



**1241**

**GLYNN COURT  
BOSTON EDISON**

**4 UNITS**



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O'Connor Real Estate is pleased to offer 1241 Glynn Court, a 4 unit building located near Detroit's Boston Edison neighborhood. The building was completely renovated in 2019 / 2020 and features units that display classic Boston Edison charm with modern touches.

O'Connor Real Estate



## 1241 Glynn Court

**Boston Edison**

**\$425,000**

4 Units | 9.1% CAP | 3,835 SF | BUILT IN 1916 / 2019

1241 Glynn Court is a 4 unit multifamily building located in Boston Edison near the corner of Glynn Court and Byron Street. The building contains a gross square footage of approximately 3,835 SF and is comprised of four 871 SF 2 bedroom 1 bathroom units. The building was fully renovated in 2019/2020 and has a new roof, all new electrical, four new furnaces, new hot water tanks, all new plumbing, and all new windows. The units feature new modern kitchens with subway tile and stainless steel appliances, new fixtures throughout the units, refinished hardwood floors, all new subway tile bathrooms, and a new parking pad with 4 parking spaces.









# Rent Roll & Financials

Apt #	Unit Type	UNIT SF (Estimated)	Price/SF	Current Rent
1E	2 Bedroom	871	\$ 1.17	\$ 1,020
2E	2 Bedroom	871	\$ 1.20	\$ 1,045
1W (Landlord pays all utilities )	2 Bedroom	871	\$ 1.44	\$ 1,250
2W	2 Bedroom	871	\$ 1.10	\$ 1,050

## Expenses

Gas / Electrical	\$ 3,236
Maintenance	\$ 0 (Building Renovated in 2019 / 2020)
Management (5%)	\$ 2,509
Insurance	\$ 2,677
Taxes	\$ 2,016
Water/Sewage	\$ 1,060

## Totals

Gross Income	\$ 52,380
Total Expenses	\$ 11,498
Less Vacany	\$ 2,182
NET Operating Income	\$ 38,700
Cap Rate	9.1%

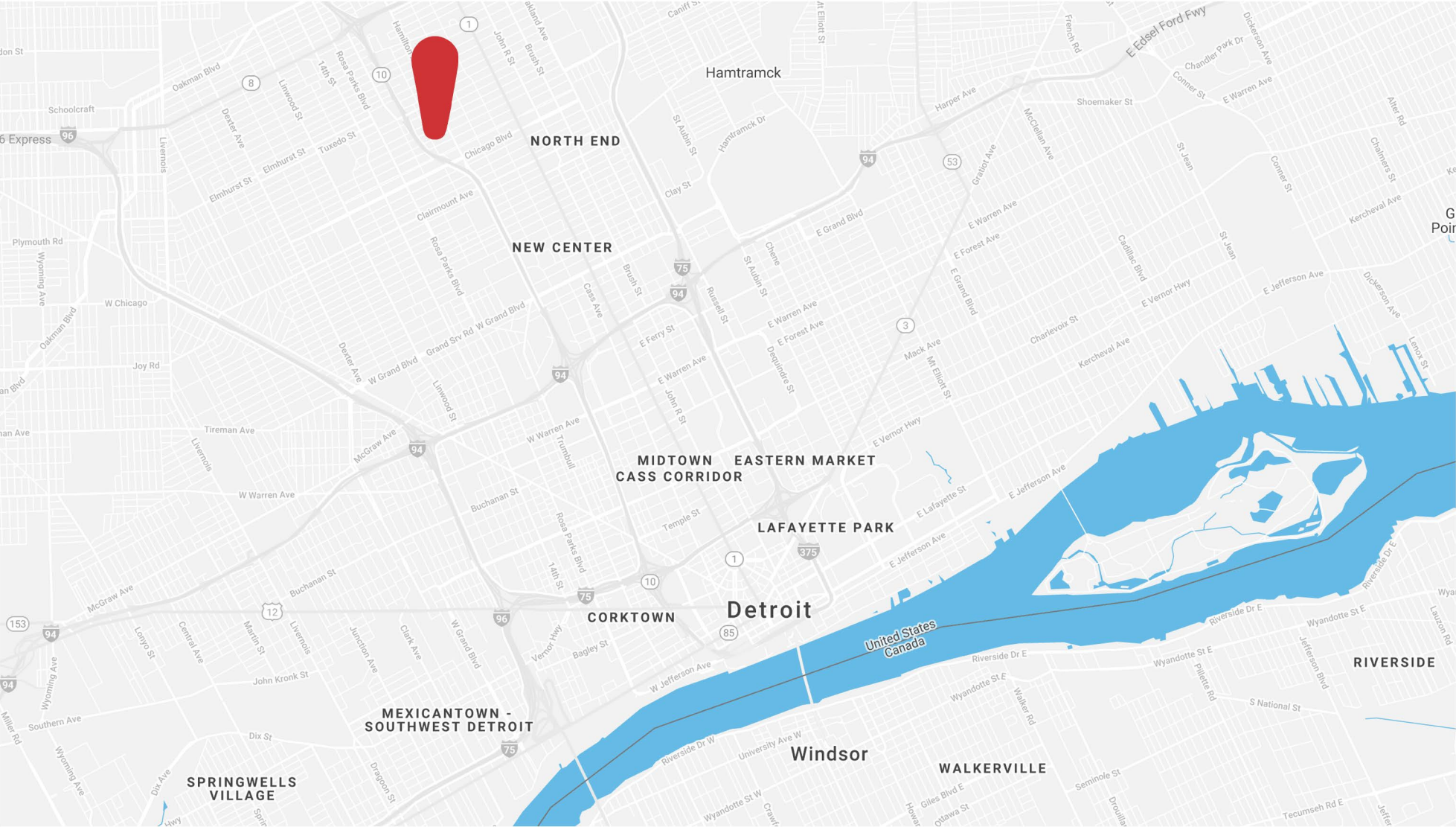


## Boston Edison

The Boston Edison Historic District is a historic neighborhood located in the geographic center of Detroit, Michigan. It consists of over 900 homes built on four east/west streets: West Boston Boulevard, Chicago Boulevard, Longfellow Avenue, and Edison Avenue, stretching from Woodward Avenue on the east to Linwood Avenue on the west. It is one of the largest residential historic districts in the nation. It is surrounded by Sacred Heart Major Seminary to the west, the Arden Park-East Boston Historic District and the Cathedral of the Most Blessed Sacrament to the east, and the Atkinson Avenue Historic District to the south. The district was designated a Michigan State Historic Site in 1973 and listed on the National Register of Historic Places in 1975.



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