7372
CAMERON STREET
NORTH END

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O'Connor Real Estate

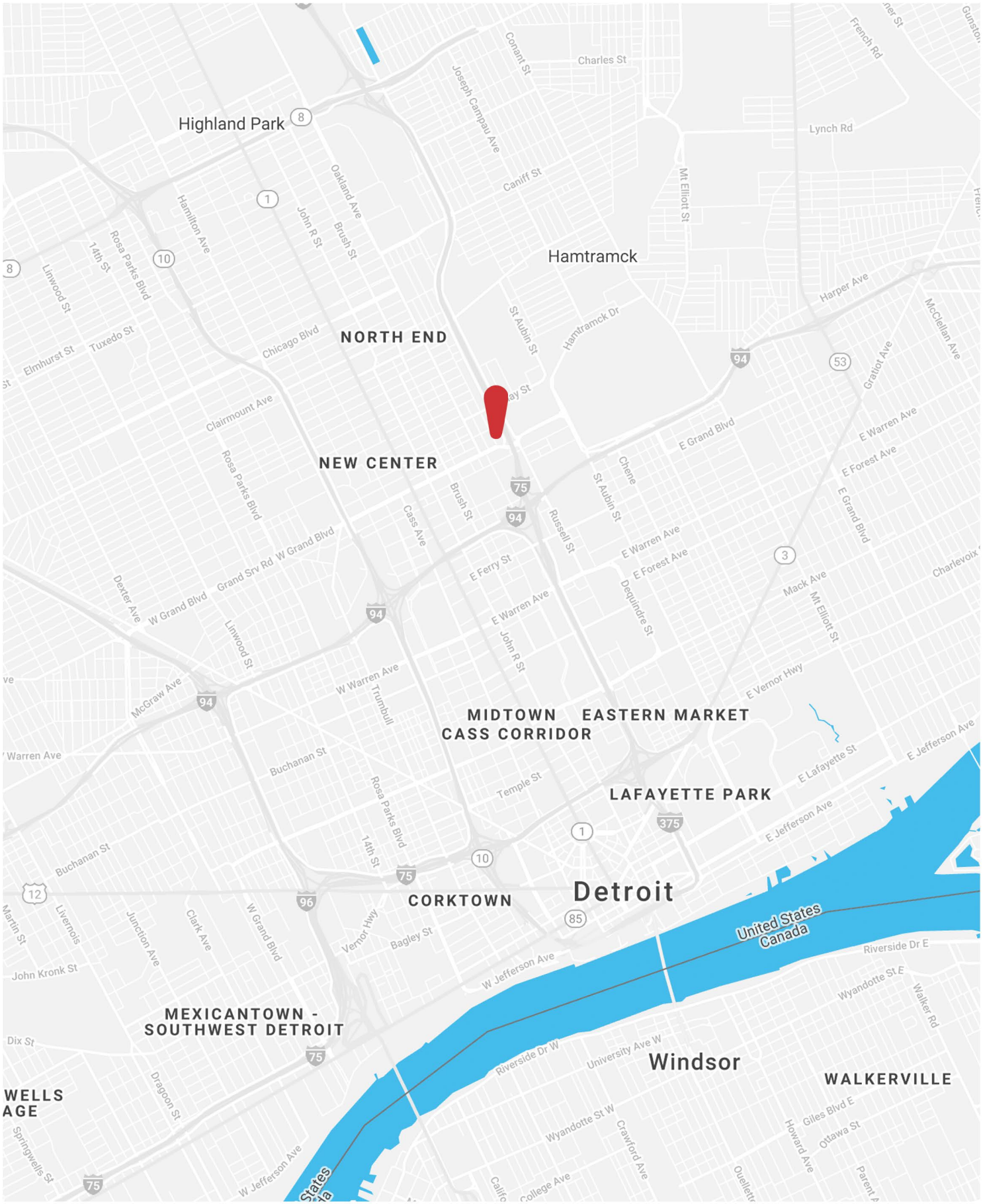
O'Connor Real Estate is pleased to offer 7370-7372 Cameron Street, a fully renovated two unit building located in Detroit's North End neighborhood.

7370 - 7372 Cameron Street
North End

$325,000

2 UNITS | 8.28% CAP | 1,946 TOTAL SF | BUILT IN 1914 | RENOVATED 2017

Two unit investment property in North End. The building was fully renovated in 2017 and features new roof, windows, all new electrical, all new plumbing, two hot water tanks, two furnaces, new heat ducts, sewer line from the basement all the way to the city line in the alley, new kitchens/bathrooms with new appliances, quartz counters in kitchens, marble floor in bathrooms, washer/dryers in units, new alarm system for every accessible door and window, with doorbell cameras and back door camera, fully rebuilt front and back porches, and new washer and dryer in each unit. Seller is willing to package the adjacent 3,752 SF lot located at 7362 Cameron Street.


Highland Park
Hamtramck
NORTH END
NEW CENTER
MIDTOWN
CASS CORRIDOR
EASTERN MARKET
LAFAYETTE PARK
CORKTOWN
Detroit
MEXICANTOWN -
SOUTHWEST DETROIT
Windsor
WALKERVILLE
United States
Canada
Charles St
Conant St
Joseph Campau Ave
Caniff St
Lynch Rd
French Rd
Mt Elliott St
Oakland Ave
John R St
Brush St
Hamilton Ave
Rosa Parks Blvd
14th St
Linwood St
Tuxedo St
Elmhurst St
Chicago Blvd
St Aubin St
Hamtramck Dr
Harper Ave
McClellan Ave
Gratiot Ave
Clairmount Ave
E Grand Blvd
E Warren Ave
E Forest Ave
Chene
Russell St
Cass Ave
W Grand Blvd
Grand Srv Rd
Dexter Ave
E Ferry St
Dequindre St
Mack Ave
Charlevoix
W Warren Ave
Trumbull
McGraw Ave
E Vernor Hwy
Buchanan St
Temple St
E Lafayette St
E Jefferson Ave
Martin St
Livernois
Junction Ave
Clark Ave
Vernor Hwy
Bagley St
W Jefferson Ave
Riverside Dr E
Wyandotte St E
Walker Rd
John Kronk St
Dix St
Riverside Dr W
University Ave W
Dragoon St
Springwells St
Wyandotte St W
Crawford Ave
Giles Blvd E
Ottawa St
Howard Ave
College Ave
Parent Ave

Rent Roll and Financials

Apt	Unit Type	SF	Price/SF	Current Rent
7370	2 Bed	973	$ 1.28	$ 1,250
7372	2 Bed	973	$ 1.36	$ 1,325

Expenses

Rental Commision	$ 1,287
Maintenance	$ 0
Insurance	$ 1,074
Taxes	$ 1,391
Water/Sewage	$ 227

Totals

Gross Income	$ 30,900
Total Expenses	$ 3,979
NET Operating Income	$ 26,921
Cap Rate	8.28%

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