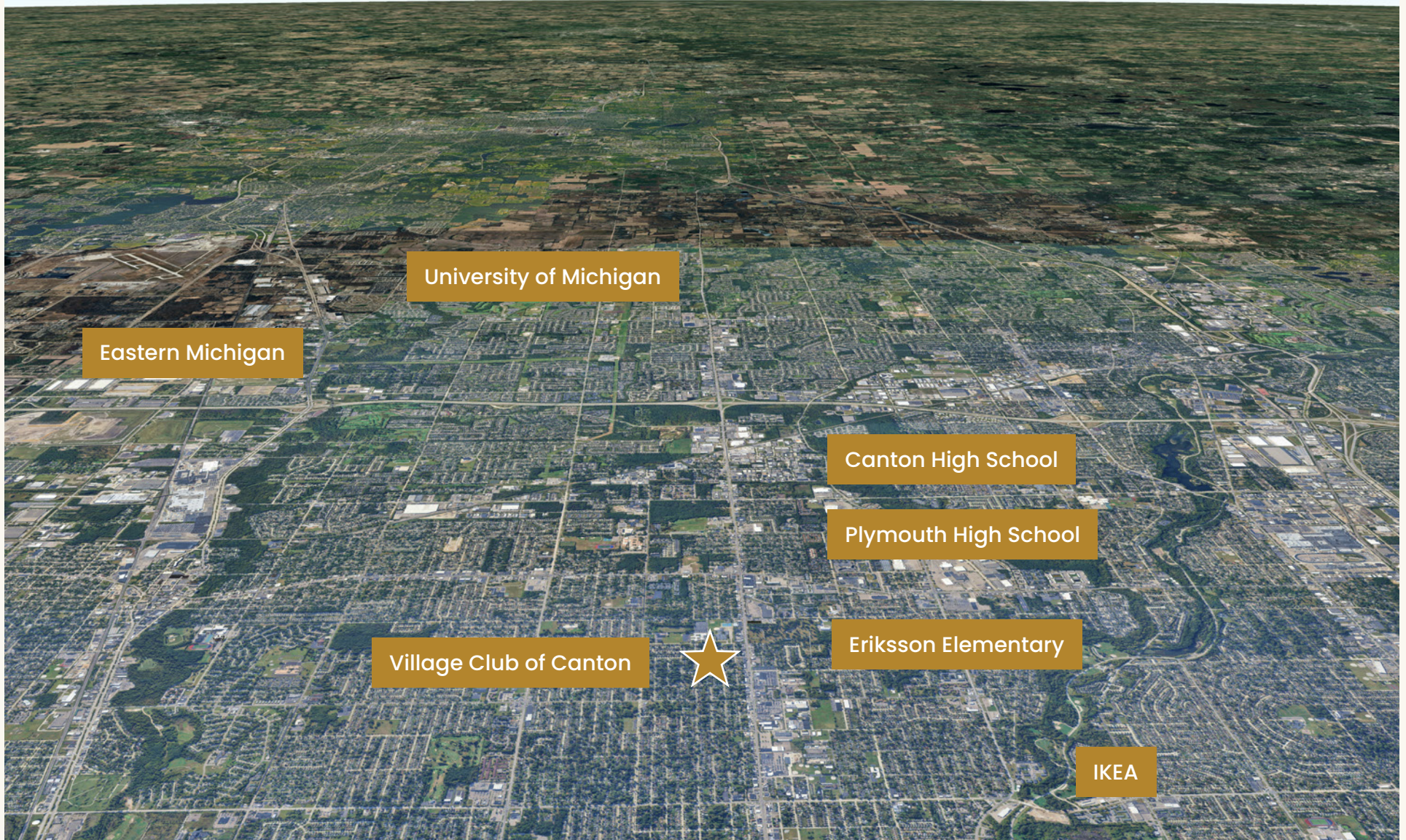
STARBUCKS

VILLAGE CLUB
OF CANTON

ANN ARBOR
20 Min Drive

DETROIT
20 Min Drive

Access Everything Location



The Canton Community

The Canton Charter Township is located in the Detroit Metro area, 30 minutes west of downtown Detroit and 30 minutes east of downtown Ann Arbor. The city presents a charming family-focused environment with exceptional schools, healthcare, and safety services. The unique blend of urban convenience and suburban comfort makes it one of the Detroit area’s most desirable places to live.



A+
Overall Grade

A+
Good for Families

A
Public Schools

A-
Jobs

A-
Outdoor Activities

Niche, 2025

Canton Demographics

2025 Population	98,956
Average Household Income	\$147,197
Average Home Value	\$379,499
Average Age	39.5
White Collar Workforce	74.7%
Unemployment Rate	3.2%

ESRI, 2025

Only 30 Minutes from Canton – Welcome to Ann Arbor

Ann Arbor, Michigan is indeed a vibrant city known for its academic prowess and economic opportunities. Located about 40 miles west of Detroit in Washtenaw County, Ann Arbor is bordered by the Huron River. It boasts easy accessibility through major highways like Interstate 94 and US Highway 23, making it convenient for travel. Home to the prestigious University of Michigan, the city benefits from its intellectual atmosphere and the University's contributions to research and innovation. Ann Arbor has a diverse economy, thriving in sectors such as high-tech, healthcare, biotechnology, and engineering. The city offers a wide range of cultural and recreational activities, including museums, art galleries, theaters, and beautiful parks. Its high quality of life is further enhanced by a welcoming community, excellent public schools, and healthcare facilities. Ann Arbor's entrepreneurial ecosystem, supported by the university, attracts startups and fosters innovation, adding to the city's appeal.



#1

**Best Place to Live in
Michigan**

Ann Arbor Spark, 2025



#6

**Cities with the Best Public
Schools in America**

Niche, 2025



#10

**Best Cities to Raise a
Family**

Niche, 2025



#1

**Most Educated City in
America**

WalletHub, 2025

**One of the
Best Cities
to Live in
America**

Niche, 2025

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% LOWER

Than National Average
(97% vs. 95%)

Market Concessions

35% LOWER

Than National Average
(3.8% vs 5.9%)

YoY Rent Growth

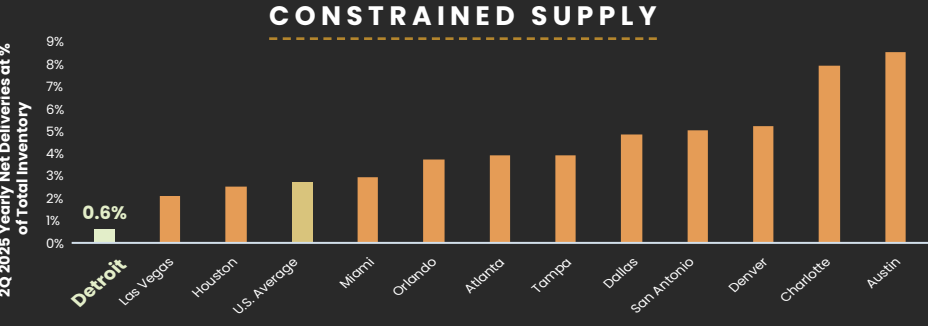
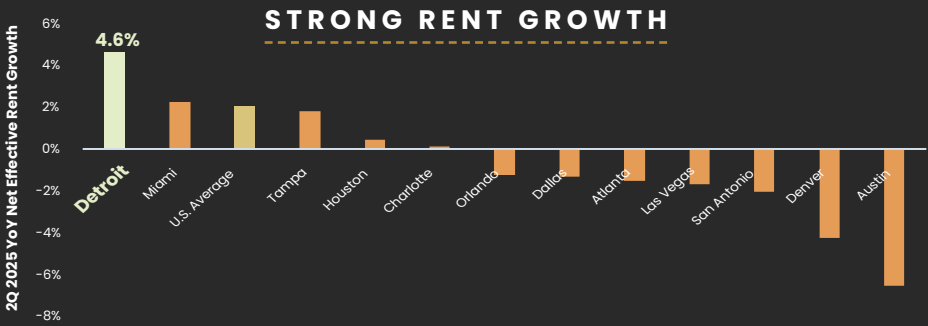
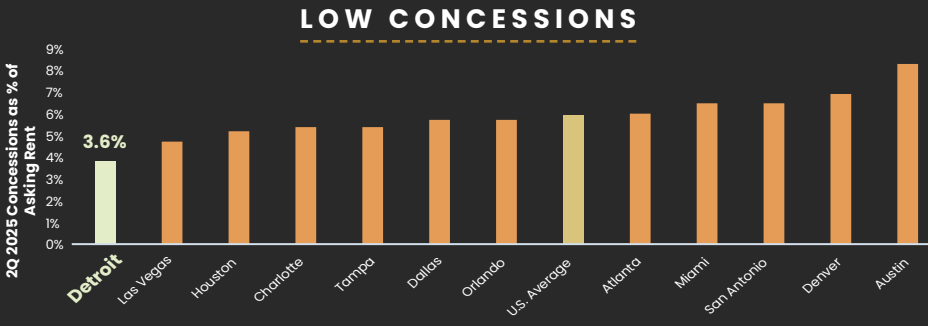
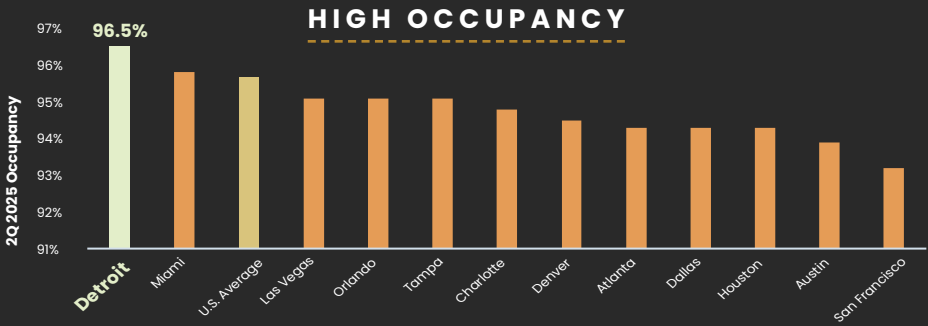
2.5x LOWER

Than National Average
(4.6% vs 2.1%)

Annual Net Deliveries Ratio

78% LOWER

Than National Average
(0.6% vs 2.7%)



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

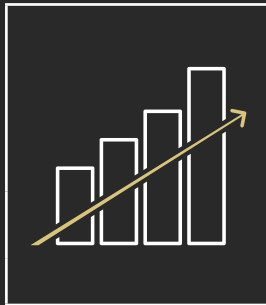


Detroit Dominates



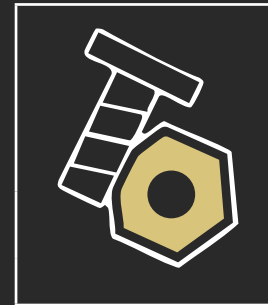
#1

**State for Automotive
R&D and Production**
Business Facilities, 2024



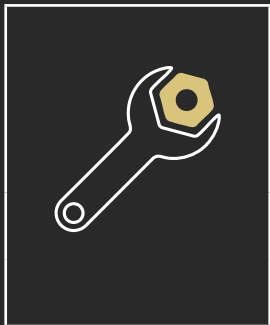
#1

**State for Venture
Capital Growth**
PitchBook, 2023



#1

**U.S. Metro for
Manufacturing Assemblers**
PitchBook, 2023



#1

**U.S. Metro for Engineering
Talent Per Capital**
Lightcast LQ, 2024



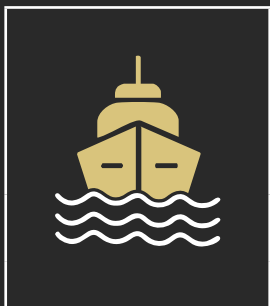
#2

**Lowest Cost of Living Among
Most Populous U.S. Metros**
Detroit Regional Partnership,
2024



#6

**Best State
for Business**
CNBC, 2025



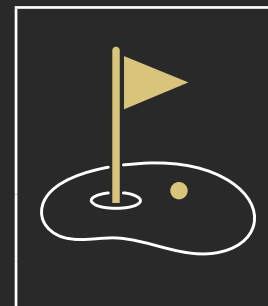
#1

**State With
Freshwater Access**
(11,000+ Lakes)



#1

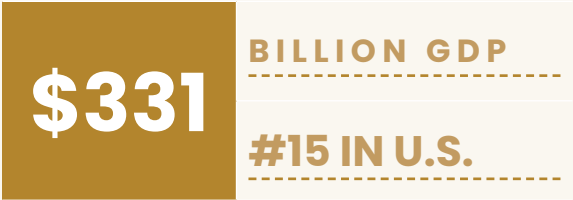
**Largest City-Owned
Island Park**
(Belle Isle)



#3

**State with Most
Golf Courses**

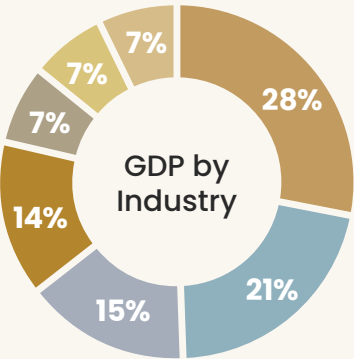
Detroit: Globally Connected



Comparable to Pakistan,
42nd Largest Economy in the World



Since 2020



32% Growth Since 2020



20% Growth Since 2020

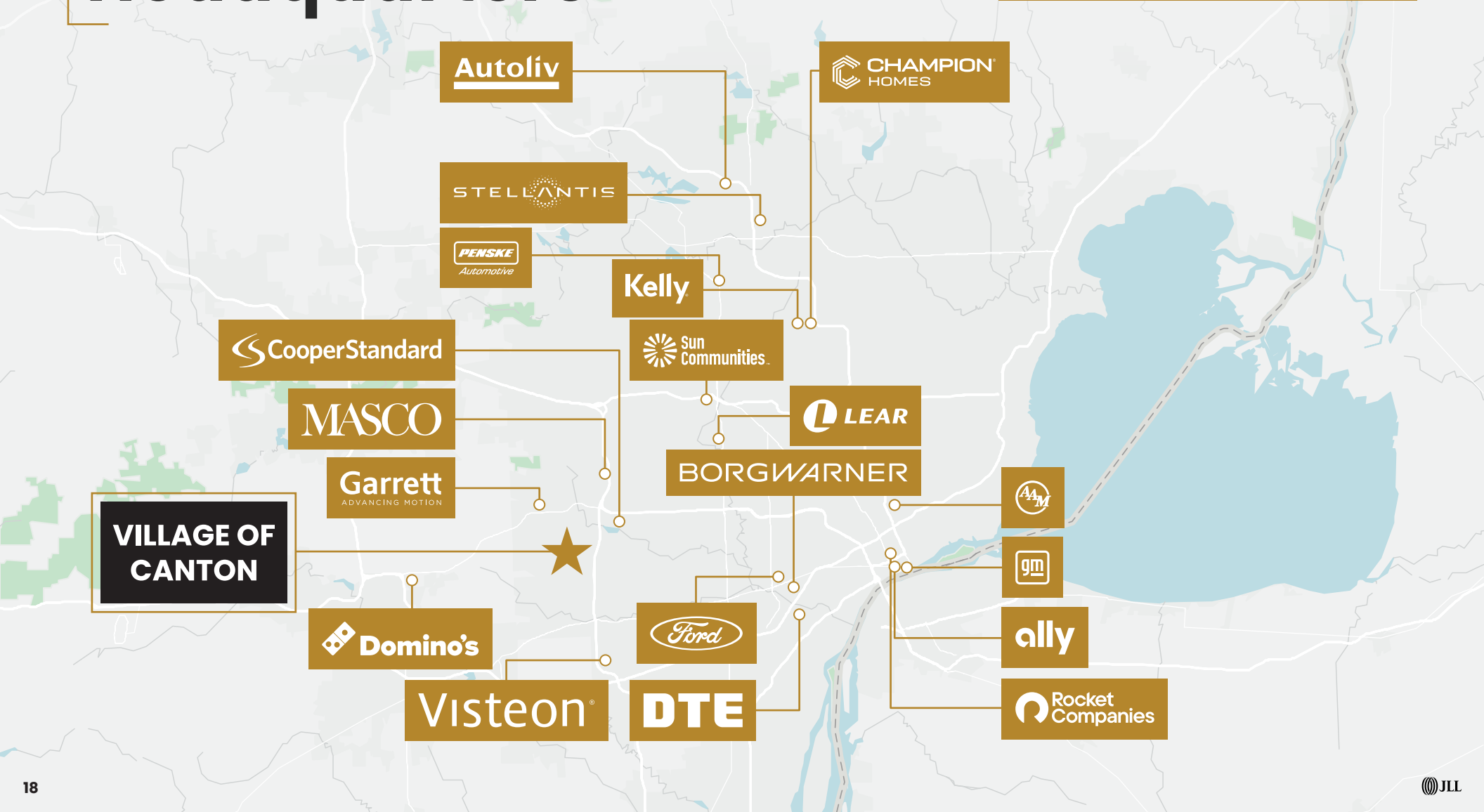
LARGEST METRO DETROIT EMPLOYERS



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

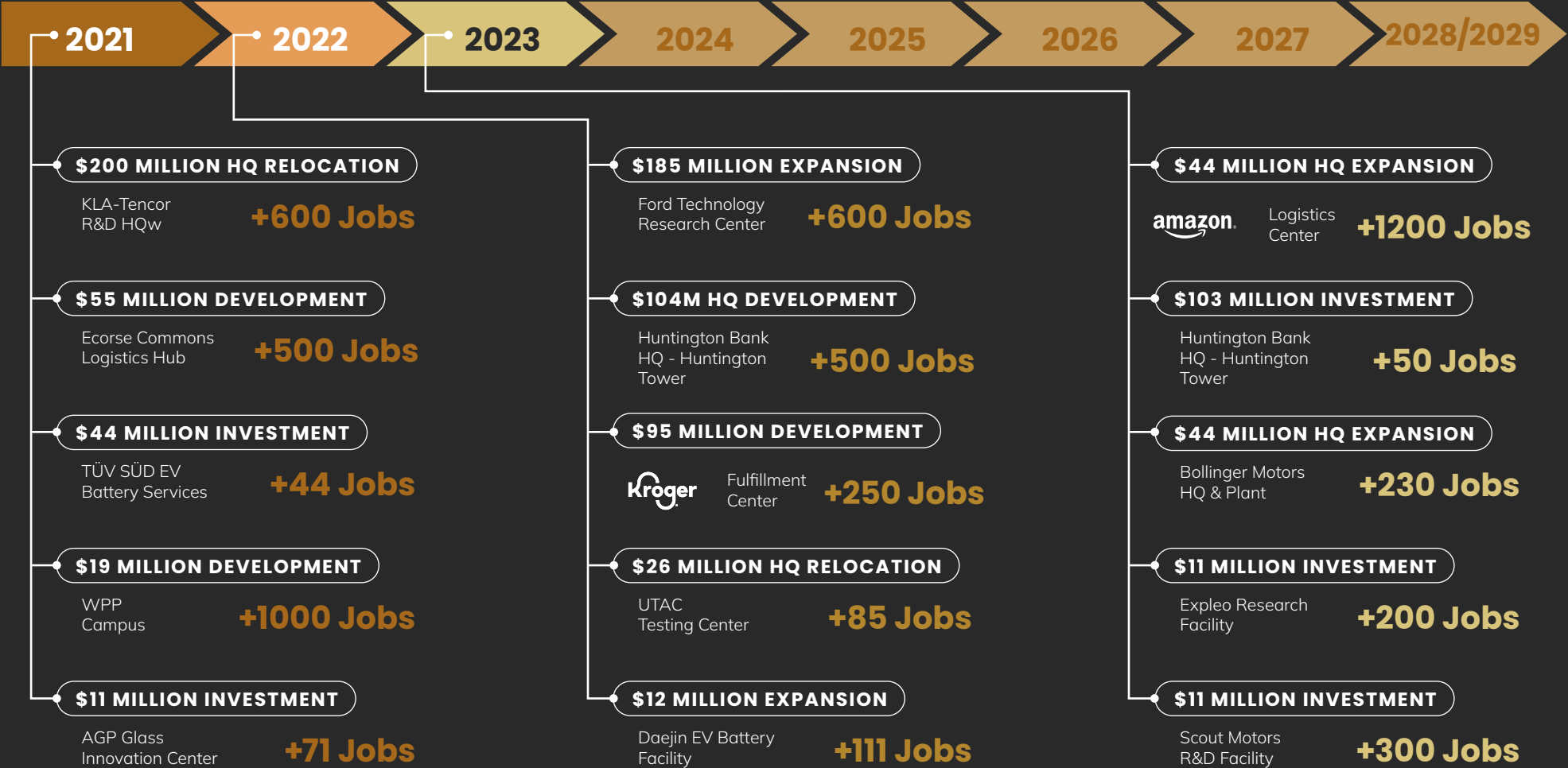
Metro Detroit is a Top 10 MSA For Fortune 1000 Headquarters

Metro Detroit Is Home To
19
Fortune 1000 Headquarters



Economic Powerhouse

Public & Private Investments are Fueling the Motor City's expansion into the research, medical, and logistics sectors





Google

+400 Jobs

+400 Jobs

+600 Jobs

+277 Jobs

 TOYOTA

+600 Jobs

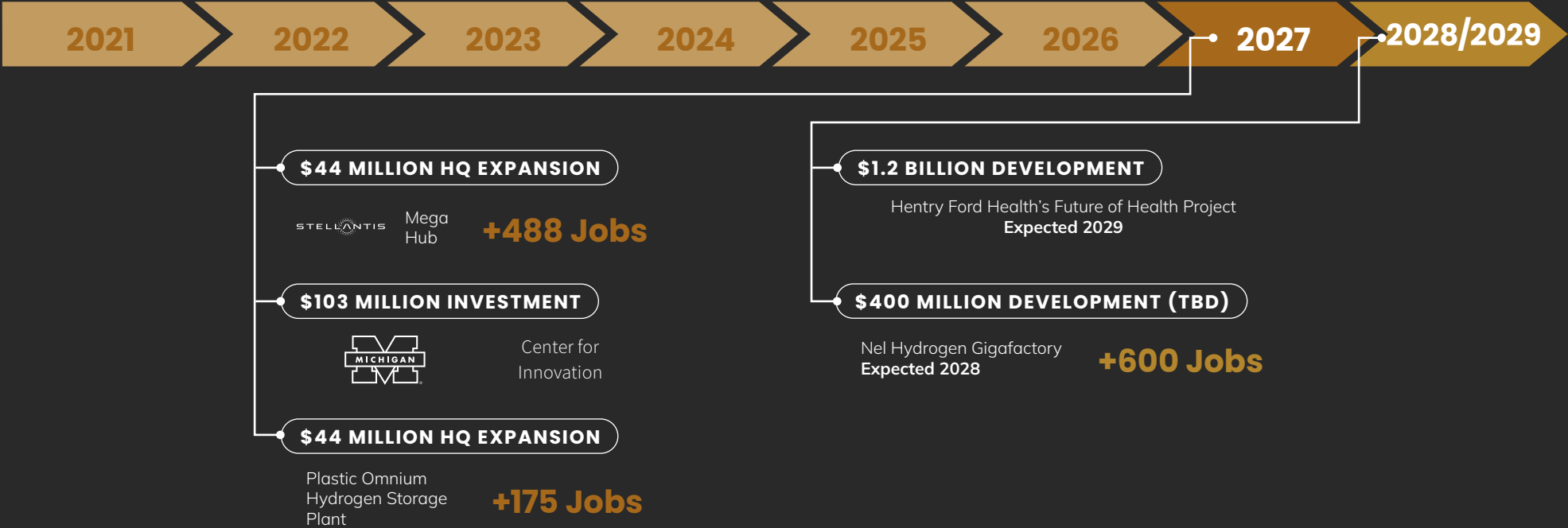
+579 Jobs

+20 Jobs



Economic Powerhouse

Public & Private Investments are Fueling the Motor City's expansion
into the research, medical, and logistics sectors





180M

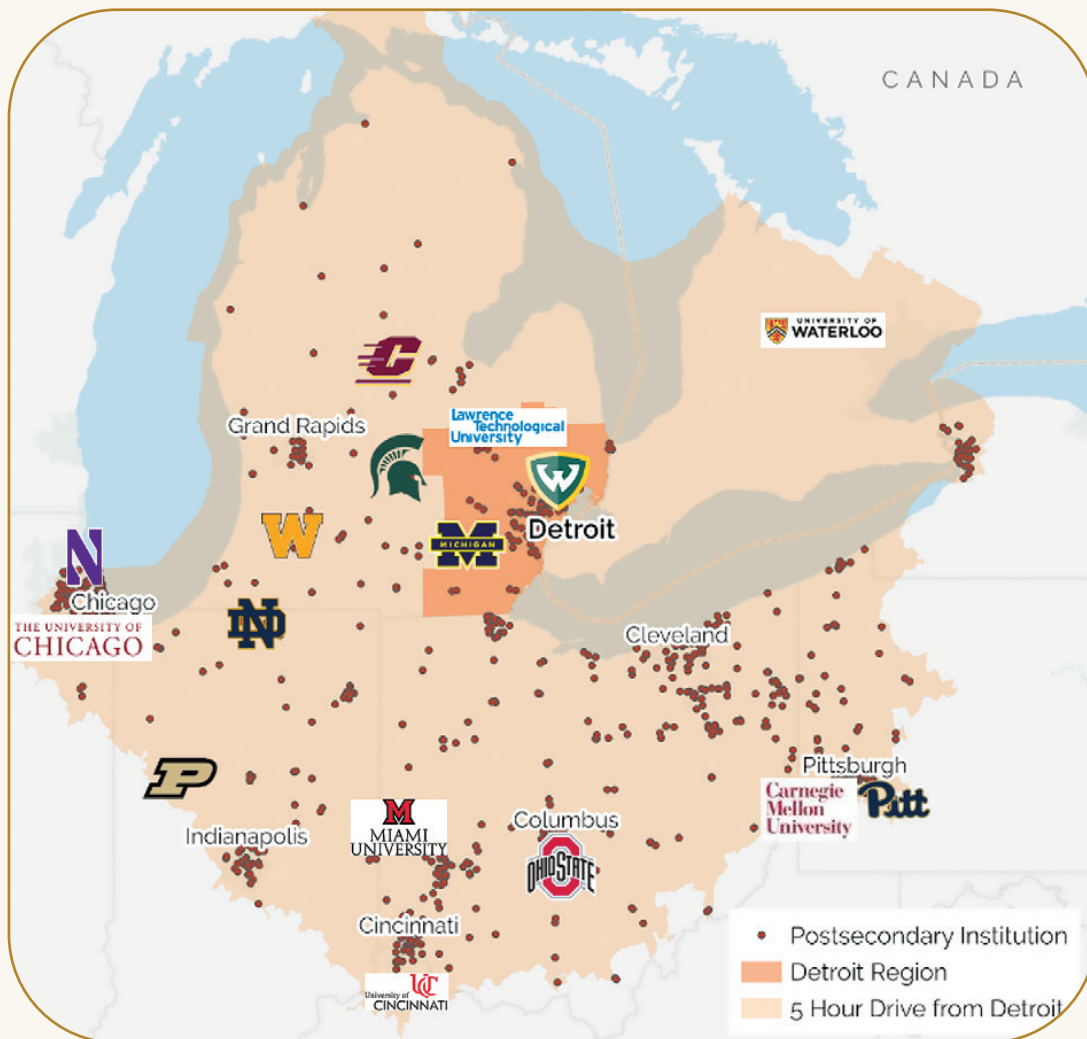
People Within
1-Day Drive

Market	Distance (Miles)



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

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