

EAGLES LANDING

93-UNIT CLASS A MULTIFAMILY
INVESTMENT OPPORTUNITY

WILLISTON, NORTH DAKOTA



INVESTMENT THESIS

Eagles Landing is a well-maintained 93-unit multifamily community built in 2016, offering investors the opportunity to acquire a high-quality asset at an attractive basis while implementing a disciplined value-add strategy.

Through targeted rent optimization, operational improvements, and professional asset management, Martensite Investment Group seeks to enhance net operating income and create long-term value for investors.

INVESTMENT HIGHLIGHTS

- 93-unit institutional-quality apartment community
- Built in 2016 with limited deferred maintenance
- Acquisition basis of approximately \$114,301 per unit
- Opportunity to increase average rents through operational improvements
- Five-year business plan targeting long-term value creation
- Experienced, disciplined asset management approach

PROPERTY SNAPSHOT

Property	Eagles Landing
Location	Williston, North Dakota
Asset Type	Multifamily
Units	93
Year Built	2016
Purchase Price	\$10.63 Million
Price Per Unit	\$114,301
Hold Period	5 Years
Exit Cap Rate	7.00%

PROJECTED INVESTOR RETURNS*

18.4% LP IRR	1.97x EQUITY MULTIPLE	8.0% PREFERRED RETURN	70/30 PROMOTE AFTER PREFERRED RETURN
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EXAMPLE: Investment of \$1,000,000 would return your \$1,000,000 plus 180–200K, plus your equity share of 70% of capital gains upon sale.

**Projected returns are based on underwriting assumptions and are not guarantees of future performance.*

BUSINESS PLAN



WHY WILLISTON?

- Modern multifamily inventory remains limited relative to older housing stock.
- Employment continues to benefit from the region's energy industry and supporting businesses.
- Demand for professionally managed workforce housing supports the long-term investment thesis.
- Newer construction provides a competitive advantage in attracting and retaining residents.

ABOUT MARTENSITE INVESTMENT GROUP

Martensite Investment Group LLC is a private real estate investment firm focused on acquiring and enhancing multifamily communities through disciplined underwriting, thoughtful execution, and long-term stewardship. Inspired by the craftsmanship of forging steel, our investment philosophy emphasizes precision, integrity, and creating enduring value for our investors and the communities we serve.

THE STRONGEST STEEL IS FORGED.
WE BELIEVE EXCEPTIONAL
INVESTMENTS ARE, TOO.