



Loboda Properties and MAA Collaborate to Acquire Exceptional Michigan Multifamily Property

Beverly Hills-based Loboda Properties is a three-generation family real estate firm with more than 50 years of multifamily investment and ownership and a portfolio that includes approximately 2,000 units across ten states.

Dallas-based Multifamily Acquisition Advisors (MAA) brings extensive multifamily acquisition and operating experience, with current ownership and operating interests spanning 3,594 units with 8,614 units acquired to date.

Hi Colleague,

MAA and Loboda Properties are pleased to announce the acquisition of Birchwood Pointe Apartments, 154 units in Midland, Michigan. The acquisition was completed on September 11, 2026.

Birchwood Pointe fit the current mandate's long-term focus: well-located multifamily in stable Midwestern markets with durable employment and strong quality-of-life attributes. The Midland-Saginaw-Bay City CSA anchors the "Great Lakes Bay Region" of central Michigan and offers a compelling combination of employer diversity, cost of living, and quality-of-life amenities for a metro of roughly 375,000 people.

Constructed in 2003, the property boasts an unusually low-density feel that resembles a single-family neighborhood. The property features a large indoor pool complex and a strong overall amenity package, while many of the units retain their original finishes.

The property has averaged nearly 100% occupancy for the last five years, providing a strong in-place operating base. The largely unrenovated units present an opportunity to add additional value.

The transaction progressed from contract to close in 79 days. Due diligence was completed on schedule. New agency financing was acquired to finance the purchase.

Kevin Dillon and his team of **Rick Vidrio** and **Rick Brace**, of **Berkadia's** Birmingham, Michigan office, listed the property and provided excellent execution throughout the offering, due diligence, and closing phases.

Brant Smith and **Kyle Gunderson** of the Austin, Texas and Birmingham, Michigan **Berkadia** offices arranged the new agency loan in conjunction with the acquisition and were consummate professionals throughout the process.

Michigan-based **KMG Prestige property management** will manage the property.

MAA and Loboda continue to seek well-located multifamily opportunities in attractive U.S. markets. We wish you good health and all the best in your multifamily activities.

Chris

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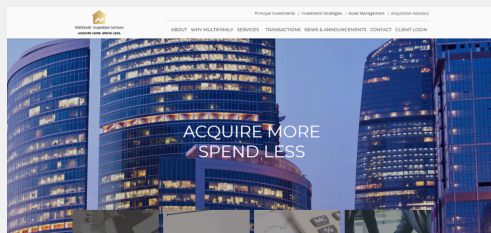
Would you like to talk through your specific situation? Need asset management, acquisition advisory, or workout services? Need to place LP capital? A complimentary consultation on anything on your mind? Reply to this email or grab 20 minutes on my calendar.

Yours in Success,

Chris

[Schedule a Call With Chris](#)

Click the image below to visit our website at www.multiacquisition.com.



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