

MRT Property Holdings LLC

Multifamily Acquisitions · Confidential Buyer Profile · Updated June 18, 2026

BUY BOX	5–20 units (8–20 preferred) · \$400K–\$1.5M · 1970 or newer · stabilized, light value-add and operational upside only
MARKETS	Open to qualifying boutique multifamily anywhere in the US. 5–7 day tour turnaround once a deal fits the box.
EQUITY AVAILABLE	\$200K–\$275K liquid, deployable in 5 business days (POF on request)
FINANCING	DSCR financing arranged with Kiavi and Lima One; formal borrower pre-qualification in process
CLOSE SPEED	45–60 days from accepted LOI · 21-day DD, 30-day financing contingency

About the Buyer

Michael Trzcienski is a real estate professional with 10+ years across NYC and Florida, acting solely as a principal on this acquisition with no commission expected. Operating as MRT Property Holdings LLC. Buy-and-hold strategy with 5–10 year hold periods, focused on stabilized cash-flow with light value-add and operational upside only — no gut rehabs, no conversions. 5–7 day tour turnaround on any qualifying deal in the US.

Operating Track Record

- Successful short-term rentals co-operated with spouse for over ten years — full P&L, guest operations, and capex management
- 10+ years of residential real estate experience across NYC and Florida, with active multifamily valuation focus
- Underwriting 15–20 multifamily listings per week against a written buy box, with disciplined fast-pass criteria
- Active real estate license held; acting strictly as principal on all MRT Property Holdings acquisitions

What We Offer Sellers

- Funded buyer, operator-led — acquisition capital in hand; strongest fit for properties with under-market rents, vacancy from absentee ownership, expense bloat, or untapped ancillary income (laundry, pet rent, RUBS, covered parking)
- 45–60 day close from accepted LOI — Kiavi and Lima One DSCR lenders accustomed to boutique multifamily; predictable timeline, no extension games
- Clean LOIs, real EMD — full terms in the first draft, 1–2% earnest with a portion willing non-refundable after 15–21 day DD, no whisper numbers, no re-trade games
- Single decision-maker — no syndicate vote, no investment committee, no broker chain. Discreet, professional, repeat business

Financial Snapshot

Liquid capital per acquisition	\$200K – \$275K (portion of a debt-free family balance sheet, deployable within 5 business days)
Net worth	Full Personal Financial Statement (PFS) provided to listing broker on accepted-LOI basis
Financing partner	DSCR — Kiavi and Lima One; formal borrower pre-qualification provided once LOI is accepted
Reserves	6+ months PITI maintained on all acquisitions, separate from acquisition capital
Entity / tax status	MRT Property Holdings LLC (single-member, disregarded entity for federal tax)

Contact

Michael Trzcienski · Principal / Managing Member

908-421-5326 · michael@mrtpropertyholdings.com · mrtpropertyholdings.com