

An architectural rendering of a two-story blue house with a white picket fence and green trees. The scene is set on a grassy hill under a blue sky with light clouds. A person is riding a bicycle on a path in the foreground. The house has a gabled roof and several windows. A semi-transparent white box is overlaid on the center of the image, containing text.

BEAL REAL ESTATE

711 Pearl

711 Pearl St Ypsilanti

New Development Opportunity

Beal Capital

At Beal Capital, we invest and manage with a responsibility to our investors and our community in mind. Our belief is that our residents deserve to live well, in safe and affordable homes. We raise capital and actively manage funds for the acquisition, revitalization, and management of growth and income-generating real estate in the Midwest.

For decades, we have been developing local networks and knowledge, infrastructure, team members, and relationships in the communities in which we do business. We know these markets and we believe in them. Our friends and family are here. No property within our funds exists on an island. Every acquisition is made within arm's-reach of one of our offices to ensure that it receives the attention that it needs to be successful.

Every acquisition that we consider undergoes a deep analysis from a variety of perspectives to determine if it meets our strict investment strategy. Our networks ensure a constant stream of opportunities that meet our standards. We believe that our partner and investor relationships are our strongest asset. We acquire and efficiently manage real estate assets. Our funds generate attractive returns for investors and minimize risk. We seek to reposition discounted assets, or assets that have been poorly managed in the past, for long-term sustainability and enhanced profitability. Beal Capital targets properties that are expected to generate strong cash flow and provide opportunities for significant long-term growth.

With decades of experience in real estate investing, property management, brokering, and lending, Beal Capital's leadership understands how to protect investor capital while providing consistent returns and long-term growth.

The Beal Capital Leadership Team has completed a combined 500+ real estate transactions.

Our extensive experience gives us a deep level of knowledge in all areas of successful real estate investing including lead generation, underwriting, securing both equity and debt, closing, and immediately executing the initial ownership strategy. From inception to dissolution, the Beal Capital Team has an expert for every stage of the process.

BEAL

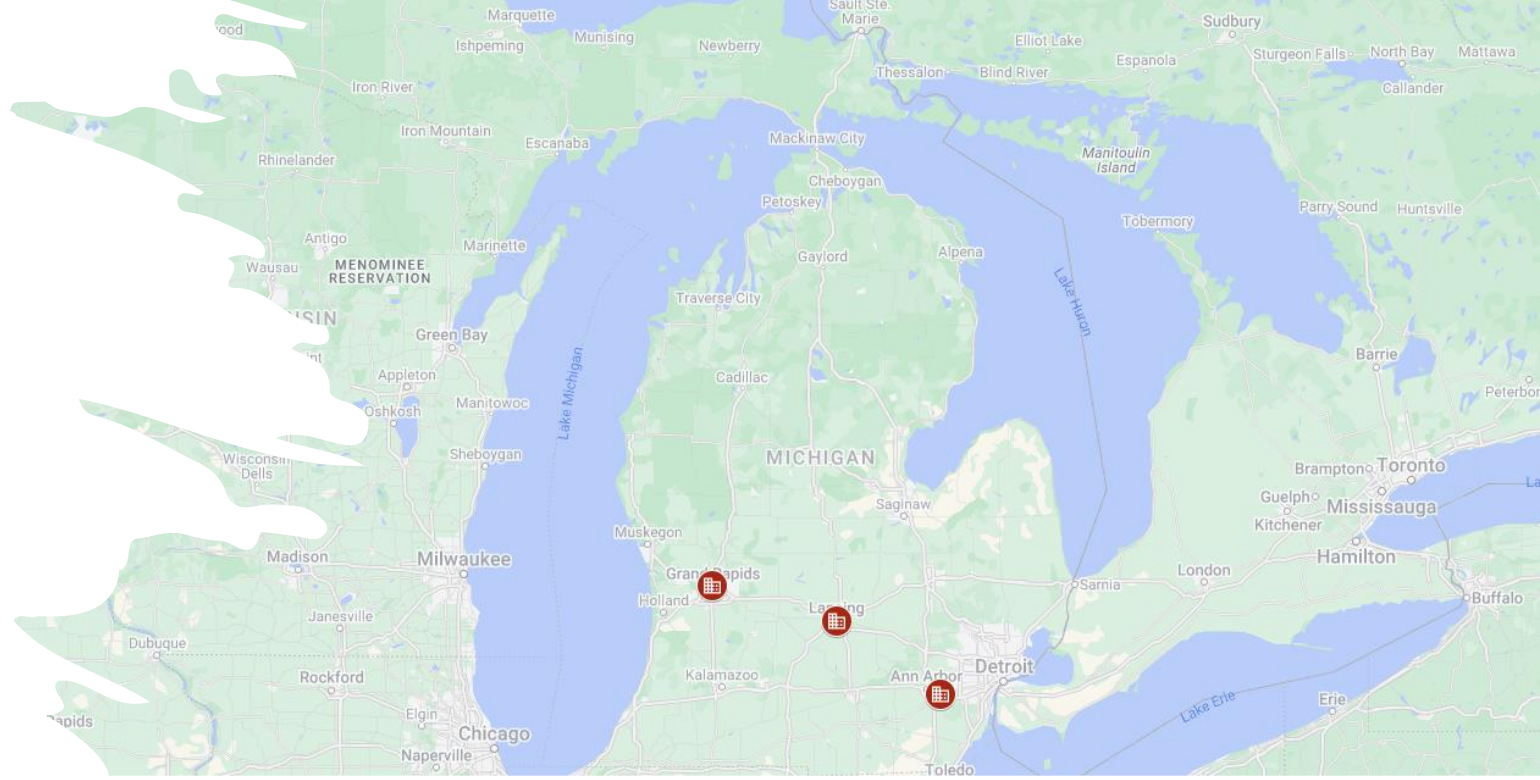
Background

With multifamily acquisition opportunities becoming increasingly limited in 2026, now is the ideal time to pivot toward thoughtful new development. 711 Pearl marks the next evolution of Beal's investment strategy by creating modern housing from the ground up in supply-constrained markets with strong long-term rental fundamentals. By developing new construction assets, we can deliver efficient layouts, lower near-term capital expenditures, and a product tailored to today's renters, all while positioning investors for long-term growth.

We provide services for investors and clients alike with our 2 pillars:

Beal Capital's leadership team's extensive experience in both multifamily and commercial real estate, they have developed a robust network that creates opportunities for building and managing funds in both private equity and real estate. While the team has been actively investing in real estate since 2021 together, leadership has been involved in the industry for several years prior, bringing a wealth of knowledge and expertise to the table.

Beal Real Estate is a full-service real estate firm specializing in brokerage, property management, leasing, development, construction coordination, and investment services across commercial and multifamily assets. With a focus on operational excellence and long-term value creation, Beal Real Estate delivers comprehensive real estate solutions tailored to the needs of owners, investors, tenants, and communities. Through its experienced team and vertically integrated platform, the firm is dedicated to maximizing asset performance, enhancing property value, creating high-quality tenant experiences, and delivering strong investment returns.



BEAL

The Beal Family of Companies

Accounting: 6
Administration: 14
Construction Management: 4
Corporate Leadership: 6
Maintenance: 35
Total Staff: 65

Beal Capital

- Acquisitions/Dispositions
- Asset Management
- Refinancing

Beal Properties

- Property Management
- Residential Leasing
- Repairs & Maintenance

Beal Real Estate

- Off-Market Opportunities
- Commercial Leasing
- Market Intelligence



BUY
SELL
LEASE

About The Space

711 Pearl is a newly developed duplex offering modern, high-quality residential living in a well-located Ypsilanti neighborhood, making it an ideal long-term investment opportunity. Designed with efficient layouts and durable finishes, the property is positioned to deliver stable cash flow with low maintenance requirements. Beal Real Estate provides full-service support, leveraging its vertically integrated platform to develop, lease, and manage residential assets in growing markets.

Property Details Include:

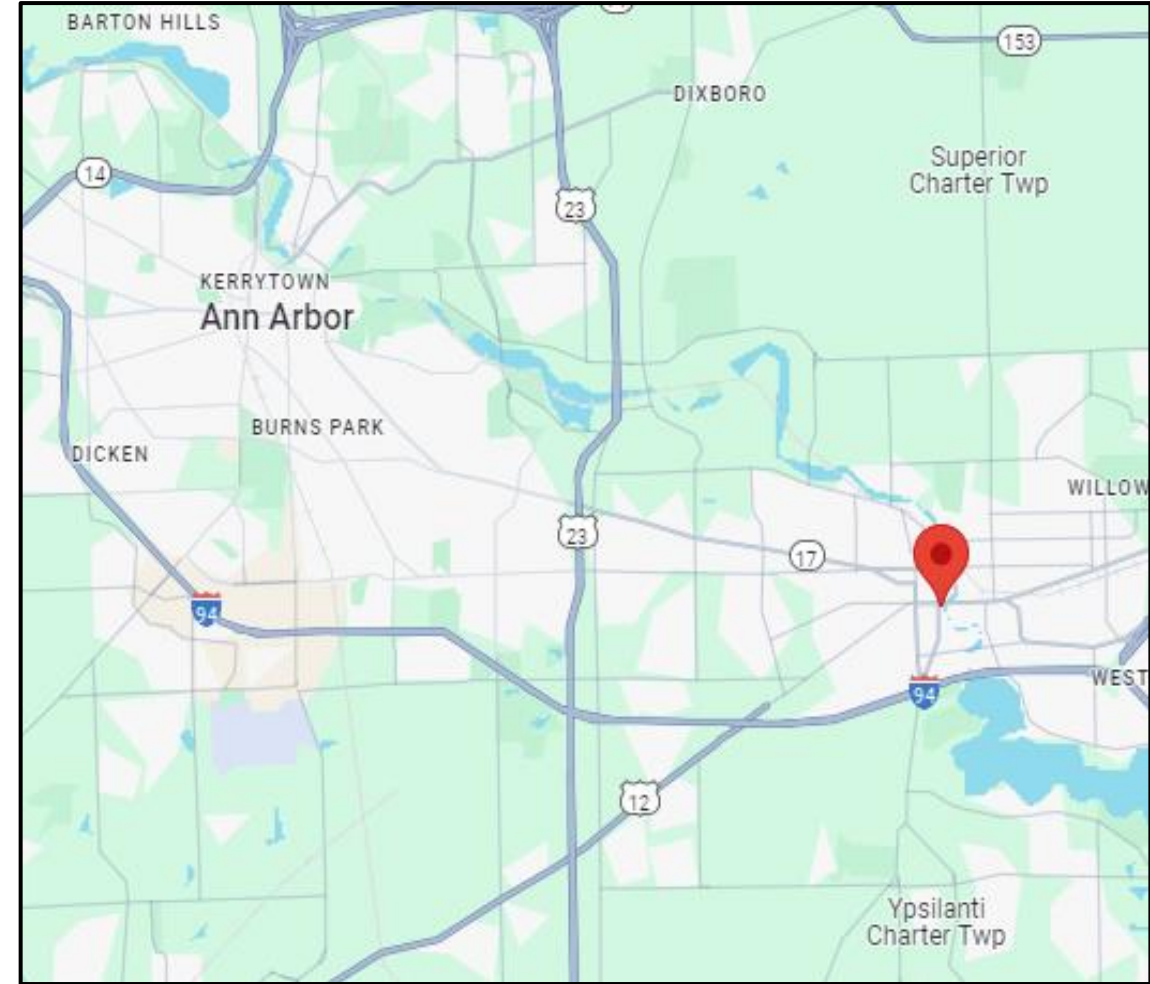
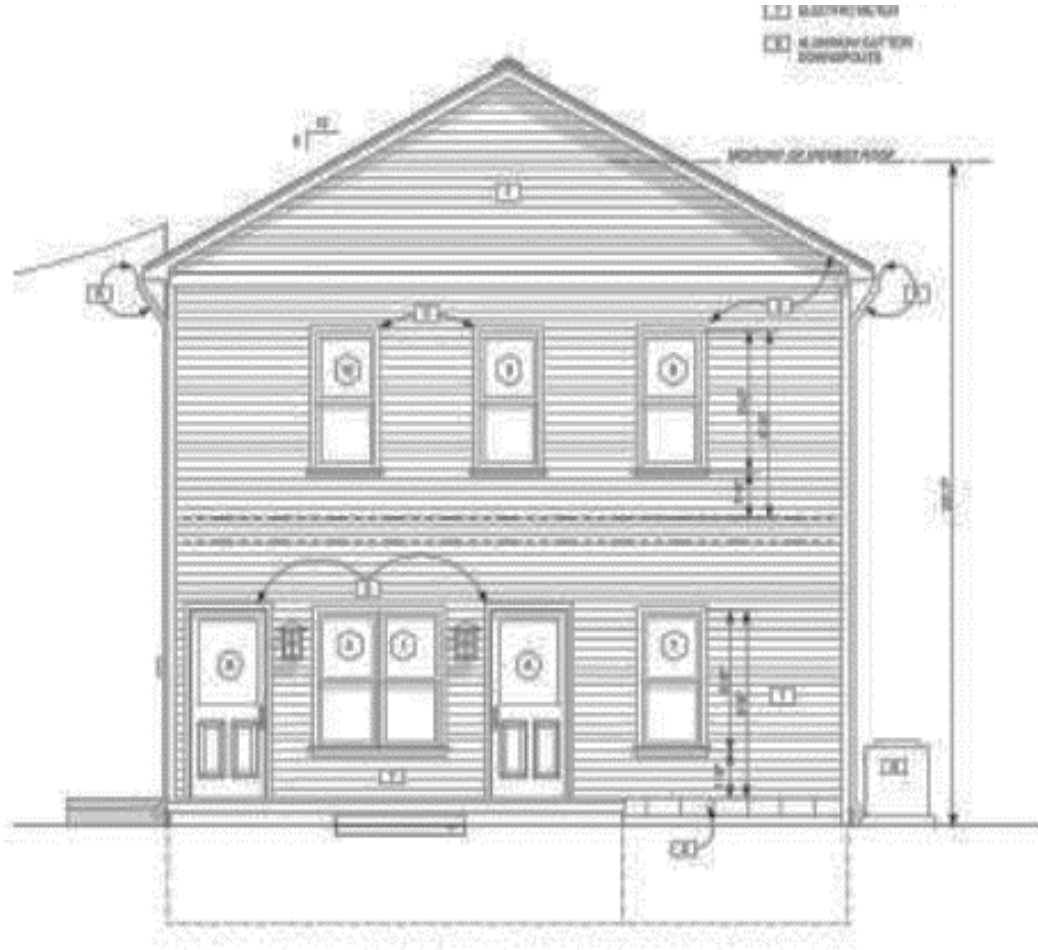
- 1,757 rentable SF
- Unit mix comprises of one 3bed/1bath & one 2bed/1bath
- 3 Blocks from MI-HQ Campus (New)
- 4 Blocks from EMU Campus
- Zoned CN (Core Neighborhood)
- Estimated Occupancy: Q2 2027



BEAL

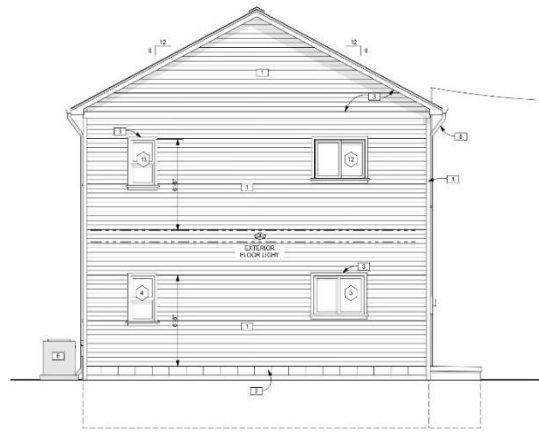
Architectural

Site Plan & Location

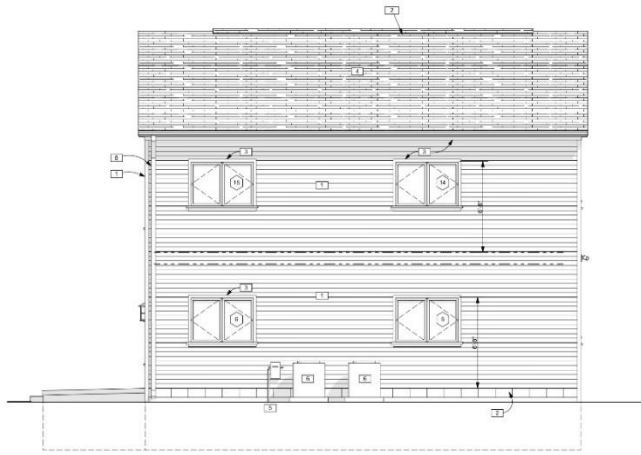


Architectural

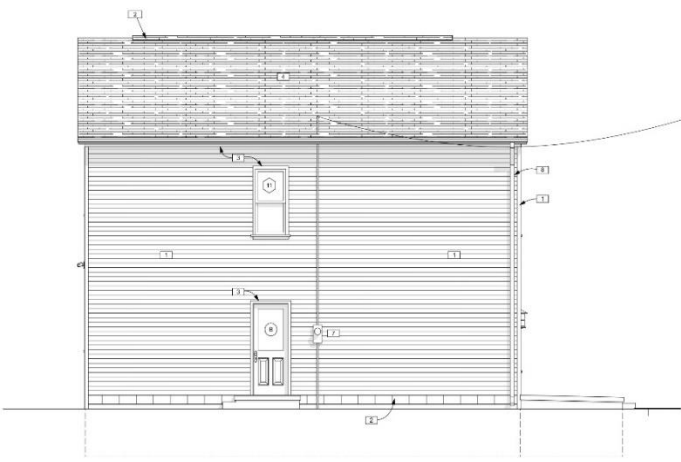
Elevations



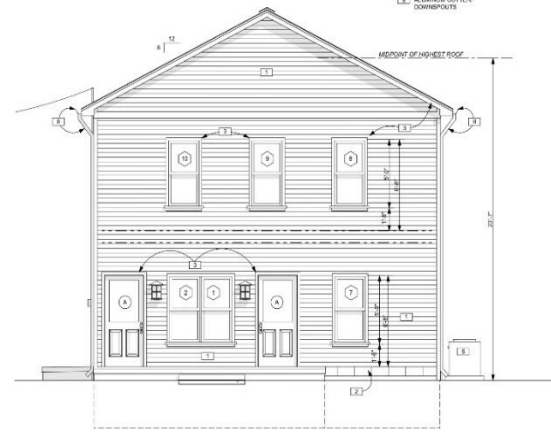
4 REAR ELEVATION
A4 1/4" = 1'-0"



3 RIGHT ELEVATION
A4 1/4" = 1'-0"



2 LEFT ELEVATION
A4 1/4" = 1'-0"



1 FRONT ELEVATION
A4 1/4" = 1'-0"

- ELEVATION NOTES:**
- 1. VINYL SIDING & CORNER TRIM
 - 2. CEMENT OR CONCRETE FOUNDATION
 - 3. METAL TRIM AT PAVING, TERRACE, WINDERS AND DOORS
 - 4. ASPHALT SHINGLES
 - 5. GAS HEATER
 - 6. AIR CONDITIONING CONDENSER
 - 7. ELECTRIC METER
 - 8. ALUMINUM OUTER DOWNSPOUTS

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BD & PERMIT 25 JULY 2005
PREL. SKETCH 31 MAR 2005
CONCEPT 18 JAN 2005

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 3300 Berry Rd., Ypsilanti, MI 48198

PROJECT: 711 PEARL ST
 YPSILANTI, MI
 TITLE: ELEVATIONS

JOB NO:
2501



SHEET NO.

A4

Architectural

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BID & PERMIT 29 JULY 2025
PRELIMINARY 31 MAR 2023
CONCLMT 15 JAN 2025

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www.focusdesign.us
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PROJECT: **711 PEARL ST**
711 PEARL ST
YPSILANTI MI

TITLE: **1ST & 2ND FLOOR PLANS**

JOB NO:
2501

TODD R. BALLOU
ARCHITECT
No. 1301048808

LICENSE EXPIRES 3/16/2027

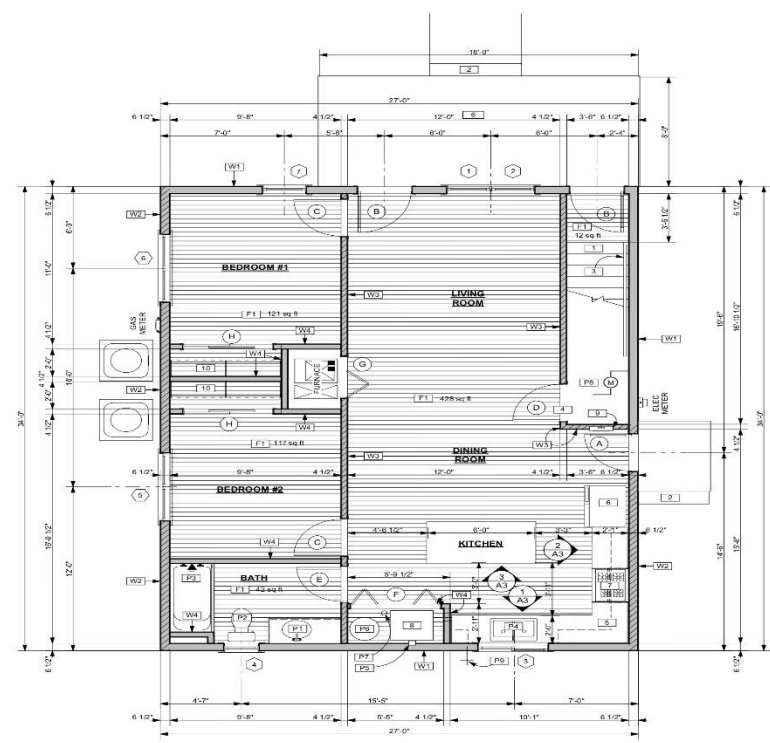
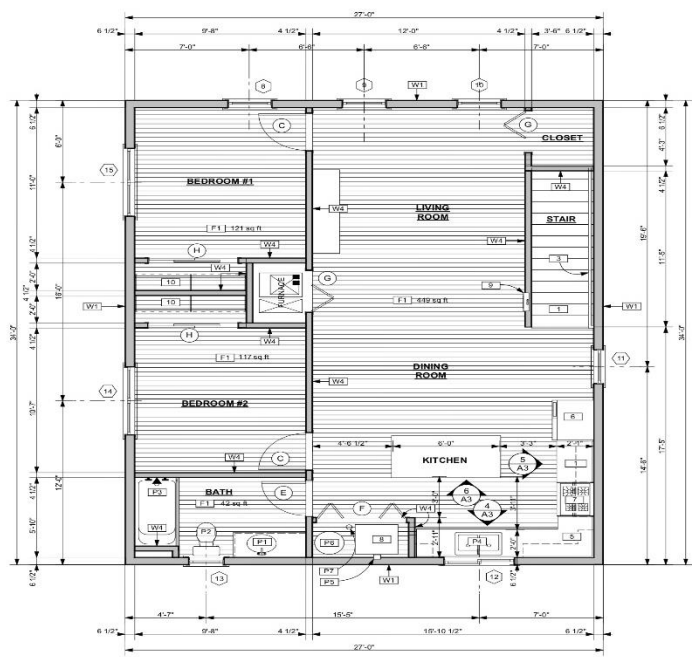
SHEET NO.
A2

W2

GA FILE NO. WP 8105	GENERIC	1 HOUR FIRE
GYPSUM WALLBOARD, GYPSUM SHEATHING, WOOD STUDS		
Fire Design: EXTERIOR SIDE: One layer 48" wide 5/8" type X gypsum sheathing applied parallel to 2" x 4 wood studs 24" o.c. with 1-3/4" galvanized roofing nails 4" o.c. at vertical joints and 7" o.c. at intermediate studs and top and bottom plates. Joints of gypsum sheathing may be left untreated. Exterior cladding to be attached through sheathing to studs. INTERIOR SIDE: One layer 5/8" type X gypsum wallboard, water-resistant gypsum backing board, or gypsum veneer base applied parallel to all right angles to studs with 6d coated nails, 1-7/8" long, 0.0915" shank, 1/4" heads, 7" o.c. (LOAD-BEARING)		
Thickness: 4-3/4" without cladding (Fire) Approx. Weight: 6 psf without cladding (Fire) Fire Test: <ul style="list-style-type: none"> UL SP1 9510 UL H3601 47-48, 09-17-05, UL Design U309 UL F1319 129, 07-22-70, UL Design U314 		

W3

GA FILE NO. WP 3605	GENERIC	1 HOUR FIRE
GYPSUM WALLBOARD, WOOD STUDS		
Fire Design: One layer 5/8" type X plain or predecorated gypsum wallboard, water-resistant gypsum backing board, or gypsum veneer base applied parallel to all right angles to each side of 2" x 4 wood studs 16" o.c. with 6d coated nails, 1-7/8" long, 0.0915" shank, 1/4" heads, 7" o.c. Joints of square edge, bevel edge of predecorated wallboard may be left exposed. (LOAD-BEARING) Joints staggered 16" on opposite sides.		
Thickness: 4-7/8" (Fire) Approx. Weight: 7 psf (Fire) Fire Test: <ul style="list-style-type: none"> UL R1119-A, B, 6-17-02, UL H2717-28, 01-03-05, UL R3051-62, 03-05-06, UL Design U302, ULC Design W001 		



WALL TYPES:

- [W1] **TYPICAL EXTERIOR WALL:** VINYL SIDING OVER WEATHER RESISTANT DRAINAGE OR 1/2" GIBB SHEATHING ON 2x4 STUDS 16" o.c. WITH 6-10P FIBREGLASS BATTES (R-11). 5/8" TYPE X GYPSUM BOARD ON INTERIOR SIDE. USE MOISTURE RESISTANT TYPE X GYPSUM BOARD AT WET LOCATIONS. 1 HOUR FIRE RATING. SEE UL DESIGN U309.
- [W2] **FIRE RATED EXTERIOR WALL:** VINYL SIDING OVER WEATHER RESISTANT DRAINAGE OR 1/2" GIBB SHEATHING ON 2x4 STUDS 16" o.c. WITH 6-10P FIBREGLASS BATTES (R-11). 5/8" TYPE X GYPSUM BOARD ON INTERIOR SIDE. USE MOISTURE RESISTANT TYPE X GYPSUM BOARD AT WET LOCATIONS. 1 HOUR FIRE RATING. SEE UL DESIGN U309.
- [W3] **1 HOUR RATED FIRE PARTITION:** 5/8" TYPE X GYPSUM WALLBOARD ON BOTH SIDES OF 2x4 STUDS 16" o.c. SEE FIRE TEST SWR 01-4511-61 DESCRIBED IN GALLERIES AND WEBSITE. USE MOISTURE RESISTANT TYPE X GYPSUM BOARD AT WET LOCATIONS. 1 HOUR FIRE RATING. SEE UL DESIGN U309.
- [W4] **TYPICAL INTERIOR PARTITION:** 1/2" GYPSUM BOARD ON EACH SIDE OF 2x4 @ 16" o.c. USE MOISTURE RESISTANT GYPSUM BOARD AT WET LOCATIONS.

PLUMBING FIXTURES:

- [P1] NEW 48" x 21" DEEP VANITY CABINET WITH SINK
- [P2] TOILET
- [P3] 2'-0" x 6'-0" TUB - SHOWER CURTAIN
- [P4] KITCHEN SINK WITH FAUCET AND DRINKER
- [P5] GREY BOX FOR WASHER HOOKUP
- [P6] ELECTRIC WATER HEATER
- [P7] FLOOR DRAIN
- [P8] WATER MAIN WATER METER
- [P9] EXTERIOR HOSE BIBB

SPRINKLER:

A FIRE SPRINKLER IS NOT REQUIRED IN A DUPLEX AND A FIRE SPRINKLER IS NOT REQUIRED.

FLOOR PLAN NOTES:

- 1 UNIT #2 STAIR 16 RISERS @ 7.42" RISER, 10" TREAD, 5" STAIR RISER 9'-10" 6" FIELD VERTICAL
- 2 FLOOR STAIR RISER APPROX. 10" FILL VERTICAL, 21" RISE @ 9" 12" TREAD
- 3 36" HIGH HANDRAIL REQUIRED ON AT LEAST ONE SIDE OF STAIR
- 4 20 MINUTE RATED DOOR WITH CLOSER IN EACH RATIO FIRE PARTITION. MFR. LOG S DOES NOT SPECIFY FIRE RATED DOOR REQUIREMENTS. DOOR IS TREATED AS CORRIDOR DOORS IN 1-HR FIRE PARTITION PER MFC TABLE 713.101
- 5 36" HIGH COUNTERTOPS
- 6 REFRIGERATOR
- 7 ELECTRIC RESIDENTIAL STOVE WITH UNDERCABINET EXHAUST HOOD
- 8 STACKABLE WASHER DRYER POSITION W/SHOWER DRYER DO THAT IS USABLE WHEN THE RIFOLD DOOR IS FULLY OPENED
- 9 ELECTRICAL PANEL ON THE 1ST FLOOR. USE AN ELECTRICAL BOX LISTED FOR RECESSED USE IN A 1-HR RATED WALL
- 10 CLOSET ROD & SHELF

FLOORING NOTES:

- [F1] VINYL PLANK FLOORING WITH 4" WOOD RAIP

AREA

1ST FLOOR UNIT 1	839 SF
1ST FLOOR STAIR 7R SF	318 SF
2ND FLOOR UNIT 2	1,638 SF
TOTAL:	1,638 SF

2ND FLOOR PLAN
1/4" = 1'-0"

1ST FLOOR PLAN
1/4" = 1'-0"



Proforma

This newly developed duplex offers modern, high-quality residential living in a strong Ypsilanti location. Each unit features efficient layouts, updated finishes, and private entrances, creating an attractive living experience for tenants while minimizing maintenance demands for ownership. New construction product with this level of finish and design remains limited within the local market, creating strong tenant demand and supporting long-term occupancy stability. These types of modern units typically lease quickly and maintain high occupancy due to the lack of comparable modern inventory available in the area. While new construction assets may produce lower initial cash-on-cash returns compared to older value-add opportunities, investors benefit from long-term appreciation potential, depreciation-driven tax advantages, reduced near-term capital expenditure risk, and ownership of a newer, highly desirable asset positioned for sustained rental demand and future rent growth. The project is seeking to raise \$175,000 in investor equity, with minimum investments starting at \$25,000.

Assumptions:

- 2-3% annual rent growth assumed over hold period.
- Projected rents supported by current market comps for newly delivered units in the Ypsilanti submarket.
- Capex / Reserves low with newer construction, and minimal near term capital expenditures.
- Construction completed by spring of 2027 with leasing commencing by Q2 2027.

	2027	2028	2029
Unit 1 - 3 bed 1 bath; \$1875/mo	\$22,500.00	\$23,175.00	\$23,870.25
Unit 2 - 2 bed 1 bath; \$1650/mo	\$19,800.00	\$20,394.00	\$21,005.82
Utility Reimbursement - Water, Electric, Tr	\$2,970.00	\$3,029.40	\$3,089.99
Subtotal	\$45,270.00	\$46,598.40	\$47,966.06
Vacancy Loss %	\$1,810.80	\$1,863.94	\$1,918.64
Bad Debt %	\$1,810.80	\$1,863.94	\$1,918.64
TOTAL REVENUE	\$41,648.40	\$42,870.53	\$44,128.77
GENERAL OPERATING EXPENSES			
Property Management Fees	\$2,082.42	\$2,143.53	\$2,206.44
Leasing Commissions	\$905.40	\$931.97	\$959.32
Advertising	\$300.00	\$306.00	\$312.12
Insurance: liability & misc	\$2,200.00	\$2,244.00	\$2,288.88
Legal	\$350.00	\$357.00	\$364.14
Accounting & Tax Prep	\$1,500.00	\$1,530.00	\$1,560.60
Building Maint/Repairs/Working Capital	\$450.00	\$459.00	\$468.18
Site Maintenance/Cleaning/Landscaping	\$350.00	\$357.00	\$364.14
Law n & Snow (Law n = 0; no grass)	\$0.00	\$0.00	\$0.00
Pest Control	\$150.00	\$153.00	\$156.06
Taxes - We will appeal assessed value u	\$17,700.00	\$18,054.00	\$18,415.08
Utilities: Water	\$2,100.00	\$2,142.00	\$2,184.84
Utilities: Gas	\$0.00	\$0.00	\$0.00
Utilities: Electric	\$1,200.00	\$1,224.00	\$1,248.48
Trash	\$0.00	\$0.00	\$0.00
Total Operating Expenses	\$29,287.82	\$29,901.49	\$30,528.28
Net Operating Income (Loss)	\$12,360.58	\$12,969.03	\$13,600.49
Capex Reserve	\$1,000.00	\$1,020.00	\$1,040.40
Asset Management	\$0.00	\$0.00	\$0.00
Cash Flow Available for Debt Service	\$11,360.58	\$11,949.03	\$12,560.09
Less: Debt Service			
Mortgage 1	\$8,654.28	\$8,654.28	\$8,654.28
Mortgage 2: N/A	\$0.00	\$0.00	\$0.00
Total Debt Service	\$8,654.28	\$8,654.28	\$8,654.28
Net Cash Flow	\$2,706.30	\$3,294.76	\$3,905.82
Debt Service Coverage	1.31	1.38	1.45
Cash on Cash Return	1.2%	1.5%	1.8%

BEAL

Estimated Development Timeline

Milestone	Estimated Timing
Final Design & Permitting	2026
Construction Commencement	2026
Vertical Construction Completion	Q1 2027
Leasing Commencement	Q2 2027
Stabilization	2027