A three-story brick building with a ground-floor storefront. The building has multiple windows, some with air conditioning units. A utility pole with many wires is on the left. A black pickup truck, a silver sedan, and a black SUV are parked on the street in front of the building. The sky is blue with some clouds.

1535

Canfield Street  
7 Units

Woodbridge  
DETROIT

Property  
Overview

**03**

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Property  
Description

**04**

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Exterior

**05**

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Interior

**06**

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Financials

**07**

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Area Map

**08**

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Contact

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**O'Connor Real Estate is pleased to offer 1535 W Canfield Street, an 7 unit building located in Detroit's Woodbridge neighborhood.**



## 1535 West Canfield Street

**\$700,000**

7 Units | 5,385 SF | 3 Stories | Built in 1913

1535 West Canfield consists of (7) 2 bedroom units. The building features hardwood floors throughout and has been owned and managed by the owner's for over 8 years. A future owner can come in with fresh capital and upgrade individual apartments and make building wide renovations to add value.









# 2018 Rent Roll & Financials

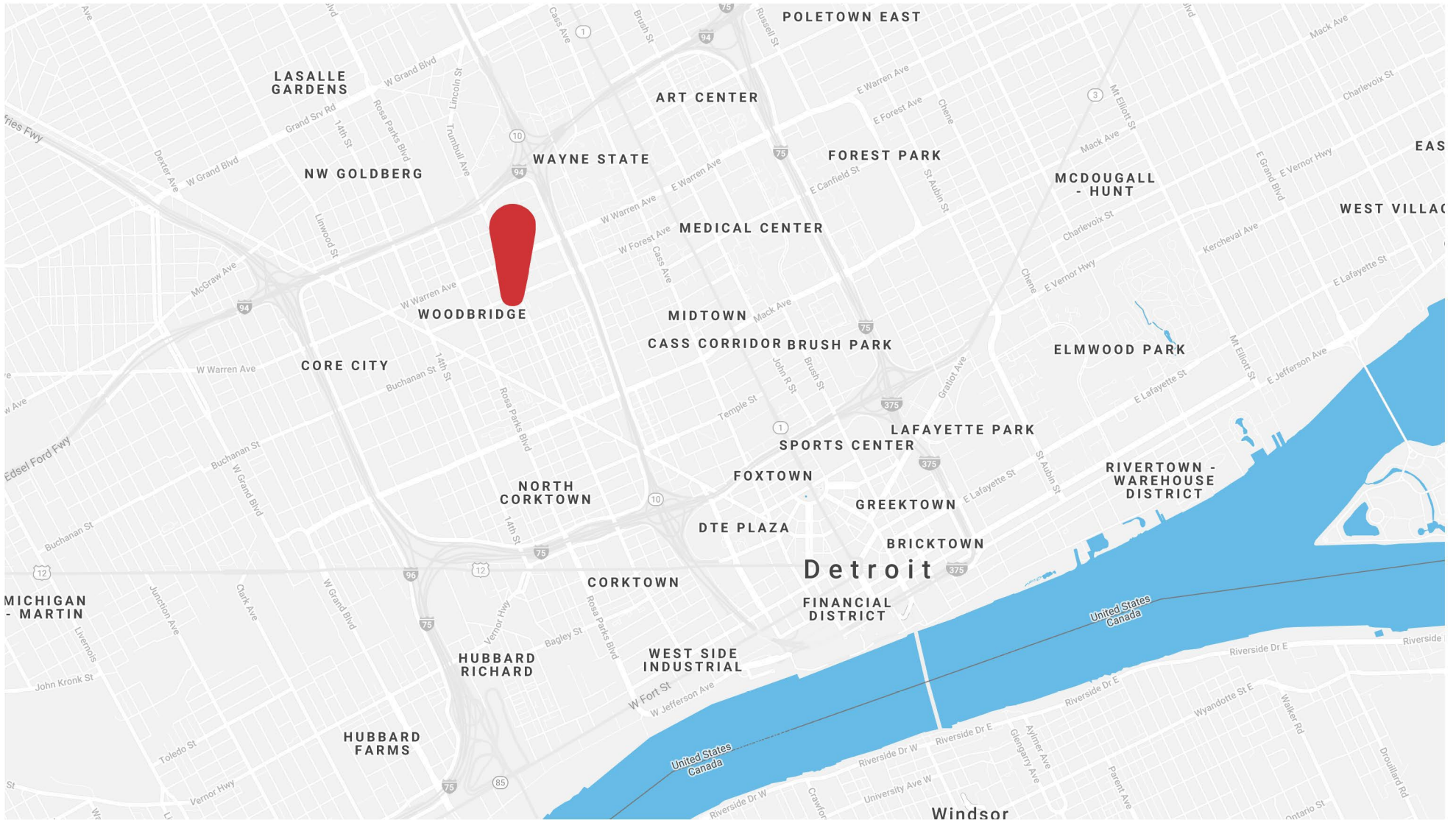
<b>APT #</b>	<b>SF</b>	<b>PRICE/SF</b>	<b>CURRENT RENT</b>
1	650	\$1.69	\$1,100
2	650	\$1.69	\$1,100
3	650	\$1.69	\$1,100
4	650	\$1.38	\$900
5	650	\$1.54	\$1,000
6	650	\$1.54	\$1,000
7	650	\$1.46	\$950

## EXPENSES

Insurance	\$6,993
Landscaping	\$256
Legal	\$732
Property Management	\$6,864
Taxes	\$1,814
Utilites	\$6,209

## TOTALS

Total Expenses	\$22,868
Gross Income	\$85,800
Current NOI	\$62,932
Cap Rate	9%





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