



Investment Opportunity

BPG International, Inc

LENDING OFFER

\$50K

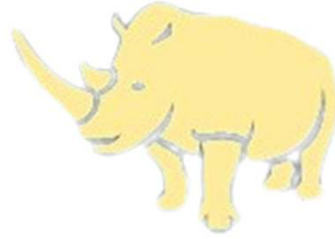
Position -- (negotiable)

18% APR (plus) Interest Only – Quarterly Payments

6 – 12 Months Term



Joseph Banks
(833) 937-3422



Our Mission

Our mission is to provide exceptional living experiences as we expand our multi-unit apartment portfolio. We create comfortable, secure spaces that foster community and belonging. With a commitment to excellence, we maintain safe, functional, and attractive properties.



Bridget P Gladwin
CEO

Joseph H Banks
President

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About Us



BPG INTERNATIONAL, INC

WHO WE ARE

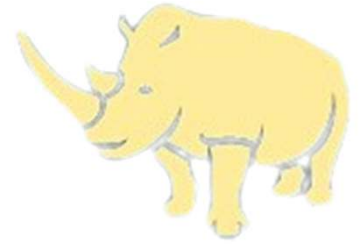
BPG International is a Real Estate Investor / Developer, we buy, sell, rehab, hold and manage multi-family units in New York and Ohio. Our group specializes in the acquisition, maintenance and management of a R.E. portfolio.

WHAT WE DO

We develop and convert under-used office buildings into residential apartment with the intention to revive and farm communities into viable and profitable neighborhoods. We solve housing problems and crisis in local area for increased profits.

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Property Overview



LOCATION

This investment property is in the heart of The City of Middletown Ohio. It's a city steeped in history, from the historical landmarks, such as the iconic Sorg Opera House, which has hosted numerous performances and events since 1891. The Middletown Historical Society tells the story of its evolution. The beautiful downtown area, where historic buildings have been lovingly preserved, gives you a glimpse into the city's architectural past.

PROPERTY DETAILS

This listing is located at 1 N Main St in Middletown, OH, 45042. The building incorporates a total of 69,662 SF Class B office space and is situated on a lot that is 0.3 Acre in size. 1 N Main St that was completed in 1969. The property was completely rehab in 2014. This property is one of 2 office buildings in Middletown that are at least 50,000 square feet in size.

AS-IS VALUE

The most recent Property Tax add Assessment of as-is value of the property is 6,072,430.

AFTER REPAIR VALUE (ARV)

\$12,250,000. Upgrades and conversion to be completed during down time if units are not rented.

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Problem

Urban Decay

- Vacant buildings contribute to blight, making the area look abandoned and unattractive.

Decreased Property Values

- Surrounding properties lose value, discouraging investment and economic growth.

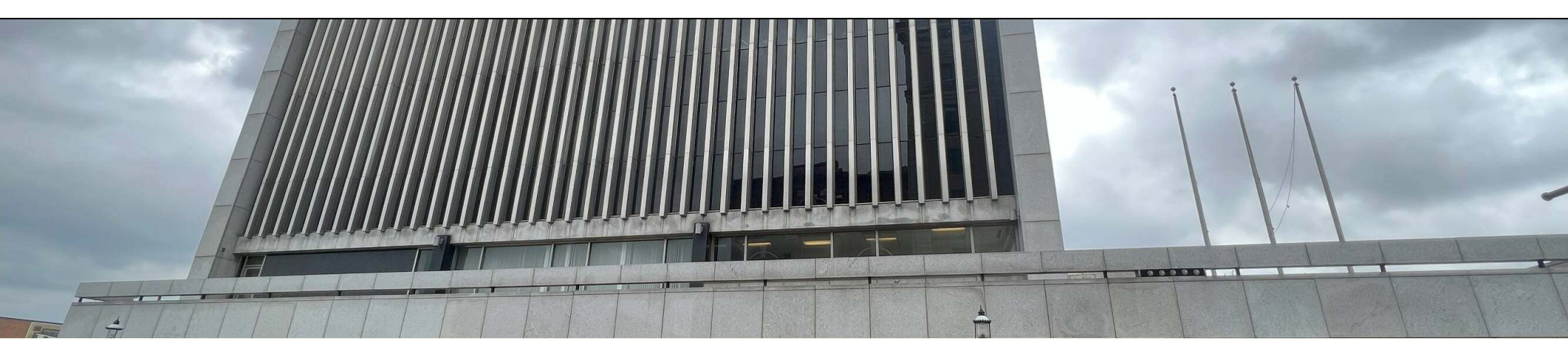
Negative Business Environment

- Fewer workers and residents mean struggling businesses and fewer job opportunities.

Economic Stagnation

- With no active use, the area fails to attract new businesses, jobs, or residents, leading to a continued cycle of decline.

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The Solution



Increased Housing Supply

Provides much-needed housing, helping to address shortages and stabilize rental prices.



Revitalized Downtown Areas

Brings residents back to the city center, increasing foot traffic and economic activity.



Higher Property Values

Well-planned conversions improve neighborhood appeal, boosting surrounding property values.



Boosted Local Businesses

More residents mean increased demand for restaurants, retail stores, and service providers.

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Loan Details

Please review the details, then let's talk!

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Our Offer



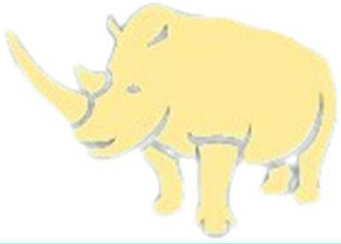
We are seeking to **raise \$2.1 million** in exchange for **18% loan for one year** in our project. The investment will provide a **18% return** to our investors, ensuring a solid return on their commitment while contributing to the development of a thriving community.

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Loan Details

- **LOAN AMOUNT**
\$50,000.
- **INTEREST RATE**
18% Annual & Special ROI incentives
- **LOAN TERM**
12 months
- **LOAN-TO-VALUE (LTV) RATIO**
18% of projected Combined Loans to Current value.
1st is at \$1,093,087. with \$4,979,343. in Equity.
- **REPAYMENT STRUCTURE**
Quarterly interest only payments of \$2,250.00
- **SECURITY**
Promissory Note and Mortgage
Additional Insured on all policies

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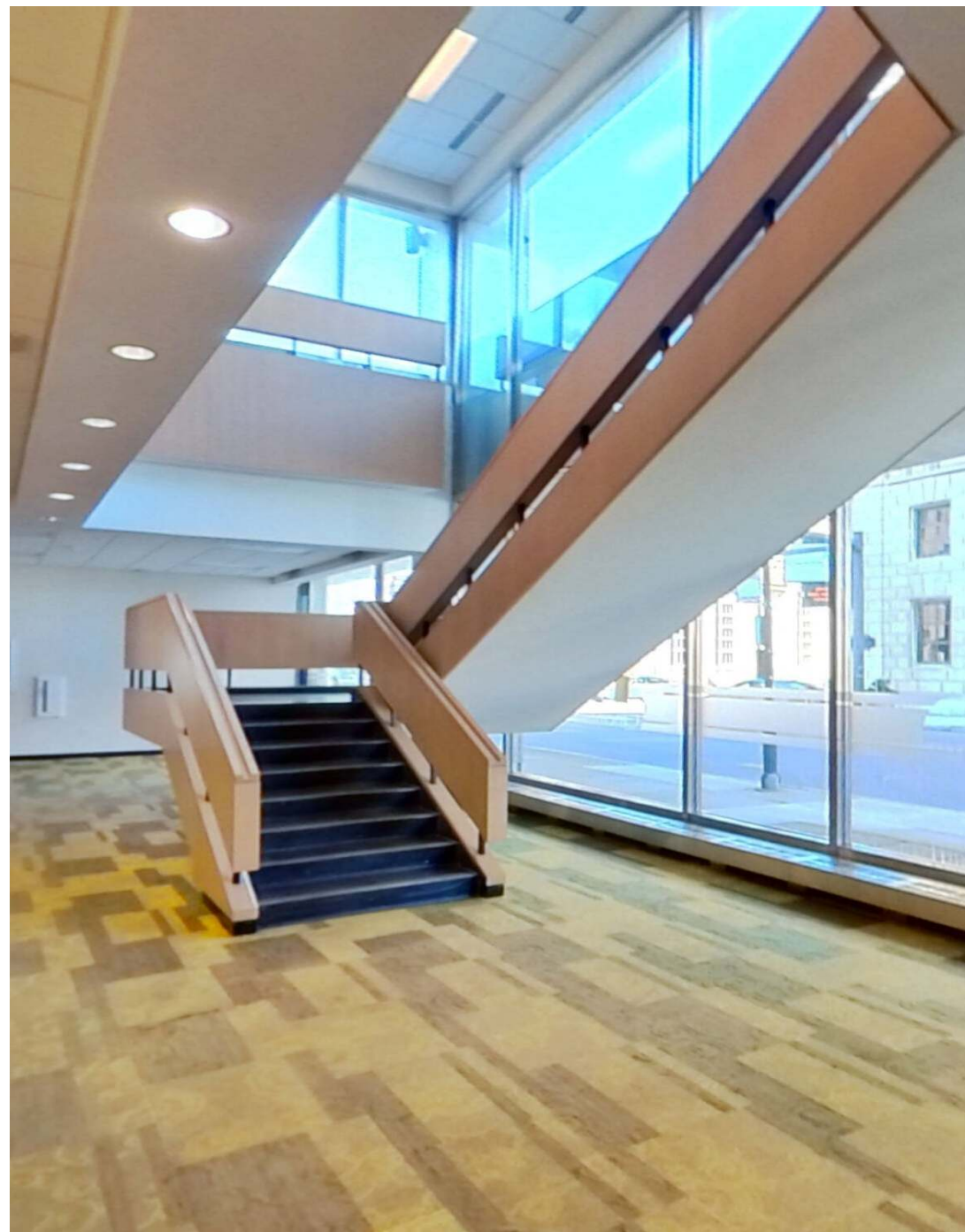
Presents:

Adaptive Reuse Rehab

Commercial Offices Building

Converted Into

**Modern Residential
Apartments & more**

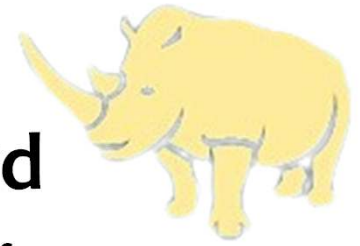


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Adaptive Reuse

A New Standard in Better Living



Adaptive reuse is the process of reusing an existing building for a purpose other than which it was originally built or designed for. It is also known as recycling and conversion. The adaptive reuse of buildings can be a viable alternative to new construction in terms of sustainability and a circular economy, and it has been used to create affordable housing, among other developments. [Wikipedia](#)

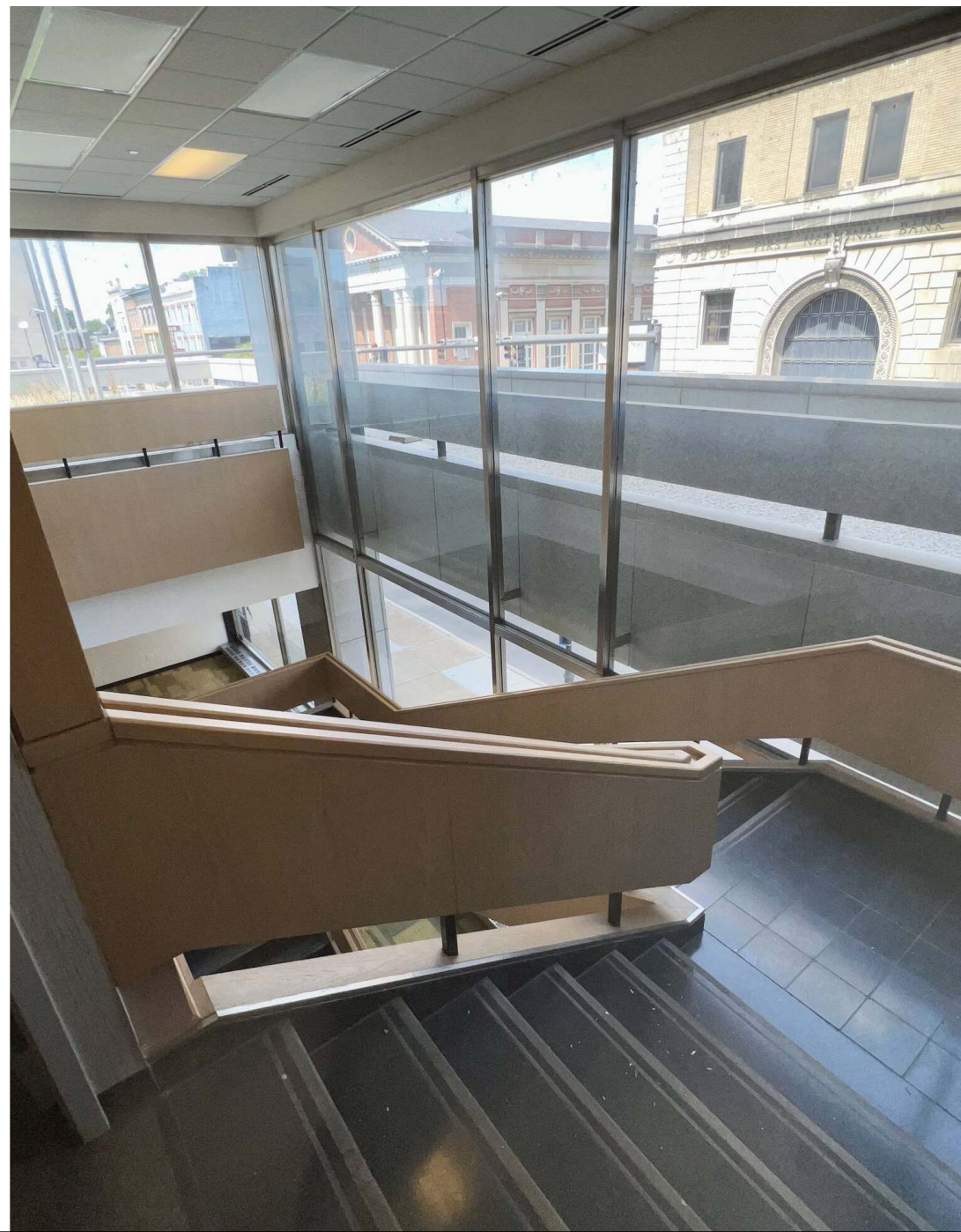
We will convert this office Building into a mixed-use residential and commercial property. The project will feature 41-Apartment units, 5-commercial storefronts and an exclusive restaurant. This will revitalize the downtown area, increasing residential density and boosting local business traffic. The storefronts will be a mixture of partnerships so that we can create at least 40 new local jobs.

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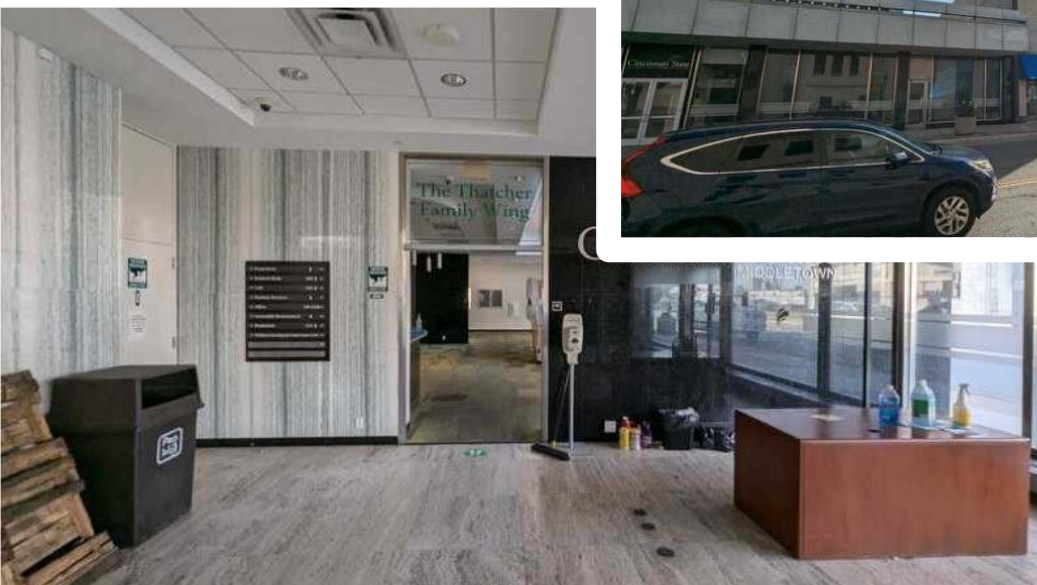
By repurposing this building, we address the issues of low physical traffic by increasing the residential occupancy in the downtown area.

Our Adaptive Reuse Plan Details:

- **Residential Component:**
 - **Units:** 41 apartment units
 - **Design:** Modern, living spaces with private and community areas to foster community interaction and entertainment.
 - **Objective:** Attract residents seeking affordable, community-oriented living solutions, thereby increasing foot traffic and vitality in the downtown area.
- **Commercial Component:**
 - **Units:** 6 storefronts & a 5-star restaurant
 - **Design:** Versatile retail spaces to accommodate a range of businesses.
 - **Objective:** Enhance local commerce by offering prime retail spaces in a revitalized, high-traffic area.



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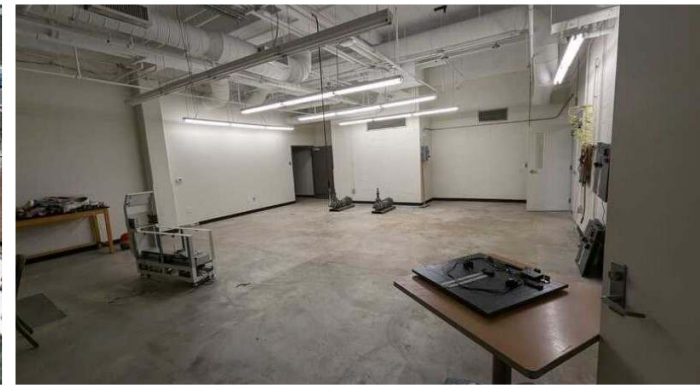
Why Adaptive Reuse for This Building?



Cost-Effective Development: Repurposing an existing office building is often more affordable than new construction. Developers save on demolition, foundation work, and structural framing, reducing overall project costs. This also speeds up the timeline for bringing new housing to market.

Sustainable & Eco-Friendly: Adaptive reuse reduces waste and carbon emissions by preserving existing structures instead of tearing them down. It also minimizes the demand for new building materials, contributing to more sustainable urban development.

Revitalization of Underutilized Spaces: Many downtown areas have high office vacancy rates but a growing need for housing. Converting offices into apartments breathes new life into these spaces, supporting local businesses, increasing foot traffic, and enhancing neighborhood vibrancy.



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Location

Prime Downtown Exposure

Situated at the intersection of North Main Street and Central Avenue, the property benefits from high visibility and foot traffic, enhancing the appeal of its storefronts and restaurant.

Proximity to Community Enhancements

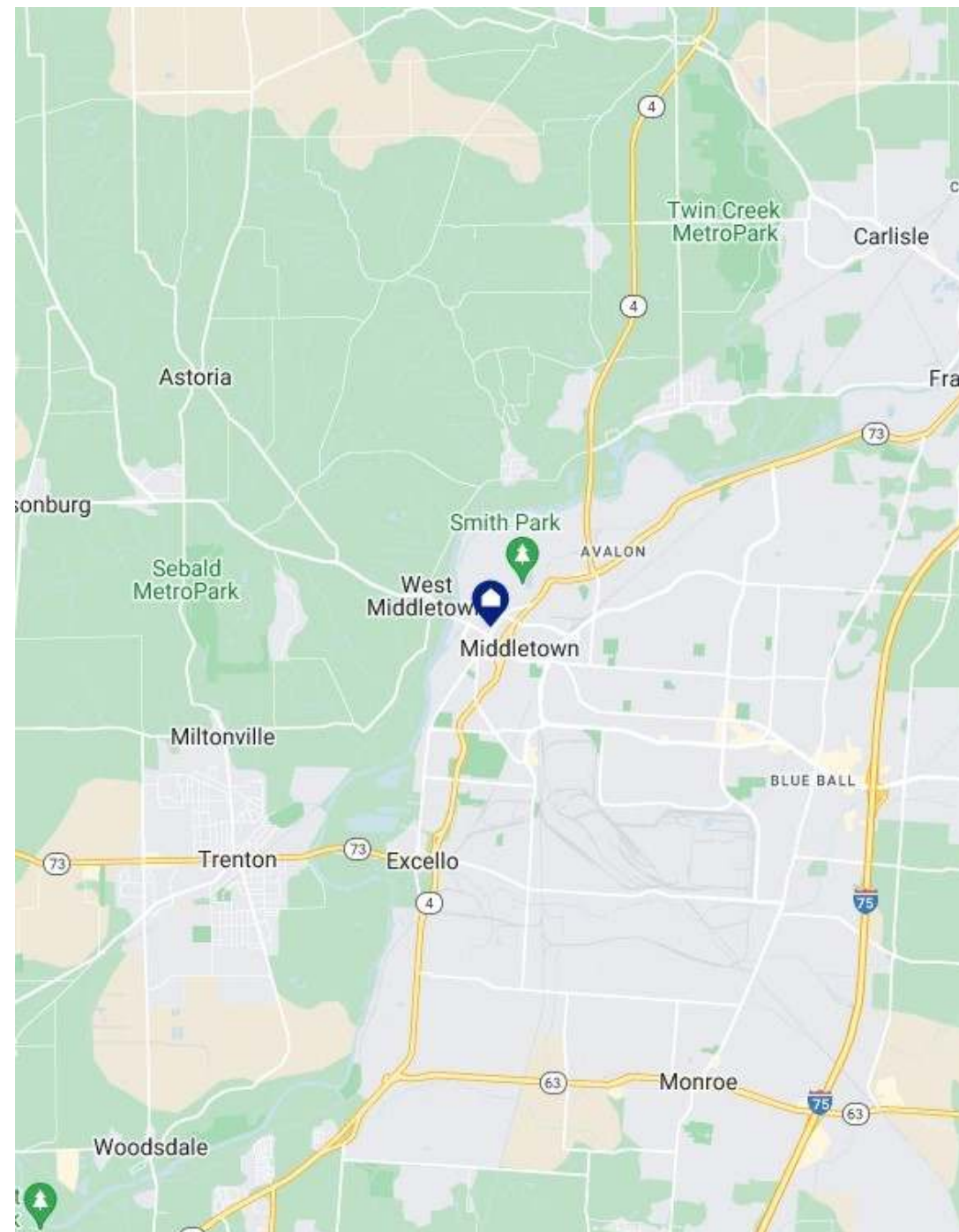
The nearby Main & Manchester Improvement Project includes a 5.1-million-gallon underground storage basin and plans for new community green spaces, contributing to a vibrant neighborhood atmosphere.

Adjacent Surface Parking

The City of Middletown provides adjacent surface parking, offering convenient access for residents and patrons of the commercial establishments.

Zoning Flexibility

Located within the Urban Core Central Subdistrict (UCC), the property is zoned to support mixed-use developments, facilitating the integration of residential units with commercial spaces.



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Housing Market

According to recent data, the average rent for apartments in Middletown Ohio is approximately \$1,252 per month, reflecting an 8.5% increase over the past year.

This upward trend indicates a growing demand for rental properties in the area.

In terms of affordability, 61% of rentals in Middletown are priced between \$800 and \$1,000 per month, while 17% are below \$800, and 22% exceed \$1,100.

This distribution suggests a significant portion of the market caters to mid-range rental rates, with a notable demand for units priced above \$1,100.

The rental vacancy rate in Middletown stands at 2.9%, indicating a tight rental market with limited available units.

This low vacancy rate further emphasizes the need for additional rental housing to meet the existing demand.

Given these factors, there is a substantial opportunity for developing new rental units in Middletown, particularly those offering market-rate rents of \$1,100 or more per month. Such developments would address the current housing shortage and cater to the growing segment of renters seeking quality housing options in this price range.



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Affordable Housing Crisis in Middletown, Ohio

Middletown, Ohio, is currently experiencing a significant shortage of affordable housing options, leading many families into financial distress. The city's Consolidated Plan for 2020-2025 highlights a critical need for affordable housing, especially for low-income and elderly homeowners at high risk of displacement.

The 2023 Housing Study indicates that residents in low-income housing tax credit projects often face rent-to-income ratios exceeding recommended limits, underscoring the affordability crisis.

Projections suggest that if no action is taken, the shortage of affordable rental units in Middletown will continue to grow, exacerbating the financial strain on low-income households. This situation mirrors broader trends in Ohio, where a recent report identified a shortage of 270,399 affordable units for the state's lowest-income residents.

Addressing this pressing issue requires immediate and sustained efforts to increase the availability of affordable housing in Middletown, ensuring that all residents have access to safe and affordable homes.

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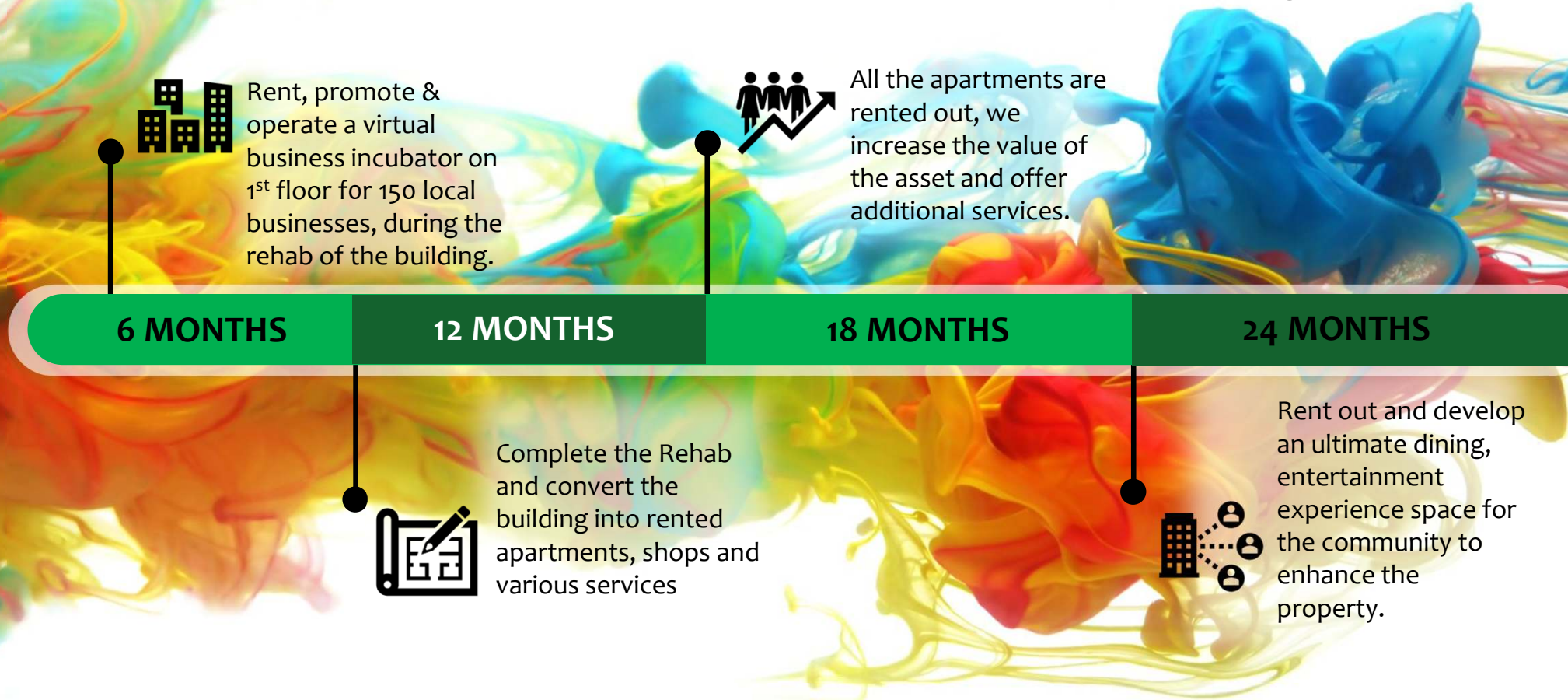
Financials

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Project Timeline

This Timeline defines a brief layout of our intended build schedule, from the purchase, rehab and being full operational.



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Benefits of this Strategy



Rapid Occupancy

We are positioned for rapid occupancy within 6 months of beginning to rehab the facility we will be graced with activity for establishing a business incubator and a virtually shared office space to welcome businesses and allow us to operate a business while the building is under conversion construction.



Upside Potential

Our team benefits from increased rental income as tenants are will to pay more for an upscale facility that caters to the community and create real consistent health foot traffic for the local businesses.



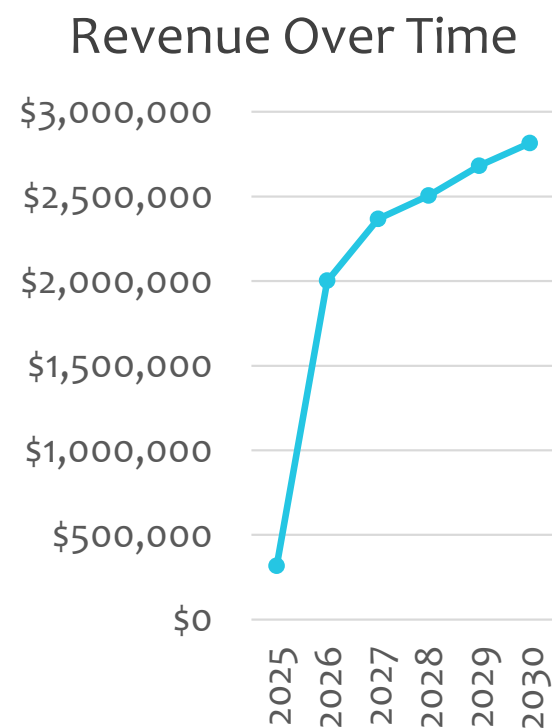
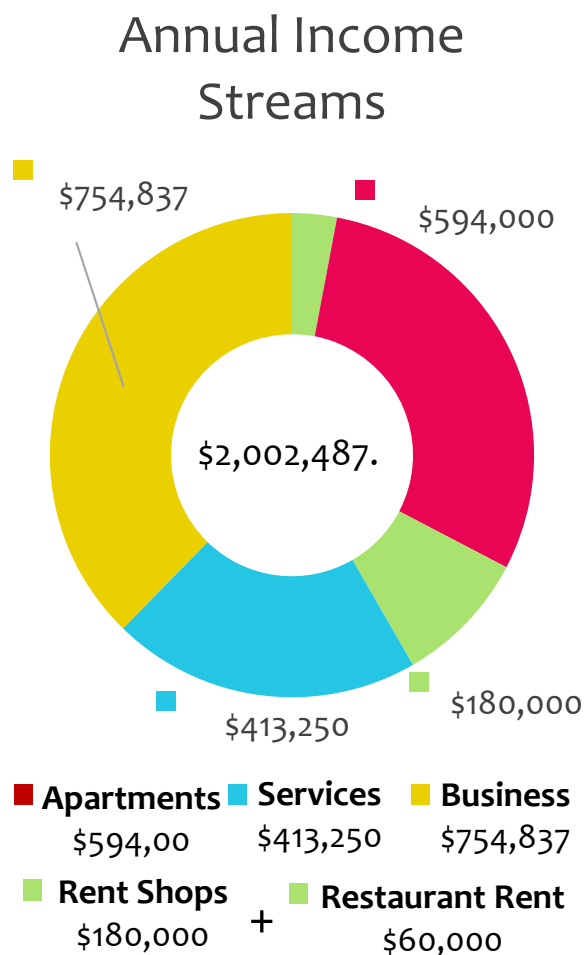
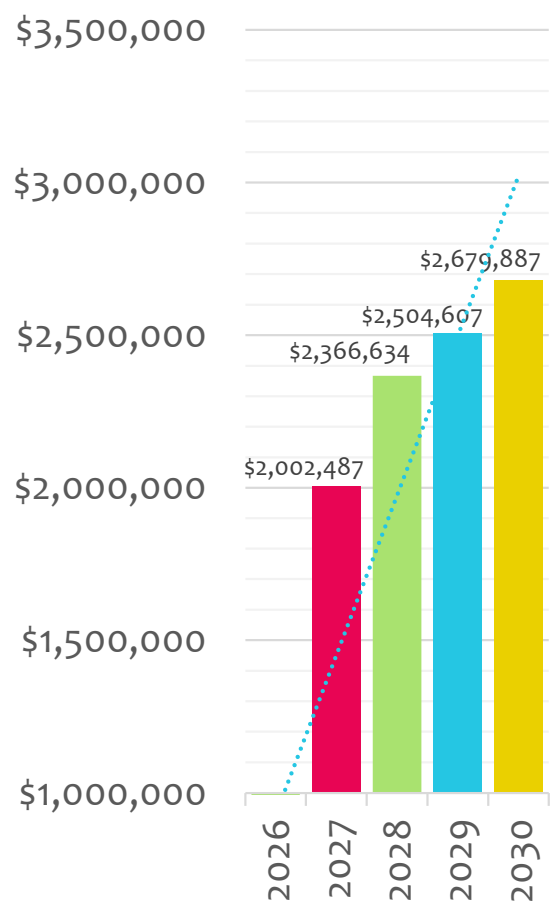
Community Growth

Converting this building into apartments and shops will enhance the community dynamics. This is gentrification at its best. Community activity will bloom from this buildings raise, and it will become the center of downtown.

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Project Projections

Below is a description of the projected revenue for the first year of complete operation after the conversion.



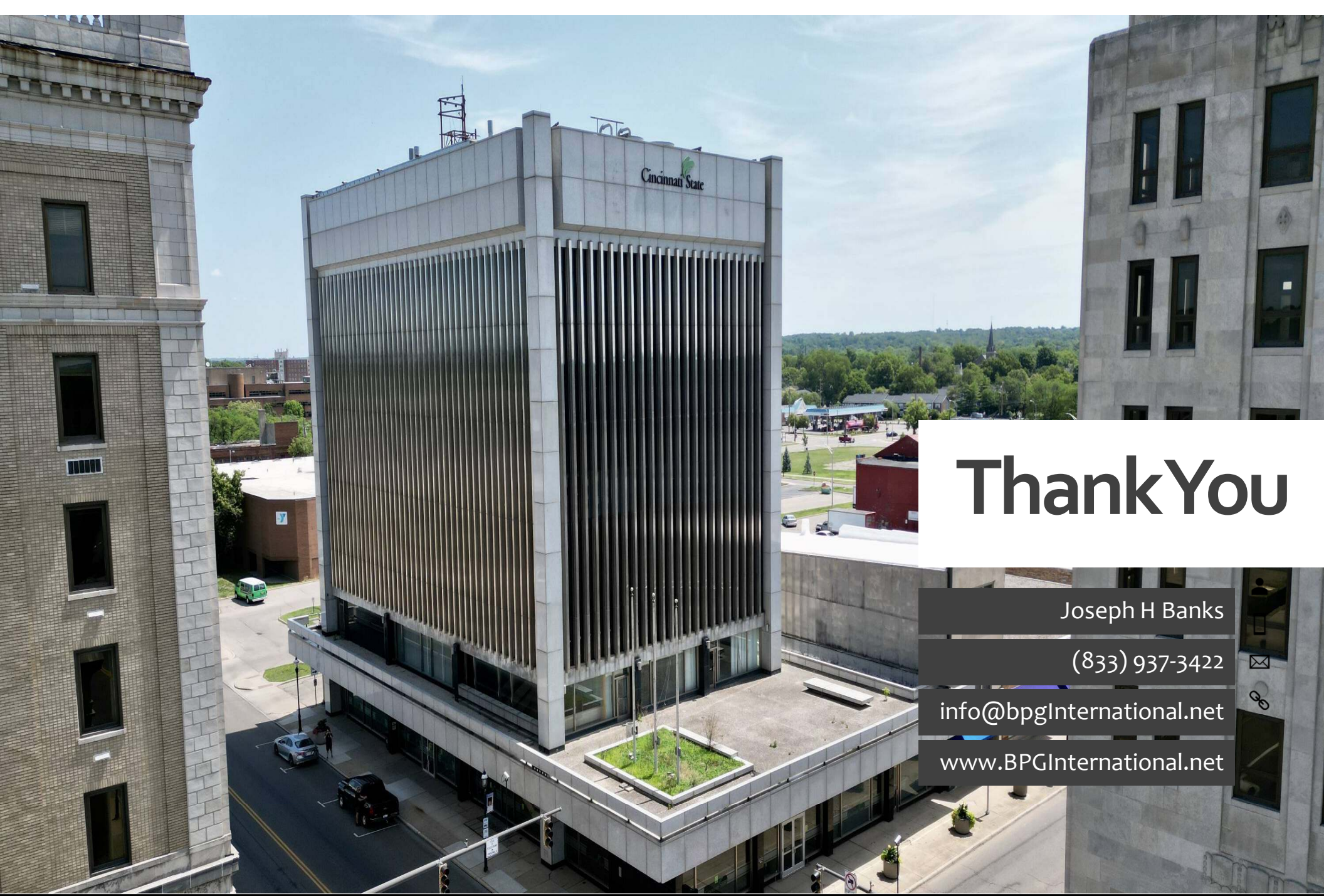
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Pro Forma

Projected Income Earnings 5 Year Projection

Year	Businesses	Apartments	Storefronts	Restaurant	Services	Gross Revenue	Company Revenue
2025	\$220,788	\$56,400	\$12,000	\$15,000	\$13,200	\$317,388	\$111,086
2026	\$754,837	\$595,400	\$180,000	\$60,000	\$413,250	\$2,002,487	\$700,870
2027	\$1,037,784	\$657,600	\$216,000	\$60,000	\$395,250	\$2,366,634	\$868,322
2028	\$1,208,000	\$657,600	\$216,000	\$60,000	\$363,000	\$2,504,607	\$876,612
2029	\$1,383,287	\$657,600	\$216,000	\$60,000	\$363,000	\$2,679,887	\$937,960

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Thank You

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