

# Bear Creek Crossings

2160-2180 Anderson Road  
Petoskey, MI 49770

## INVESTMENT HIGHLIGHTS

Purchase Price \$7,186,000

Year One CAP Rate: 9.97%

NOI: \$716,292

Number of Suites: 15

Occupancy: 85%

Gross Building Size: 45,857 SF

Price Per SF: \$156.70

Year Built: 2007-2009



Required Investor Funds: \$724,070

Minimum Investment Amount: \$50,000

Total Equity Raise: \$2,435,000

Amount Available to Investors: \$354,070

Investors' Preferred Return: 8.00%

Projected Actual Cash Return: 10.79%

Projected BTIRR on 7-Year Hold: 17.13%

Investment Type: Passive

To invest or discuss further please contact:

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